

Form 990-PF

Return of Private Foundation

OMB No 1545-0052

Department of the Treasury Internal Revenue Service

Do not enter social security numbers on this form as it may be made public. Go to www.irs.gov/Form990PF for instructions and the latest information

2018

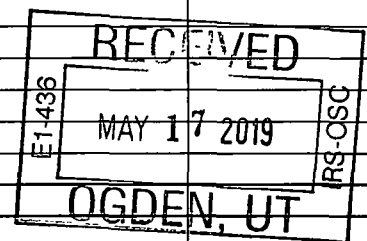
Open to Public Inspection

For calendar year 2018 or tax year beginning, and ending

Name of foundation: THE MORNINGSIDE FOUNDATION
Employer identification number: 04-3339572
Telephone number: 617-244-2800
Address: 1188 CENTRE STREET, NEWTON CENTRE, MA 02459
Fair market value of all assets at end of year: \$10,927,803

ENVELOPE POSTMARK DATE MAY 13 2019

Table with 5 columns: (a) Revenue and expenses per books, (b) Net investment income, (c) Adjusted net income, (d) Disbursements for charitable purposes. Rows include Revenue (1-12) and Operating and Administrative Expenses (13-27).



SCANNED JUN 12 2019

Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only		
		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash - non-interest-bearing	2,617,819.	4,423,226.	4,423,226.
	2 Savings and temporary cash investments			
	3 Accounts receivable ▶			
	Less: allowance for doubtful accounts ▶			
	4 Pledges receivable ▶			
	Less: allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons			
	7 Other notes and loans receivable ▶ 96,900.			
	Less: allowance for doubtful accounts ▶ 0.	2,763,561.	96,900.	96,900.
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments - U.S. and state government obligations			
	b Investments - corporate stock STMT 8	37,275,000.	37,275,000.	9,240,000.
	c Investments - corporate bonds			
	11 Investments - land, buildings, and equipment basis ▶ 22,448,053.			
Less accumulated depreciation STMT 9 ▶ 8,861,170.	13,998,068.	13,586,883.	<2,832,323.>	
12 Investments - mortgage loans				
13 Investments - other STMT 10	4,166,808.	4,166,808.	0.	
14 Land, buildings, and equipment: basis ▶				
Less accumulated depreciation ▶				
15 Other assets (describe ▶)				
16 Total assets (to be completed by all filers - see the instructions. Also, see page 1, item I)	60,821,256.	59,548,817.	10,927,803.	
Liabilities	17 Accounts payable and accrued expenses			
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable	3,107,351.	2,973,100.	
	22 Other liabilities (describe ▶ STATEMENT 11)	140,016.	170,573.	
23 Total liabilities (add lines 17 through 22)	3,247,367.	3,143,673.		
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ▶ <input checked="" type="checkbox"/> and complete lines 24 through 26, and lines 30 and 31.			
	24 Unrestricted	57,573,889.	56,405,144.	
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ <input type="checkbox"/> and complete lines 27 through 31			
	27 Capital stock, trust principal, or current funds			
	28 Paid-in or capital surplus, or land, bldg., and equipment fund			
	29 Retained earnings, accumulated income, endowment, or other funds			
30 Total net assets or fund balances	57,573,889.	56,405,144.		
31 Total liabilities and net assets/fund balances	60,821,256.	59,548,817.		

Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year - Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	57,573,889.
2 Enter amount from Part I, line 27a	2	<1,168,745.>
3 Other increases not included in line 2 (itemize) ▶	3	0.
4 Add lines 1, 2, and 3	4	56,405,144.
5 Decreases not included in line 2 (itemize) ▶	5	0.
6 Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	56,405,144.

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (for example, real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a			
b	NONE		
c			
d			
e			

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a			
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69.			(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	
a			
b			
c			
d			
e			

2 Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }	2	
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c). If (loss), enter -0- in Part I, line 8 }	3	

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank.

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? Yes No
 If "Yes," the foundation doesn't qualify under section 4940(e). Do not complete this part

1 Enter the appropriate amount in each column for each year; see the instructions before making any entries.

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col. (b) divided by col. (c))
2017	108,348,729.	102,929,742.	1.052647
2016	62,163,714.	54,209,030.	1.146741
2015	64,973,558.	54,352,318.	1.195415
2014	62,609,847.	53,952,119.	1.160471
2013	7,150,677.	49,155,316.	.145471

2 Total of line 1, column (d)	2	4.700745
3 Average distribution ratio for the 5-year base period - divide the total on line 2 by 5.0, or by the number of years the foundation has been in existence if less than 5 years	3	.940149
4 Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	65,602,704.
5 Multiply line 4 by line 3	5	61,676,317.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	1,092.
7 Add lines 5 and 6	7	61,677,409.
8 Enter qualifying distributions from Part XII, line 4 If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions.	8	51,679,250.

