

TY2024 5227 MeF ATS Scenario 5

EIN: 00-9522705

Forms Required: 5227, Schedule E (Form 1040), Schedule D (Form 1041), 8582, 8949, 4797

Attachments: See Page 2

PreparerFirmGrp:

PreparerFirmEIN – 00-9876543

PreparerFirmName – Showtime Accounting Services, LLC

PreparerFirmUSAddress – 500 Palm Blvd., Inglewood, CA 90305

MultSoftwarePackagesUsedInd – no

OriginatorGrp:

EFIN – as assigned

OriginatorTypeCd -- ERO

PractitionerPINGrp

EFIN – as assigned

PIN -- 15524

PinEnteredByCd -- ERO or N/A for online filer

SignatureOptionCd – Pin number or binary attachment 8453 signature document

ReturnTypeCd -- 5227

TaxPeriodBeginDt – 1/1/2024

TaxPeriodEndDt – 12/31/2024

Filer

EIN – 00-9522705

BusinessName – Banks Family Charitable Lead Annuity Trust

BusinessNameControlTxt – BFCL

TrusteeBusinessNm – Bel Air Bank & Trust

USAddress – 2505 Rodeo Dr., Beverly Hills, CA 90210

TY2024 5227 MeF ATS Scenario 5 cont.

BusinessOfficerGrp

PersonNm – Penn Oak

PersonTitleTxt -- President

PhoneNum – 775-555-1212

EmailAddressTxt – BanksFamilyCharitable@Test.com

SignatureDt – self-select

TaxpayerPIN – self-select

DiscussWithPaidPreparerInd -- Y

PreparerPersonDetail

PreparerPersonNm – Earvin Worthy

PTIN – P93242000

PhoneNum – 310-867-5309

EmailAddressTxt

PreparationDt – self-select

SelfEmployedInd -- N

SigningOfficerGrp

PersonFirstNm -- Judy

PersonLastNm -- Banks

SSN – 512-00-0987

IRSResponsiblePrtyInfoCurrInd -- Y

binaryAttachmentCnt -- 0

Attachments:

1. InvestmentsGovtObligationsSchedule (Part IV, line 8a(b))
2. InvestmentsCorpStockSchedule (Part IV, line 8b(b))
3. InvestmentsCorpBondsSchedule (Part IV, line 8c(b))
4. InvestmentsOtherSchedule2 (Part IV, line 10(b))

InvestmentsGovtObligationsSchedule (Part IV, Line 8a(b))

Description	End of Year Book Value	End of Year FMV
U.S. government obligations	3,595,455	2,557,274
State and local government obligations	12,198,452	12,995,421

InvestmentsCorpStockSchedule (Part IV, Line 8b(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	1,101 shares Requirement Fund	1,678,945	1,587,910
2	5,678 shares Orbit Corp.	1,238,976	1,456,890
3	10,012 shares List Ltd.	4,567,888	4,390,876
4	6,500 shares Subordinate Group	1,567,889	2,005,674
5	5,927 shares Will Group	567,345	254,329
6	1,245 shares ABC Corp	985,678	1,109,546
7	3,245 shares Will Corp.	875,362	887,453
8	8,450 shares Prime Ltd.	3,457,877	3,042,765
9	3,433 shares Exemption Fund	254,689	223,500
10	4,333 shares Remainder Inc.	2,459,303	1,914,274

InvestmentsCorpBondsSchedule (Part IV, Line 8c(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	Remainder Corp 5.67% Aug. 27, 2036	1,450	25,782
2	Emery Corp 3.25% Apr. 30, 2032	2,643	45,296
3	Field Ltd. 3.75% Oct. 31, 2027	3,852	66,269

InvestmentsOtherSchedule2 (Part IV, Line 10(b))

Entry #	Description	End of Year Book Value	End of Year FMV
1	10,900 shares Titan Fund	5,234,322	4,569,909
2	15,678 shares Royal Ltd.	7,809,444	4,702,252
3	6,453 shares Industry Capital	2,348,765	1,988,844
4	3,214 shares Axe Capital	345,987	425,999
5	4,589 shares Bright International Funds	456,322	501,891
6	3,210 shares Compact International	548,933	487,555
7	11,788 shares Mint Inc.	3,458,744	1,741,661
8	3,479 shares KF Mfg	1,109,432	563,311
9	1,200 shares MJ Limited	235,732	190,665
10	11,300 shares Regret Ltd.	3,675,255	2,945,761
11	12,055 shares Regency Capital	3,256,009	1,856,733
12	13,500 shares ATM Tree Inc.	1,956,781	1,567,116
13	3,456 shares Cash King Inc.	830,495	755,594

Form **5227**

Split-Interest Trust Information Return

OMB No. 1545-0196

See separate instructions.

Go to www.irs.gov/Form5227 for instructions and the latest information.

Do not enter social security numbers on this form (except on Schedule A) as it may be made public.

