

Portfolio Name		Date		Current Value							
Top Analysti		05-01-23 at 12:30 AM		2,218,176.47							
Name	Ticker	% Forward Dividend Yield	Shares Held	\$ Current Price	% Change	\$ Market Value	% Weight	Price/Earnings Forward	\$ Cost Per Share	% Unrealized Gain/Loss Since Purch	Initial Purchase
McDonald's Corp	MCD	2.06	416.00	295.75	0.35	123,032.00	5.55	27.78	59.86	394.06	08-21-09
Microsoft Corp	MSFT	0.89	316.00	307.26	0.80	97,094.16	4.38	28.09	27.37	1,022.73	03-18-05
Walmart Inc	WMT	1.51	592.00	150.97	-0.27	89,374.24	4.03	24.69	59.26	154.74	03-21-07
PepsiCo Inc	PEP	2.41	464.00	190.89	0.63	88,572.96	3.99	26.32	62.19	206.94	05-20-08
Procter & Gamble Co	PG	2.41	530.00	156.38	-0.06	82,881.40	3.74	24.69	63.08	147.90	09-10-08
AbbVie Inc	ABBV	3.92	520.00	151.12	1.51	78,582.40	3.54	13.87	48.48	211.74	01-02-13
Air Products & Chemicals ...	APD	2.38	238.00	294.36	1.02	70,057.68	3.16	25.91	93.32	215.43	07-24-12
Coca-Cola Co	KO	2.87	1,000.00	64.15	0.74	64,150.00	2.89	24.69	26.84	139.02	07-21-07
Caterpillar Inc	CAT	2.19	290.00	218.80	2.09	63,452.00	2.86	13.70	72.01	203.84	11-10-15
Chevron Corp	CVX	3.58	340.00	168.58	0.98	57,317.20	2.58	11.48	81.19	107.65	10-06-09
Abbott Laboratories	ABT	1.85	504.00	110.47	0.89	55,676.88	2.51	25.13	44.23	149.79	04-26-16
AstraZeneca PLC ADR	AZN	1.98	734.00	73.22	-0.76	53,743.48	2.42	20.00	21.55	239.75	06-01-10
Medtronic PLC	MDT	2.99	570.00	90.95	-0.47	51,841.50	2.34	17.15	46.61	95.14	09-21-10
Johnson & Johnson	JNJ	2.91	310.00	163.70	0.43	50,747.00	2.29	15.34	65.34	150.53	03-21-07
Aflac Inc	AFL	2.41	720.00	69.85	0.55	50,292.00	2.27	12.39	25.96	169.08	09-22-09
Sysco Corp	SYU	2.61	625.00	76.74	2.21	47,962.50	2.16	16.21	30.12	154.79	03-20-12
Archer-Daniels Midland Co	ADM	2.31	550.00	78.08	0.09	42,944.00	1.94	11.57	32.40	141.02	09-02-04
Altria Group Inc	MO	7.91	900.00	47.51	0.68	42,759.00	1.93	9.51	27.80	70.90	09-15-08
Unilever PLC ADR	UL	3.21	770.00	55.53	0.07	42,758.10	1.93	19.57	29.48	88.35	06-19-07
Brookfield Infrastructure ...	BIPC	3.59	1,000.00	42.60	0.00	42,600.00	1.92	---	41.22	3.36	04-01-20
Kellogg Co	K	3.38	600.00	69.77	0.69	41,862.00	1.89	17.27	54.98	26.90	03-19-19
Target Corp	TGT	2.74	258.00	157.75	-0.25	40,699.50	1.83	18.42	57.79	172.98	03-07-17
British American Tobacco ...	BTI	7.56	1,030.00	37.05	-0.56	38,161.50	1.72	7.68	39.04	-5.09	09-01-20
Emerson Electric Co	EMR	2.50	450.00	83.26	0.52	37,467.00	1.69	20.45	49.68	67.60	01-17-12
Enbridge Inc	ENB	6.54	900.00	39.76	1.14	35,784.00	1.61	18.12	37.14	7.04	06-19-18
Deere & Co	DE	1.32	92.00	378.02	1.66	34,777.84	1.57	12.80	83.09	354.97	10-11-11
CVS Health Corp	CVS	3.30	450.00	73.31	0.34	32,989.50	1.49	8.32	58.23	25.89	04-02-19
Lowe's Companies Inc	LOW	2.02	156.00	207.83	1.61	32,421.48	1.46	14.99	125.22	65.97	10-10-17
Cincinnati Financial Corp	CINF	2.82	285.00	106.44	2.73	30,335.40	1.37	23.87	38.03	179.87	08-01-12
Raytheon Technologies C...	RTX	2.36	300.00	99.90	0.51	29,970.00	1.35	19.76	79.32	25.95	08-17-15
Comcast Corp Class A	CMCSA	2.80	688.00	41.37	2.73	28,462.56	1.28	11.57	35.66	16.01	09-13-22
Ingredion Inc	INGR	2.67	266.00	106.17	0.58	28,241.22	1.27	13.02	81.10	30.91	12-08-20