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948 - see instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here <input type="checkbox"/> and enter "N/A" on line 1. Date of ruling or determination letter: _____ (attach copy of letter if necessary-see instructions)		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here <input type="checkbox"/> and enter 1% of Part I, line 27b	1	2,185.
c	All other domestic foundations enter 2% of line 27b. Exempt foreign organizations, enter 4% of Part I, line 12, col. (b).		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)	2	0.
3	Add lines 1 and 2	3	2,185.
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only; others, enter -0-)	4	0.
5	Tax based on investment income Subtract line 4 from line 3. If zero or less, enter -0-	5	2,185.
6	Credits/Payments:		
a	2018 estimated tax payments and 2017 overpayment credited to 2018	6a	2,876.
b	Exempt foreign organizations - tax withheld at source	6b	0.
c	Tax paid with application for extension of time to file (Form 8868)	6c	0.
d	Backup withholding erroneously withheld	6d	0.
7	Total credits and payments. Add lines 6a through 6d	7	2,876.
8	Enter any penalty for underpayment of estimated tax. Check here <input type="checkbox"/> if Form 2220 is attached	8	0.
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9	
10	Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	691.
11	Enter the amount of line 10 to be: Credited to 2019 estimated tax <input type="checkbox"/> 691. Refunded <input checked="" type="checkbox"/>	11	0.

Part VII-A Statements Regarding Activities

	Yes	No
1a		X
1b		X
1c		X
2		X
3		X
4a	X	
4b	X	
5		X
6		X
7	X	
8a	Enter the states to which the foundation reports or with which it is registered. See instructions <input type="checkbox"/> <u>DE, MA, CA</u>	
8b	X	
9		X
10	X	

Part VII-A Statements Regarding Activities (continued)

11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address N/A
14 The books are in care of PAULA E. TURNBULL Telephone no. 617-244-2800 Located at 1188 CENTRE STREET, NEWTON CENTRE, MA ZIP+4 02459-0529
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here and enter the amount of tax-exempt interest received or accrued during the year 15 N/A
16 At any time during calendar year 2018, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

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

1a During the year, did the foundation (either directly or indirectly):
(1) Engage in the sale or exchange, or leasing of property with a disqualified person? Yes No
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? Yes No
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? Yes No
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? Yes No
(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)? Yes No
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.) Yes No
b If any answer is "Yes" to 1a(1)-(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions Organizations relying on a current notice regarding disaster assistance, check here N/A
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2018? 1c X
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(i)(3) or 4942(j)(5)):
a At the end of tax year 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018? Yes No
If "Yes," list the years
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement - see instructions.) N/A
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here.
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? Yes No
b If "Yes," did it have excess business holdings in 2018 as a result of (1) any purchase by the foundation 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? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2018.) N/A
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes? 4a X
b Did the foundation 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 the first day of the tax year beginning in 2018? 4b X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

5a During the year, did the foundation pay or incur any amount to:			Yes	No
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(3) Provide a grant to an individual for travel, study, or other similar purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
b If any answer is "Yes" to 5a(1)-(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 Organizations relying on a current notice regarding disaster assistance, check here	N/A <input type="checkbox"/>	5b		
c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? If "Yes," attach the statement required by Regulations section 53.4945-5(d).	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No			
6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? If "Yes" to 6b, file Form 8870.		6b		X
7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?	N/A <input type="checkbox"/>	7b		
8 Is the foundation subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, and foundation managers and their compensation.

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
RONNIE CHAN C/O MCCARTHY LGL SVCS, 1188 CENTRE ST NEWTON CENTRE, MA 02459	DIRECTOR 0.00	0.	0.	0.
PAULA E. TURNBULL C/O MCCARTHY LGL SVCS, 1188 CENTRE ST NEWTON CENTRE, MA 02459	VICE-PRESIDENT 0.00	0.	0.	0.
PETER STUART ALLENBY EDWARDS C/O MCCARTHY LGL SVCS, 1188 CENTRE ST NEWTON CENTRE, MA 02459	DIRECTOR 0.00	0.	0.	0.