2024

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

For the calendar year 2024 or tax year beginning _____, 2024, and ending _____, 20____

A Full name of trust Banks Family Charitable Lead Annuity Trust		B Employer identification number 00-9522705
Name of trustee Bel Air Bank & Trust		C Type of Entity (1) <input checked="" type="checkbox"/> Charitable lead trust (2) <input type="checkbox"/> Charitable remainder annuity trust described in section 664(d)(1) (3) <input type="checkbox"/> Charitable remainder unitrust described in section 664(d)(2) (4) <input type="checkbox"/> Pooled income fund described in section 642(c)(5) (5) <input type="checkbox"/> Other – Attach explanation
Number, street, and room or suite no. (If a P.O. box, see the instructions.) 2505 Rodeo Drive		
City or town, state or province, country, and ZIP or foreign postal code Beverly Hills, CA 90210		
D Fair market value (FMV) of assets at end of tax year 76,521,658	E Gross Income 2,394,077	
F Check applicable boxes (see instructions) <input type="checkbox"/> Initial return <input type="checkbox"/> Final return <input type="checkbox"/> Amended return incl. amended K-1s, if nec. <input type="checkbox"/> Change in trustee's <input type="checkbox"/> Name <input type="checkbox"/> Address		G Date the trust was created 05-10-2013

Part I Income and Deductions (All trusts complete Sections A through D)

Section A—Ordinary Income

1	Interest income	1	73,119
2a	Ordinary dividends (including qualified dividends)	2a	1,178,535
b	Qualified dividends (see instructions)	2b	993,105
3	Business income or (loss). Attach Schedule C (Form 1040)	3	0
4	Rents, royalties, partnerships, other estates and trusts, etc. Attach Schedule E (Form 1040)	4	56,079
5	Farm income or (loss). Attach Schedule F (Form 1040)	5	0
6	Ordinary gain or (loss). Attach Form 4797	6	22,122
7	Other income. List type and amount 0	7	0
8	Total ordinary income. Combine lines 1, 2a, and 3 through 7	8	1,329,855

Section B—Capital Gains (Losses)

9	Total short-term capital gain or (loss). Attach Schedule D, Part I (Form 1041)	9	(425,323)
10	Total long-term capital gain or (loss). Attach Schedule D, Part II (Form 1041)	10	1,042,819
11	Unrecaptured section 1250 gain	11	1,977
12	28% gain	12	
13	Total capital gains (losses). Combine lines 9 and 10	13	617,496

Section C—Nontaxable Income

14	Tax-exempt interest	14	446,726
15	Other nontaxable income. List type and amount	15	
16	Total nontaxable income. Add lines 14 and 15	16	446,726

Section D—Deductions

17	Interest	17	9,645
18	Taxes (see the instructions)	18	2,500
19	Trustee fees	19	1,331
20	Attorney, accountant, and return preparer fees	20	20,428
21	Other allowable deductions. Attach statement (see the instructions)	21	0
22	Total. Add lines 17 through 21	22	33,904
23	Charitable deduction	23	1,194,889

Section E—Deductions Allocable to Income Categories (Section 664 trust only)

24a	Enter the amount from line 22 allocable to ordinary income	24a	
b	Subtract line 24a from line 8	24b	
25a	Enter the amount from line 22 allocable to capital gains (losses)	25a	
b	Subtract line 25a from line 13	25b	
26a	Enter the amount from line 22 allocable to nontaxable income	26a	
b	Subtract line 26a from line 16	26b	

For Paperwork Reduction Act Notice, see the instructions.

Cat. No. 13227T

Form **5227** (2024)

Part II Schedule of Distributable Income (Section 664 trust only) (See instructions)

Accumulations		(a) Ordinary income		(b) Capital gains (losses)		(c) Nontaxable income	
		Excluded Income	Accumulated NII post 2012	Excluded Income	Accumulated NII post 2012	Excluded Income	Accumulated NII post 2012
Net Investment Income (NII) Classification							
1	Undistributed income from prior tax years						
2	Current tax year net income (before distributions): • In column (a), enter the amount from Part I, line 24b • In column (b), enter the amount from Part I, line 25b • In column (c), enter the amount from Part I, line 26b						
3	Total distributable income. Add lines 1 and 2						

Part III Distributions of Principal for Charitable Purposes

Section A

1	Principal distributed in prior tax years for charitable purposes			1	55,932
2	Principal distributed during the current tax year for charitable purposes. Fill in the information for columns (A), (B), and (C) and enter the amount distributed on the space to the right. (see the instructions)				
	(A) Payee's name and address	(B) Date of distribution	(C) Charitable purpose and description of assets distributed		
a	----- -----		----- -----	2a	0
b	----- -----		----- -----	2b	0
c	----- -----		----- -----	2c	0
3	Attachment total			3	
4	Total. Add lines 1 through 3			4	55,932

Accumulated Income Set Aside and Income Distributions for Charitable Purposes

Grantor type trusts complete only lines 7 through 9 (see instructions)

Section B

5a	Income set aside in prior tax years for which a deduction was claimed under section 642(c)			5a	730,815
b	Enter the amount shown on Part I, line 23			5b	1,194,889
6	Add lines 5a and 5b			6	1,925,704
7	Distributions made during the tax year (see the instructions): • For income set aside in prior tax years for which a deduction was claimed under section 642(c), • For charitable purposes for which a charitable deduction was claimed under section 642(c) in the current tax year, or • For charitable purposes by a grantor type trust for which a charitable deduction was claimed under section 170 upon contribution to the trust Fill in the information for columns (A), (B), and (C) and enter the amount distributed on the line to the right.				
	(A) Payee's name and address	(B) Date of distribution	(C) Charitable purpose and description of assets distributed		
a	County Family Health Service 100 Sepulveda Blvd, Suite 101 Santa Monica, CA 99999	12-15-2023	Children's mental health programs; Homeless mental health outreach; General operating expenses	7a	597,445
b	Bel Air Country Day School 2500 Cashio Road Los Angeles, CA 99999	12-15-2023	General operating expenses	7b	298,722
c	Los Angeles County Literacy Project 300 Hope Street Los Angeles, CA 99999	12-15-2023	General operating expenses	7c	298,722
8	Attachment total			8	
9	Add lines 7a through 8			9	1,194,889
10	Carryover. Subtract line 9 from line 6			10	730,815