Realty Income Corp	O	4.87	440.00	62.84	1.30	27,649.60	1.25	48.54	35.44	77.31	03-15-11
Old Republic Internationa...	ORI	3.88	1,100.00	25.27	0.44	27,797.00	1.25	---	16.48	53.38	02-25-14
Restaurant Brands Intern...	QSR	3.14	386.00	70.13	0.73	27,070.18	1.22	17.27	56.50	24.13	03-27-18
Unum Group	UNM	3.13	630.00	42.20	2.25	26,586.00	1.20	6.21	20.62	104.66	05-19-20
National Grid PLC ADR	NGG	4.36	366.00	71.65	-0.17	26,223.90	1.18	15.38	47.38	51.23	06-01-10
Chubb Ltd	CB	1.65	130.00	201.56	1.27	26,202.80	1.18	11.15	95.70	110.62	02-04-14
Philip Morris International...	PM	5.08	260.00	99.97	1.16	25,992.20	1.17	15.77	81.00	23.42	03-11-14
Omega Healthcare Invest...	OHI	10.01	900.00	26.76	1.02	24,084.00	1.09	24.15	30.88	-13.35	05-19-15
Merck & Co Inc	MRK	2.53	202.00	115.47	0.27	23,324.94	1.05	16.78	74.13	55.77	03-16-21
Becton, Dickinson and Co	BDX	1.38	78.00	264.31	0.38	20,616.18	0.93	21.65	85.48	209.21	08-21-12
Dover Corp	DOV	1.38	130.00	146.16	1.09	19,000.80	0.86	16.23	54.71	167.18	11-30-10
Novartis AG ADR	NVS	3.41	184.00	102.57	-0.08	18,872.88	0.85	15.60	73.43	39.68	09-13-16
Vodafone Group PLC ADR	VOD	8.18	1,440.00	11.95	-0.33	17,208.00	0.78	11.45	18.33	-34.79	03-20-19
Cardinal Health Inc	CAH	2.42	210.00	82.10	0.02	17,241.00	0.78	13.04	55.03	49.20	06-14-16
Lockheed Martin Corp	LMT	2.58	34.00	464.45	-0.12	15,791.30	0.71	17.30	347.33	33.72	01-26-21
BlackRock Inc	BLK	2.98	22.00	671.20	1.29	14,766.40	0.67	19.23	739.32	-9.21	02-22-22
National Retail Properties...	NNN	5.06	327.00	43.50	1.45	14,224.50	0.64	22.22	23.00	89.11	05-04-10
Starbucks Corp	SBUX	1.85	120.00	114.29	1.37	13,714.80	0.62	33.67	59.36	92.54	09-05-17
T. Rowe Price Group Inc	TROW	4.34	118.00	112.33	1.35	13,254.94	0.60	16.75	143.21	-21.56	02-22-22
Essex Property Trust Inc	ESS	4.21	60.00	219.73	3.91	13,183.80	0.59	40.16	211.47	3.91	11-28-22
Anheuser-Busch InBev S...	BUD	1.27	200.00	64.97	-1.84	12,994.00	0.59	19.84	57.77	12.46	08-21-18
Leggett & Platt Inc	LEG	5.45	368.00	32.31	1.03	11,890.08	0.54	---	23.80	35.75	08-28-12
Walgreens Boots Alliance ...	WBA	5.45	328.00	35.25	0.43	11,562.00	0.52	7.82	47.45	-25.72	04-30-19
Viatis Inc	VTRS	5.14	1,100.00	9.33	0.76	10,263.00	0.46	3.23	12.98	-28.15	11-17-20
Colgate-Palmolive Co	CL	2.41	120.00	79.80	2.40	9,576.00	0.43	25.64	67.61	18.04	02-27-18
Sabra Health Care REIT Inc	SBRA	10.53	580.00	11.40	0.89	6,612.00	0.30	30.21	13.38	-14.78	07-26-16
International Business Ma...	IBM	5.25	50.00	126.41	-0.44	6,320.50	0.28	13.33	128.66	-1.75	02-24-15
MidCap Financial Investm...	MFIC	13.43	520.00	11.32	1.71	5,886.40	0.27	7.05	16.52	-31.47	04-27-16
Cash	CASH\$	---	5,467.53	1.00	0.00	5,467.53	0.25	---	1.00	0.00	08-25-09
Pfizer Inc	PFE	4.22	130.00	38.89	0.39	5,055.70	0.23	11.42	32.13	21.04	03-24-20
Macerich Co	MAC	6.81	474.00	9.99	2.88	4,735.26	0.21	-68.97	17.43	-42.70	11-12-19
Stanley Black & Decker Inc	SWK	3.71	42.00	86.34	4.85	3,626.28	0.16	77.52	78.63	9.81	12-06-22
Williams-Sonoma Inc	WSM	2.97	18.00	121.04	-1.00	2,178.72	0.10	8.89	120.83	0.17	03-21-23

Baxter International Inc	BAX	2.43	46.00	47.68	1.88	2,193.28	0.10	16.69	45.42	4.98	01-24-23
Top Analysti		3.09			0.69	2,218,176.47	100.00	16.43		90.06	