2 Compensation of five highest-paid employees (other than those included on line 1). If none, enter "NONE."

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
NONE				

Total number of other employees paid over \$50,000

0

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)

3 Five highest-paid independent contractors for professional services. If none, enter "NONE."

Table with 3 columns: (a) Name and address of each person paid more than \$50,000; (b) Type of service; (c) Compensation. Row 1: MCCARTHY LEGAL SERVICES, LLC; PROPERTY MGMT, LEGAL & ACCOUNTING; 113,410.

Total number of others receiving over \$50,000 for professional services 0

Part IX-A Summary of Direct Charitable Activities

Table with 2 columns: Description of activity; Expenses. Row 1: N/A

Part IX-B Summary of Program-Related Investments

Table with 2 columns: Description of investment; Amount. Row 1: N/A

Total. Add lines 1 through 3 0.

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a	Average monthly fair market value of securities	1a	17,745,000.
b	Average of monthly cash balances	1b	3,424,830.
c	Fair market value of all other assets	1c	45,431,900.
d	Total (add lines 1a, b, and c)	1d	66,601,730.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	0.
2	Acquisition indebtedness applicable to line 1 assets	2	0.
3	Subtract line 2 from line 1d	3	66,601,730.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	999,026.
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	65,602,704.
6	Minimum investment return. Enter 5% of line 5	6	3,280,135.

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations, check here and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	3,280,135.
2a	Tax on investment income for 2018 from Part VI, line 5	2a	2,185.
b	Income tax for 2018. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	2,185.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	3,277,950.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	3,277,950.
6	Deduction from distributable amount (see instructions)	6	0.
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	3,277,950.

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes:		
a	Expenses, contributions, gifts, etc. - total from Part I, column (d), line 26	1a	51,679,250.
b	Program-related investments - total from Part IX-B	1b	0.
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8; and Part XIII, line 4	4	51,679,250.
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b	5	0.
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	51,679,250.

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2017	(c) 2017	(d) 2018
1 Distributable amount for 2018 from Part XI, line 7				3,277,950.
2 Undistributed income, if any, as of the end of 2018				
a Enter amount for 2017 only			0.	
b Total for prior years:		0.		
3 Excess distributions carryover, if any, to 2018:				
a From 2013	4,706,739.			
b From 2014	59,930,667.			
c From 2015	62,275,246.			
d From 2016	59,478,472.			
e From 2017	103,230,456.			
f Total of lines 3a through e	289,621,580.			
4 Qualifying distributions for 2018 from Part XII, line 4: ▶ \$ 51,679,250.				
a Applied to 2017, but not more than line 2a			0.	
b Applied to undistributed income of prior years (Election required - see instructions)		0.		
c Treated as distributions out of corpus (Election required - see instructions)	0.			
d Applied to 2018 distributable amount				3,277,950.
e Remaining amount distributed out of corpus	48,401,300.			
5 Excess distributions carryover applied to 2018 (If an amount appears in column (d), the same amount must be shown in column (a))	0.			0.
6 Enter the net total of each column as indicated below:	338,022,880.			
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income. Subtract line 4b from line 2b		0.		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed		0.		
d Subtract line 6c from line 6b. Taxable amount - see instructions		0.		
e Undistributed income for 2017. Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2018. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2019				0.
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)	0.			
8 Excess distributions carryover from 2013 not applied on line 5 or line 7	4,706,739.			
9 Excess distributions carryover to 2019. Subtract lines 7 and 8 from line 6a	333,316,141.			
10 Analysis of line 9:				
a Excess from 2014	59,930,667.			
b Excess from 2015	62,275,246.			
c Excess from 2016	59,478,472.			
d Excess from 2017	103,230,456.			
e Excess from 2018	48,401,300.			

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9) N/A

1 a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2018, enter the date of the ruling ▶
 b Check box to indicate whether the foundation is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

	Tax year		Prior 3 years		(e) Total
	(a) 2018	(b) 2017	(c) 2016	(d) 2015	
2 a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test - enter:					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test - enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test - enter:					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year-see instructions.)