Part IV Balance Sheet (see instructions)

Assets		(a) Beginning-of-Year Book Value	(b) End-of-Year Book Value	(c) FMV (see the instructions)
1	Cash—non-interest-bearing	1 1,696,581	1,319,392	
2	Savings and temporary cash investments	2 614,436	512,511	
3a	Accounts receivable	3a		
b	Less: allowance for doubtful accounts	3b		
4	Receivables due from officers, directors, trustees, and other disqualified persons (attach statement)	4		
5a	Other notes and loans receivable	5a		
b	Less: allowance for doubtful accounts	5b		
6	Inventories for sale or use	6		
7	Prepaid expenses and deferred charges	7		
8a	Investments—U.S. and state government obligations (attach statement)	8a 15,793,907	15,552,695	
b	Investments—corporate stock (attach statement)	8b 17,653,952	16,873,217	
c	Investments—corporate bonds (attach statement)	8c 7,945	137,347	
9a	Investments—land, buildings, and equipment: basis (attach statement)	9a		
b	Less: accumulated depreciation	9b		
10	Investments—other (attach statement)	10 31,266,221	22,297,291	
11a	Land, buildings, and equipment: basis	11a		
b	Less: accumulated depreciation	11b		
12	Other assets. Describe	12		
13	Total assets. Add lines 1 through 12 (must equal line 23)	13 67,033,042	56,692,453	0
Liabilities				
14	Accounts payable and accrued expenses	14 389,143	389,142	
15	Deferred revenue	15		
16	Loans from officers, directors, trustees, and other disqualified persons	16		
17	Mortgages and other notes payable (attach statement)	17		
18	Other liabilities. Describe	18		
19	Total liabilities. Add lines 14 through 18	19 389,143	389,142	0
Net Assets				
20	Trust principal or corpus	20 66,643,899	56,303,311	
21a	Undistributed income	21a 0	0	
b	Undistributed capital gains	21b 0	0	
c	Undistributed nontaxable income	21c 0	0	
22	Total net assets. Add lines 20 through 21c	22 66,643,899	56,303,311	
23	Total liabilities and net assets. Add lines 19 and 22	23 67,033,042	56,692,453	

Part V Charitable Remainder Annuity Trust (CRAT) Information (to be completed **only** by a Section 664 CRAT)

1a Enter the initial fair market value (FMV) of the property placed in the trust	1a	
b Enter the total annual annuity amounts for all recipients	1b	

Part VI Charitable Remainder Unitrust (CRUT) Information (to be completed **only** by a Section 664 CRUT)
(See instructions)

- 1** Is the CRUT a net income charitable remainder unitrust (NICRUT) as described in Regulations section 1.664-3(a)(1)(i)(b)(1)? **Yes** **No**
- 2** Is the CRUT a net income with make-up charitable remainder unitrust (NIMCRUT) as described in Regulations section 1.664-3(a)(1)(i)(b)(2)? **Yes** **No**
- 3** Did the trust change its method of payment during the tax year? **Yes** **No**
If "Yes," describe the triggering event including the date of the event and the old method of payment _____

- 4a** Enter the unitrust fixed percentage to be paid to the recipients **4a** _____ %
- b Unitrust amount.** Subtract Part IV, line 19, column (c), from Part IV, line 13, column (c), and multiply the result by the percentage on line 4a. Do not enter less than -0- **4b** _____
- If the answer is "Yes" on line 1 or line 2, go to line 5a. Otherwise, skip lines 5a through 6b and enter the line 4b amount on line 7.**
- 5a** Trust's accounting income for 2024. Attach statement **5a** _____
- If the answer is "Yes" on line 1, go to line 5b. If the answer is "Yes" on line 2, skip line 5b and go to line 6a.**
- b** Enter the smaller of line 4b or line 5a here and on line 7. Skip lines 6a and 6b **5b** _____
- 6a** Total accumulated distribution deficiencies from previous years (see instructions) **6a** _____
- b** Add lines 4b and 6a **6b** _____
- If lines 6a and 6b are completed, enter the smaller of line 5a or line 6b on line 7.**
- 7** Required unitrust distribution for 2024 **7** _____
- 8** Carryover of accumulated distribution deficiency (only for trusts that answered "Yes" on line 2). Subtract line 7 from line 6b **8** _____
- 9** If this is the final return, enter the initial FMV of all assets placed in trust by the donor **9** _____
- 10** Did the trustee change the method of determining the FMV of the assets? **Yes** **No**
If "Yes," attach an explanation.
- 11** Were any additional contributions received by the trust during 2024? **Yes** **No**
If "Yes," be sure to complete all columns of line 2 in Schedule A, Part V.

Part VII Statements Regarding Activities (see instructions)

	Yes	No
1 Are the requirements of section 508(e) satisfied either: • By the language in the governing instrument; or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Are you using this return only to report the income and assets of a segregated amount under section 4947(a)(2)(B)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part VIII Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column (to the right), unless an exception applies.

	Yes	No
1 Self-dealing (section 4941):		
a During 2024, did the trust (either directly or indirectly):		
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?	1a(1)	✓
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?	1a(2)	✓
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?	1a(3)	✓
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?	1a(4)	✓
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?	1a(5)	✓
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the trust agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)	1a(6)	✓
b If any answer is "Yes" to lines 1a(1) through (6), did any of the acts fail to qualify under the exceptions described in Regulations sections 53.4941(d)-3 and 4, or in a current Notice regarding disaster assistance (see instructions)?	1b	
c Organizations relying on a current Notice regarding disaster assistance, check here <input type="checkbox"/>		
d Did the trust engage in a prior year in any of the acts described in line 1a, other than excepted acts, that were not corrected before January 1, 2024?	1d	✓
2 Does section 4947(b)(3)(A) or (B) apply? (see instructions)	2	✓
If "Yes," check the "N/A" box in lines 3 and 4.		
3a Taxes on excess business holdings (section 4943): <input type="checkbox"/> N/A		
b Did the trust hold more than a 2% direct or indirect interest in any business enterprise at any time during 2024?	3b	✓
c If "Yes," did the trust have excess business holdings in 2024 as a result of (1) any purchase by the trust or disqualified persons after May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period?	3c	✓
Use Form 4720, Schedule C, to determine if the trust had excess business holdings in 2024.		
4a Taxes on investments that jeopardize charitable purposes (section 4944): <input type="checkbox"/> N/A		
b Did the trust invest during 2024 any amount in a manner that would jeopardize its charitable purpose?	4b	✓
c Did the trust make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before January 1, 2024?	4c	✓
5 Taxes on taxable expenditures (section 4945) and political expenditures (section 4955):		
a During 2024, did the trust pay or incur any amount to:		
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	5a(1)	✓
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	5a(2)	✓
(3) Provide a grant to an individual for travel, study, or other similar purposes?	5a(3)	✓
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 509(a)(1), (2), or (3), or section 4940(d)(2)?	5a(4)	✓
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational, or for the prevention of cruelty to children or animals?	5a(5)	✓
b If any answer is "Yes" to lines 5a(1) through (5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945, or in a current Notice regarding disaster assistance (see instructions)?	5b	
c Organizations relying on a current Notice regarding disaster assistance, check here <input type="checkbox"/>		
d If the answer is "Yes" to line 5a(4), does the trust claim exemption from the tax because it maintained expenditure responsibility for the grant?	5d	
If "Yes," attach the statement required by Regulations section 53.4945-5(d).		
6 Personal benefit contracts (section 170(f)(10)):		
a Did the trust, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	6a	✓
b Did the trust, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b	✓
If "Yes" to line 6b, file Form 8870 (see instructions).		
7 Section 664 trusts: Did the trust have unrelated business taxable income during the year?	7	
If "Yes," file Form 4720.		

Part IX Questionnaire for Charitable Lead Trusts, Pooled Income Funds, and Charitable Remainder Trusts (see instructions)

Section A—All Trusts

- 1 Check this box if any of the split-interest trust's income interests expired during 2024
 - 2 Check this box if all of the split-interest trust's income interests expired before 2024
- If line 2 is checked and this is **not** a final return, attach an explanation.

Section B—Charitable Lead Trusts

- 3 Does the governing instrument require income in excess of the required annuity or unitrust payments to be paid for charitable purposes? Yes No
- 4 Enter the amount of any excess income required to be paid for charitable purposes for 2024 **4**
- 5 Enter the amount of annuity or unitrust payments required to be paid to charitable beneficiaries for 2024 **5** 1,194,889

Section C—Pooled Income Funds

- 6 Enter the amount of contributions received during 2024 **6**
- 7 Enter the amount required to be distributed for 2024 to satisfy the remainder interest **7**
- 8 Enter any amounts that were required to be distributed to the remainder beneficiary that remain undistributed **8**
- 9 Enter the amount of income required to be paid to the charitable remainder beneficiary for 2024 **9**

Section D—Charitable Remainder Trusts

- 10 Check this box if you are filing for a charitable remainder annuity trust or a charitable remainder unitrust whose charitable interests involve only cemeteries or war veterans' posts
 - 11 Check this box if you are making an election under Regulations section 1.664-2(a)(1)(i)(a)(2) or 1.664-3(a)(1)(i)(g)(2) to treat income generated from certain property distributions (other than cash) by the trust as occurring on the last day of the tax year. (see instructions)
 - 12 Are you making an election under Regulations section 1.1411-10(g) with respect to a controlled foreign corporation or a qualified electing fund? (see instructions) Yes No
 - 13 Is this the initial return? If "Yes," attach a copy of the trust instrument Yes No
 - 14 Was the trust instrument amended during the year? If "Yes," attach a copy Yes No
 - 15a If this is the final return, were final distributions made according to the trust instrument? Yes No
 - b If "Yes," did you complete Part III, Section A, line 2? Yes No
 - c If either line 15a or 15b is "No," explain why _____
 - 16 At any time during calendar year 2024, did the trust have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? Yes No
- See the instructions for exceptions and filing requirements for FinCEN Form 114.
If "Yes," enter the name of the foreign country _____

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than trustee) is based on all information of which preparer has any knowledge.