1 **Information Regarding Foundation Managers:**
 a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)

NONE

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

NONE

2 **Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**
 Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc., to individuals or organizations under other conditions, complete items 2a, b, c, and d.

a The name, address, and telephone number or email address of the person to whom applications should be addressed:

b The form in which applications should be submitted and information and materials they should include:

c Any submission deadlines:

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment				
Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a Paid during the year				
ACACIAWOOD SCHOOL 32530 W LA PALMA AVE ANAHEIM, CA 92801	NONE	PUBLIC	GENERAL USE - EDUCATION	25,000.
CAMP HARBOR VIEW FOUNDATION 2 DEARBORN STREET BOSTON, MA 02119	NONE	PUBLIC	GENERAL USE - RESEARCH	10,000.
AMERICAN CANCER SOCIETY 125 S HUNTINGTON AVE BOSTON, MA 02130	NONE	PUBLIC	GENERAL USE - RESEARCH	50,000.
BERKLEE COLLEGE OF MUSIC 1140 BOYLSTON STREET BOSTON, MA 02215	NONE	PUBLIC	GENERAL USE - EDUCATION	1,000,000.
HARVARD UNIVERSITY 124 MOUNT AUBURN STREET CAMBRIDGE, MA 02138	NONE	PUBLIC	GENERAL USE - RESEARCH	37,537,890.
Total	SEE CONTINUATION SHEET(S)			51,679,250.
b Approved for future payment				
NONE				
Total				0.

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
JB LITTLE CTR RADIAT SCI & ENVIRON HEALTH 677 HUNTINGTON AVE BOSTON, MA 02115	NONE	PUBLIC	GENERAL USE - RESEARCH	20,000.
JOHNS HOPKINS UNIVERSITY - MOVABLE FEAST 1740 MASSACHUSETTS AVE. WASHINGTON, DC 20036	NONE	PUBLIC	GENERAL USE - EDUCATION	10,000.
MGH CANCER CENTER 55 FRUIT STREET BOSTON, MA 02114	NONE	PUBLIC	GENERAL USE - RESEARCH	50,000.
THE CHURCH IN ANAHEIM 2528 W LA PALM AE ANAHEIM, CA 92801	NONE	PUBLIC	GENERAL USE - RELIGIOUS	136,000.
THE CHURCH OF CAMBRIDGE 380 GREEN STREET CAMBRIDGE, MA 02139	NONE	PUBLIC	GENERAL USE - RELIGIOUS	388,260.
UMASS MEMORIAL FOUNDATION 333 SOUTH STREET SHREWBURY, MA 01545	NONE	PUBLIC	GENERAL USE - RESEARCH	2,500.
WINTHROP PARK SCHOOL, INC. 1188 CENTRE STREET NEWTON CENTRE, MA 02459	NONE	PUBLIC	GENERAL USE - EDUCATION	947,500.
BIBLES FOR AMERICA PO BOX 17537 IRVINE, CA 92623	NONE	PUBLIC	GENERAL USE - RELIGIOUS	400,000.
DEFENSE AND CONFIRMATION PROJECT - CHURCH IN FULLERTON 400 W COMMONWEALTH AVE FULLERTON, CA 92832	NONE	PUBLIC	GENERAL USE - RELIGIOUS	700,000.
EMGS 16285 PARK TEN PLACE HOUSTON, TX 77084	NONE	PUBLIC	GENERAL USE - RESEARCH	25,000.
Total from continuation sheets				13,056,360.

Part XV Supplementary Information**3 Grants and Contributions Paid During the Year (Continuation)**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
FRIENDS OF IR DAVID, INC. 575 LEXINGTON AVE NEW YORK, NY 10022	NONE	PUBLIC	GENERAL USE - ARTS	500,000.
INTERNATIONAL INSTITUTE OF NEW ENGLAND 2 BOYLSTON STREET BOSTON, MA 02116	NONE	PUBLIC	GENERAL USE - RESEARCH	2,500.
LIVING STREAM MINISTRY 1299 MASSACHUSETTS AVE DORCHESTER, MA 02125	NONE	PUBLIC	GENERAL USE - RELIGIOUS	5,400,000.
NORTHEASTERN UNIVERSITY 360 HUNTINGTON AVE BOSTON, MA 02115	NONE	PUBLIC	GENERAL USE - EDUCATION	19,600.
THE CHURCH IN CHAMPAIGN PO BOX 17247 URBANA, IL 61803	NONE	PUBLIC	GENERAL USE - RELIGIOUS	200,000.
THE CHURCH IN DIAMOND BAR 1200 S BREA CANYON ROAD WALNUT, CA 91789	NONE	PUBLIC	GENERAL USE - RELIGIOUS	2,100,000.
THE CHURCH IN IRVING 3600 ESTERS ROAD IRVING, TX 75062	NONE	PUBLIC	GENERAL USE - RELIGIOUS	2,150,000.
THE UNIVERSITY OF VERMONT 85 SOUTH PROSPECT STREET BURLINGTON, VT 05405	NONE	PUBLIC	GENERAL USE - EDUCATION	5,000.
Total from continuation sheets				

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.