Signature of trustee or officer representing trustee

Date

Paid Preparer Use Only

Print/Type preparer's name Earvin Worthy	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN P93242000
Firm's name Showtime Accounting Services, LLC	Firm's EIN 00-9876543		Phone no. 310-867-5309	
Firm's address 500 Palm Blvd. Inglewood, CA 90305				

Full name of trust

Banks Family Charitable Lead Annuity Trust

Employer identification number

00-9522705

NOT Open To Public Inspection

Schedule A—Distributions, Assets, and Donor Information

Part I Accumulation Schedule (Section 664 trust only) (see instructions)

Table with columns: Accumulations, (a) Ordinary income, (b) Capital gain (loss), (c) Nontaxable income. Rows include Total distributable income, Total distributions for 2024, and Undistributed income at end of tax year.

Part II Simplified Net Investment Income Calculation

Table with columns: (a) Accumulated NII, (b) Current Year NII, (c) Distributions, (d) Ending NII. Row 1.

Part III Current Distributions Schedule (Section 664 trust only) (see instructions)

Table with columns: (a) Name of recipient, (b) Identifying number, (c) Percentage of total unitrust amount payable, (d) Ordinary Income, (e) Short-term Capital gains, (f) Long-term Capital gains, (g) Nontaxable income, (h) Corpus, (i) Add cols. (d) through (h), (j) Net investment income. Rows 1a, b, 2 Attachment total, 3 Total.

4 If line 3, Total, column (i) does not agree with Part V, line 1b of Form 5227 for a CRAT or Part VI, line 7 of Form 5227 for a CRUT, check here [] and attach an explanation.

Part IV Current Distributions (charitable lead trusts or pooled income funds only) (see instructions)

1 Enter the amount required to be paid to private beneficiaries for 2024

Part V Assets and Donor Information (Section 664 trust or charitable lead trust only)

1 Is this the initial return or were additional assets contributed to the trust in 2024? [] Yes [x] No
If "Yes," complete the schedule below.
If "No," complete only column (a) of the schedule below.

Table with columns: (a) Name and address of donor, (b) Description of each asset donated, (c) FMV of each asset on date of donation, (d) Date of donation. Rows 2a, 2b, 2c.

3 Attachment total
4 Total

5 For charitable remainder trusts: If this was the final year, was an early termination agreement signed by all parties to the trust? [] Yes [] No [x] N/A
If "Yes," attach a copy of the signed agreement.

SCHEDULE E (Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2024

Attachment Sequence No. 13

Department of the Treasury Internal Revenue Service

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

Go to www.irs.gov/ScheduleE for instructions and the latest information.

Name(s) shown on return

Banks Family Charitable Lead Annuity Trust

Your social security number

00-9522705

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions [] Yes [] No
B If "Yes," did you or will you file required Form(s) 1099? [] Yes [] No

1a Physical address of each property (street, city, state, ZIP code)

Table with 3 rows (A, B, C) for physical addresses.

Table with 5 columns: 1b Type of Property, 2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions., Fair Rental Days, Personal Use Days, QJV.

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Main table for income and expenses with columns for Properties A, B, C and rows for Income (3, 4) and Expenses (5-22, 23a-e, 24, 25, 26).

Name(s) shown on return. Do not enter name and social security number if shown on other side.

Your social security number

Banks Family Charitable Lead Annuity Trust

00-9522705

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part II Income or Loss From Partnerships and S Corporations

Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you must check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (f) on line 28 and attach Form 6198. See instructions.

27 Are you reporting any loss not allowed in a prior year due to the at-risk or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section. Yes No

Table with 6 columns: (a) Name, (b) Enter P for partnership; S for S corporation, (c) Check if foreign partnership, (d) Employer identification number, (e) Check if basis computation is required, (f) Check if any amount is not at risk. Row A: Vista View Valley Properties, LLC, P, 00-9999887.

Summary table for Part II with columns: (g) Passive loss allowed, (h) Passive income from Schedule K-1, (i) Nonpassive loss allowed, (j) Section 179 expense deduction from Form 4562, (k) Nonpassive income from Schedule K-1. Totals: 56,079.

Part III Income or Loss From Estates and Trusts

Table with 2 columns: (a) Name, (b) Employer identification number. Rows A and B.

Summary table for Part III with columns: (c) Passive deduction or loss allowed, (d) Passive income from Schedule K-1, (e) Deduction or loss from Schedule K-1, (f) Other income from Schedule K-1. Totals and calculations for lines 34a, 35, 36, 37.

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) - Residual Holder

Table with 5 columns: (a) Name, (b) Employer identification number, (c) Excess inclusion from Schedules Q, line 2c, (d) Taxable income (net loss) from Schedules Q, line 1b, (e) Income from Schedules Q, line 3b. Line 39: Combine columns (d) and (e) only.

Part V Summary

Summary table for Part V with columns: Description, Amount. Line 40: Net farm rental income or (loss) from Form 4835. Line 41: Total income or (loss). Line 42: Reconciliation of farming and fishing income. Line 43: Reconciliation for real estate professionals.

**SCHEDULE D
(Form 1041)**

Capital Gains and Losses

OMB No. 1545-0092

Department of the Treasury
Internal Revenue Service

Attach to Form 1041, Form 5227, or Form 990-T.
Use Form 8949 to list your transactions for lines 1b, 2, 3, 8b, 9, and 10.
Go to www.irs.gov/Form1041 for instructions and the latest information.

2024

Name of estate or trust

Banks Family Charitable Lead Annuity Trust

Employer identification number

00-9522705

Did you dispose of any investment(s) in a qualified opportunity fund during the tax year? Yes No
If "Yes," attach Form 8949 and see its instructions for additional requirements for reporting your gain or loss.

Note: Form 5227 filers need to complete **only** Parts I and II.

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part I, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.				
1a Totals for all short-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 1b				
1b Totals for all transactions reported on Form(s) 8949 with Box A checked				
2 Totals for all transactions reported on Form(s) 8949 with Box B checked				
3 Totals for all transactions reported on Form(s) 8949 with Box C checked	296,677	722,000		(425,323)
4 Short-term capital gain or (loss) from Forms 4684, 6252, 6781, and 8824				4
5 Net short-term gain or (loss) from partnerships, S corporations, and other estates or trusts				5
6 Short-term capital loss carryover. Enter the amount, if any, from line 9 of the 2023 Capital Loss Carryover Worksheet				6 ()
7 Net short-term capital gain or (loss). Combine lines 1a through 6 in column (h). Enter here and on Part III, line 17, column (3)				7 (425,323)

Part II Long-Term Capital Gains and Losses—Generally Assets Held More Than 1 Year (see instructions)

	(d) Proceeds (sales price)	(e) Cost (or other basis)	(g) Adjustments to gain or loss from Form(s) 8949, Part II, line 2, column (g)	(h) Gain or (loss) Subtract column (e) from column (d) and combine the result with column (g)
See instructions for how to figure the amounts to enter on the lines below. This form may be easier to complete if you round off cents to whole dollars.				
8a Totals for all long-term transactions reported on Form 1099-B for which basis was reported to the IRS and for which you have no adjustments (see instructions). However, if you choose to report all these transactions on Form 8949, leave this line blank and go to line 8b				
8b Totals for all transactions reported on Form(s) 8949 with Box D checked				
9 Totals for all transactions reported on Form(s) 8949 with Box E checked				
10 Totals for all transactions reported on Form(s) 8949 with Box F checked	2,247,819	1,205,000		1,042,819
11 Long-term capital gain or (loss) from Forms 2439, 4684, 6252, 6781, and 8824				11
12 Net long-term gain or (loss) from partnerships, S corporations, and other estates or trusts				12
13 Capital gain distributions				13
14 Gain from Form 4797, Part I				14
15 Long-term capital loss carryover. Enter the amount, if any, from line 14 of the 2023 Capital Loss Carryover Worksheet				15 ()
16 Net long-term capital gain or (loss). Combine lines 8a through 15 in column (h). Enter here and on Part III, line 18a, column (3)				16 1,042,819

Part III Summary of Parts I and II		(1) Beneficiaries'	(2) Estate's	(3) Total
Caution: Read the instructions before completing this part.		(see instr.)	or trust's	
17	Net short-term gain or (loss)	17	(425,323)	(425,323)
18	Net long-term gain or (loss):			
a	Total for year	18a	1,042,819	1,042,819
b	Unrecaptured section 1250 gain (see line 18 of the worksheet)	18b	1,977	1,977
c	28% rate gain	18c		
19	Total net gain or (loss). Combine lines 17 and 18a	19	617,496	617,496

Note: If line 19, column (3), is a net gain, enter the gain on Form 1041, line 4 (or Schedule A (Form 990-T), Part I, line 4a). If lines 18a and 19, column (2), are net gains, go to Part V, and **don't** complete Part IV. If line 19, column (3), is a net loss, complete Part IV and the **Capital Loss Carryover Worksheet**, as necessary.

Part IV Capital Loss Limitation

20	Enter here and enter as a (loss) on Form 1041, line 4 (or Schedule A (Form 990-T), Part I, line 4c, if a trust), the smaller of:		
a	The loss on line 19, column (3); or b \$3,000	20	()

Note: If the loss on line 19, column (3), is more than \$3,000, **or** if Form 1041, page 1, line 23 (or Form 990-T, Part I, line 11), is a loss, complete the **Capital Loss Carryover Worksheet** in the instructions to figure your capital loss carryover.

Part V Tax Computation Using Maximum Capital Gains Rates

Form 1041 filers. Complete this part **only** if both lines 18a and 19 in column (2) are gains, or an amount is entered in Part I or Part II and there is an entry on Form 1041, line 2b(2), **and** Form 1041, line 23, is more than zero.

Caution: Skip this part and complete the **Schedule D Tax Worksheet** in the instructions if:

- Either line 18b, column (2), or line 18c, column (2), is more than zero;
- Both Form 1041, line 2b(1), and Form 4952, line 4g, are more than zero; or
- There are amounts on lines 4e and 4g of Form 4952.

Form 990-T trusts. Complete this part **only** if both lines 18a and 19 are gains, or qualified dividends are included in income in Part I of Form 990-T, **and** Form 990-T, Part I, line 11, is more than zero. Skip this part and complete the **Schedule D Tax Worksheet** in the instructions if either line 18b, column (2), or line 18c, column (2), is more than zero.