Table with 5 columns: (a) Business code, (b) Amount, (c) Exclusion code, (d) Amount, (e) Related or exempt function income. Rows include 1 Program service revenue, 2 Membership dues and assessments, 3 Interest on savings and temporary cash investments, 4 Dividends and interest from securities, 5 Net rental income or (loss) from real estate, 6 Net rental income or (loss) from personal property, 7 Other investment income, 8 Gain or (loss) from sales of assets other than inventory, 9 Net income or (loss) from special events, 10 Gross profit or (loss) from sales of inventory, 11 Other revenue, 12 Subtotal, 13 Total.

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Table with 2 columns: Line No. and Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes).

Part XVII Information Regarding Transfers to and Transactions and Relationships With Noncharitable Exempt Organizations

1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?
a Transfers from the reporting foundation to a noncharitable exempt organization of:
(1) Cash
(2) Other assets
b Other transactions:
(1) Sales of assets to a noncharitable exempt organization
(2) Purchases of assets from a noncharitable exempt organization
(3) Rental of facilities, equipment, or other assets
(4) Reimbursement arrangements
(5) Loans or loan guarantees
(6) Performance of services or membership or fundraising solicitations
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees
d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

Table with 4 columns: (a) Line no, (b) Amount involved, (c) Name of noncharitable exempt organization, (d) Description of transfers, transactions, and sharing arrangements. Row 1 contains 'N/A'.

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) (other than section 501(c)(3)) or in section 527? Yes No [X]

Table with 3 columns: (a) Name of organization, (b) Type of organization, (c) Description of relationship. Row 1 contains 'N/A'.

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 taxpayer) is based on all information of which preparer has any knowledge.
Sign Here [Signature] Date 5/13/19 Title VICE PRESIDENT
May the IRS discuss this return with the preparer shown below? See instr [X] Yes [] No

Paid Preparer Use Only
Print/Type preparer's name ANDREW P. PRAGUE, CPA
Preparer's signature Andrew P. Prague
Date 05/09/19
Check [] if self-employed PTIN P00451424
Firm's name PRAGUE & COMPANY, P.C.
Firm's EIN 04-3107805
Firm's address 15 WALNUT STREET, STE 150 WELLESLEY, MA 02481
Phone no. 781-237-5555

Schedule B(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service**Schedule of Contributors**

- ▶ Attach to Form 990, Form 990-EZ, or Form 990-PF.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018

Name of the organization

THE MORNINGSIDE FOUNDATION

Employer identification number

04-3339572

Organization type (check one).

Filers of:

Section:

Form 990 or 990-EZ

 501(c)() (enter number) organization 4947(a)(1) nonexempt charitable trust not treated as a private foundation 527 political organization

Form 990-PF

 501(c)(3) exempt private foundation 4947(a)(1) nonexempt charitable trust treated as a private foundation 501(c)(3) taxable private foundationCheck if your organization is covered by the **General Rule** or a **Special Rule**.**Note:** Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.**General Rule**

- For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

- For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000, or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.
- For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year. ▶ \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2, of its Form 990, or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization THE MORNINGSIDE FOUNDATION	Employer identification number 04-3339572
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Part I Contributors (see instructions) Use duplicate copies of Part I if additional space is needed

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	<u>DAKDYN</u> <u>2ND FLOOR, LE PRINCE DE GALLES</u> <u>3-5 AVE. DES CITRONNIERS, MONACO 98000</u>	\$ <u>6,850,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
2	<u>MORNINGSIDE FOUNDATION LIMITED</u> <u>22/F,HANG LUNG CENTRE,2-20 PATERSON ST.</u> <u>CAUSEWAY BAY, HONG KONG, CHINA</u>	\$ <u>43,550,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)

Name of organization

Employer identification number

THE MORNINGSIDE FOUNDATION

04-3339572

Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions)	(d) Date received
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____
		\$ _____	_____

Name of organization THE MORNINGSIDE FOUNDATION	Employer identification number 04-3339572
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this info once) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

FORM 990-PF INTEREST ON SAVINGS AND TEMPORARY CASH INVESTMENTS STATEMENT 1

SOURCE	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
CITIZENS BANK	2.	2.	
TOTAL TO PART I, LINE 3	2.	2.	