21	Enter taxable income from Form 1041, line 23 (or Form 990-T, Part I, line 11)	21		
22	Enter the smaller of line 18a or 19 in column (2) but not less than zero	22		
23	Enter the estate's or trust's qualified dividends from Form 1041, line 2b(2) (or enter the qualified dividends included in income in Part I of Form 990-T)	23		
24	Add lines 22 and 23	24		
25	If the estate or trust is filing Form 4952, enter the amount from line 4g; otherwise, enter -0-	25		
26	Subtract line 25 from line 24. If zero or less, enter -0-	26		
27	Subtract line 26 from line 21. If zero or less, enter -0-	27		
28	Enter the smaller of the amount on line 21 or \$3,150	28		
29	Enter the smaller of the amount on line 27 or line 28	29		
30	Subtract line 29 from line 28. If zero or less, enter -0-. This amount is taxed at 0%			30
31	Enter the smaller of line 21 or line 26	31		
32	Subtract line 30 from line 26	32		
33	Enter the smaller of line 21 or \$15,450	33		
34	Add lines 27 and 30	34		
35	Subtract line 34 from line 33. If zero or less, enter -0-	35		
36	Enter the smaller of line 32 or line 35	36		
37	Multiply line 36 by 15% (0.15)			37
38	Enter the amount from line 31	38		
39	Add lines 30 and 36	39		
40	Subtract line 39 from line 38. If zero or less, enter -0-	40		
41	Multiply line 40 by 20% (0.20)			41
42	Figure the tax on the amount on line 27. Use the 2024 Tax Rate Schedule for Estates and Trusts. See the Schedule G instructions in the Instructions for Form 1041	42		
43	Add lines 37, 41, and 42	43		
44	Figure the tax on the amount on line 21. Use the 2024 Tax Rate Schedule for Estates and Trusts. See the Schedule G instructions in the Instructions for Form 1041	44		
45	Tax on all taxable income. Enter the smaller of line 43 or line 44 here and on Form 1041, Schedule G, Part I, line 1a (or Form 990-T, Part II, line 2)			45

Part V Complete This Part Before Part I, Lines 2a, 2b, and 2c. See instructions.

Name of activity	Current year		Prior years	Overall gain or loss	
	(a) Net income (line 2a)	(b) Net loss (line 2b)	(c) Unallowed loss (line 2c)	(d) Gain	(e) Loss
Vista Valley Prop LL	56,079				
Total. Enter on Part I, lines 2a, 2b, and 2c	56,079				

Part VI Use This Part if an Amount Is Shown on Part II, Line 9. See instructions.

Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Ratio	(c) Special allowance	(d) Subtract column (c) from column (a).
Total			1.00		

Part VII Allocation of Unallowed Losses. See instructions.

Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Ratio	(c) Unallowed loss
Total			1.00	

Part VIII Allowed Losses. See instructions.

Name of activity	Form or schedule and line number to be reported on (see instructions)	(a) Loss	(b) Unallowed loss	(c) Allowed loss
Total				

Part IX Activities With Losses Reported on Two or More Forms or Schedules. See instructions.

Name of activity:	(a)	(b)	(c) Ratio	(d) Unallowed loss	(e) Allowed loss
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Form or schedule and line number to be reported on (see instructions):					
1a Net loss plus prior year unallowed loss from form or schedule . . .					
b Net income from form or schedule					
c Subtract line 1b from line 1a. If zero or less, enter -0-					
Total			1.00		

Form **4797**
 Department of the Treasury
 Internal Revenue Service

Sales of Business Property
 (Also Involuntary Conversions and Recapture Amounts
 Under Sections 179 and 280F(b)(2))

Attach to your tax return.
 Go to www.irs.gov/Form4797 for instructions and the latest information.

OMB No. 1545-0184
2024
 Attachment
 Sequence No. **27**

Name(s) shown on return Banks Family Charitable Lead Annuity Trust	Identifying number 00-9522705
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1a Enter the gross proceeds from sales or exchanges reported to you for 2024 on Form(s) 1099-B or 1099-S (or substitute statement) that you are including on line 2, 10, or 20. See instructions	1a
b Enter the total amount of gain that you are including on lines 2, 10, and 24 due to the partial dispositions of MACRS assets	1b
c Enter the total amount of loss that you are including on lines 2 and 10 due to the partial dispositions of MACRS assets	1c

Part I Sales or Exchanges of Property Used in a Trade or Business and Involuntary Conversions From Other Than Casualty or Theft—Most Property Held More Than 1 Year (see instructions)

2	(a) Description of property	(b) Date acquired (mo., day, yr.)	(c) Date sold (mo., day, yr.)	(d) Gross sales price	(e) Depreciation allowed or allowable since acquisition	(f) Cost or other basis, plus improvements and expense of sale	(g) Gain or (loss) Subtract (f) from the sum of (d) and (e)

3 Gain, if any, from Form 4684, line 39	3
4 Section 1231 gain from installment sales from Form 6252, line 26 or 37	4
5 Section 1231 gain or (loss) from like-kind exchanges from Form 8824	5
6 Gain, if any, from line 32, from other than casualty or theft	6
7 Combine lines 2 through 6. Enter the gain or (loss) here and on the appropriate line as follows	7

Partnerships and S corporations. Report the gain or (loss) following the instructions for Form 1065, Schedule K, line 10, or Form 1120-S, Schedule K, line 9. Skip lines 8, 9, 11, and 12 below.

Individuals, partners, S corporation shareholders, and all others. If line 7 is zero or a loss, enter the amount from line 7 on line 11 below and skip lines 8 and 9. If line 7 is a gain and you didn't have any prior year section 1231 losses, or they were recaptured in an earlier year, enter the gain from line 7 as a long-term capital gain on the Schedule D filed with your return and skip lines 8, 9, 11, and 12 below.

8 Nonrecaptured net section 1231 losses from prior years. See instructions	8
9 Subtract line 8 from line 7. If zero or less, enter -0-. If line 9 is zero, enter the gain from line 7 on line 12 below. If line 9 is more than zero, enter the amount from line 8 on line 12 below and enter the gain from line 9 as a long-term capital gain on the Schedule D filed with your return. See instructions	9

Part II Ordinary Gains and Losses (see instructions)

10 Ordinary gains and losses not included on lines 11 through 16 (include property held 1 year or less):

Short-term property	2/1/2024	4/1/2024	50,000	0	27,878	22,122
	/					

11 Loss, if any, from line 7	11 ()
12 Gain, if any, from line 7 or amount from line 8, if applicable	12
13 Gain, if any, from line 31	13
14 Net gain or (loss) from Form 4684, lines 31 and 38a	14
15 Ordinary gain from installment sales from Form 6252, line 25 or 36	15
16 Ordinary gain or (loss) from like-kind exchanges from Form 8824	16
17 Combine lines 10 through 16	17 22,122
18 For all except individual returns, enter the amount from line 17 on the appropriate line of your return and skip lines a and b below. For individual returns, complete lines a and b below.	
a If the loss on line 11 includes a loss from Form 4684, line 35, column (b)(ii), enter that part of the loss here. Enter the loss from income-producing property on Schedule A (Form 1040), line 16. (Do not include any loss on property used as an employee.) Identify as from "Form 4797, line 18a." See instructions	18a
b Redetermine the gain or (loss) on line 17 excluding the loss, if any, on line 18a. Enter here and on Schedule 1 (Form 1040), Part I, line 4	18b 22,122

Part III Gain From Disposition of Property Under Sections 1245, 1250, 1252, 1254, and 1255
(see instructions)

19 (a) Description of section 1245, 1250, 1252, 1254, or 1255 property:		(b) Date acquired (mo., day, yr.)	(c) Date sold (mo., day, yr.)		
A					
B					
C					
D					
These columns relate to the properties on lines 19A through 19D.		Property A	Property B	Property C	Property D
20	Gross sales price (Note: See line 1a before completing.)	20			
21	Cost or other basis plus expense of sale	21			
22	Depreciation (or depletion) allowed or allowable	22			
23	Adjusted basis. Subtract line 22 from line 21.	23			
24	Total gain. Subtract line 23 from line 20	24			
25 If section 1245 property:					
a	Depreciation allowed or allowable from line 22	25a			
b	Enter the smaller of line 24 or 25a	25b			
26 If section 1250 property: If straight line depreciation was used, enter -0- on line 26g, except for a corporation subject to section 291.					
a	Additional depreciation after 1975. See instructions	26a			
b	Applicable percentage multiplied by the smaller of line 24 or line 26a. See instructions				
c	Subtract line 26a from line 24. If residential rental property or line 24 isn't more than line 26a, skip lines 26d and 26e				
d	Additional depreciation after 1969 and before 1976	26d			
e	Enter the smaller of line 26c or 26d	26e			
f	Section 291 amount (corporations only)	26f			
g	Add lines 26b, 26e, and 26f	26g			
27 If section 1252 property: Skip this section if you didn't dispose of farmland or if this form is being completed for a partnership.					
a	Soil, water, and land clearing expenses	27a			
b	Line 27a multiplied by applicable percentage. See instructions	27b			
c	Enter the smaller of line 24 or 27b	27c			
28 If section 1254 property:					
a	Intangible drilling and development costs, expenditures for development of mines and other natural deposits, mining exploration costs, and depletion. See instructions	28a			
b	Enter the smaller of line 24 or 28a	28b			
29 If section 1255 property:					
a	Applicable percentage of payments excluded from income under section 126. See instructions	29a			
b	Enter the smaller of line 24 or 29a. See instructions	29b			

Summary of Part III Gains. Complete property columns A through D through line 29b before going to line 30.

30	Total gains for all properties. Add property columns A through D, line 24	30	
31	Add property columns A through D, lines 25b, 26g, 27c, 28b, and 29b. Enter here and on line 13	31	
32	Subtract line 31 from line 30. Enter the portion from casualty or theft on Form 4684, line 33. Enter the portion from other than casualty or theft on Form 4797, line 6	32	

Part IV Recapture Amounts Under Sections 179 and 280F(b)(2) When Business Use Drops to 50% or Less
(see instructions)

		(a) Section 179	(b) Section 280F(b)(2)
33	Section 179 expense deduction or depreciation allowable in prior years	33	
34	Recomputed depreciation. See instructions	34	
35	Recapture amount. Subtract line 34 from line 33. See the instructions for where to report	35	