FORM 990-PF RENTAL INCOME STATEMENT 2

KIND AND LOCATION OF PROPERTY	ACTIVITY NUMBER	GROSS RENTAL INCOME
509-531 HAMMOND ST, CHESTNUT HILL, MA & 11-13 STORY ST, CAMBRIDGE, MA	1	484,936.
497 HAMMOND ST, CHESTNUT HILL, MA	2	0.
5233 18TH AVE, SEATTLE, WA	3	57,600.
9649 PAULINE DR, CYPRESS, CA	4	20,515.
63 DANA STREET, CAMBRIDGE, MA	7	283,429.
30 ATHENS STREET, CAMBRIDGE, MA	8	79,225.
1-11 GRAY STREET, CAMBRIDGE, MA	9	557,625.
184 POWER STREET, PROVIDENCE, RI	10	6,000.
56 HANCOCK STREET, CAMBRIDGE, MA	11	168,092.
TOTAL TO FORM 990-PF, PART I, LINE 5A		1,657,422.

FORM 990-PF RENTAL EXPENSES STATEMENT 3

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		200,501.	
AMORTIZATION		279.	
OPERATING EXPENSES - ROSEMARY		360,634.	
- SUBTOTAL -	1		561,414.
DEPRECIATION		1,325.	
OPERATING EXPENSES - ELDERBERRY		79,056.	
- SUBTOTAL -	2		80,381.
DEPRECIATION		11,829.	
OPERATING EXPENSES - TURMERIC		30,185.	
- SUBTOTAL -	3		42,014.
DEPRECIATION		8,155.	

OPERATING EXPENSES - CLOVE		21,642.	
- SUBTOTAL -	4		29,797.
DEPRECIATION		73,334.	
OPERATING EXPENSES - MEDJOOL		178,178.	
- SUBTOTAL -	7		251,512.
DEPRECIATION		27,683.	
OPERATING EXPENSES - WILLOWBARK		35,201.	
- SUBTOTAL -	8		62,884.
DEPRECIATION		170,187.	
OPERATING EXPENSES - CORKTREE		176,547.	
- SUBTOTAL -	9		346,734.
DEPRECIATION		3,132.	
OPERATING EXPENSES - GINGERGOLD		28,632.	
- SUBTOTAL -	10		31,764.
DEPRECIATION		18,274.	
AMORTIZATION		345.	
OPERATING EXPENSES - TACCA		58,377.	
- SUBTOTAL -	11		76,996.
TOTAL RENTAL EXPENSES			1,483,496.
NET RENTAL INCOME TO FORM 990-PF, PART I, LINE 5B			173,926.

FORM 990-PF LEGAL FEES STATEMENT 4

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
LEGAL	24,125.	24,125.		0.
TO FM 990-PF, PG 1, LN 16A	24,125.	24,125.		0.

FORM 990-PF ACCOUNTING FEES STATEMENT 5

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
ACCOUNTING	24,000.	24,000.		0.
TO FORM 990-PF, PG 1, LN 16B	24,000.	24,000.		0.

FORM 990-PF	TAXES			STATEMENT 6
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
MA FORM PC	125.	125.		0.
CA FRANCHISE TAX	1,061.	1,061.		0.
DELAWARE TAX	25.	25.		0.
TO FORM 990-PF, PG 1, LN 18	1,211.	1,211.		0.

FORM 990-PF	OTHER EXPENSES			STATEMENT 7
DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST- MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
BANK FEES	9,676.	9,676.		0.
MISCELLANEOUS EXPENSES	4,180.	4,180.		0.
INSURANCE	231.	231.		0.
OPERATING EXPENSES - ROSEMARY	360,634.	360,634.		0.
OPERATING EXPENSES - ELDERBERRY	79,056.	79,056.		0.
OPERATING EXPENSES - TURMERIC	30,185.	30,185.		0.
OPERATING EXPENSES - CLOVE	21,642.	21,642.		0.
OPERATING EXPENSES - MEDJOL	178,178.	178,178.		0.
OPERATING EXPENSES - WILLOWBARK	35,201.	35,201.		0.
OPERATING EXPENSES - CORKTREE	176,547.	176,547.		0.
OPERATING EXPENSES - GINGERGOLD	28,632.	28,632.		0.
OPERATING EXPENSES - TACCA AMORTIZATION	58,377. 624.	58,377. 624.		0.
TO FORM 990-PF, PG 1, LN 23	983,163.	983,163.		0.

FORM 990-PF	CORPORATE STOCK	STATEMENT	8
DESCRIPTION	BOOK VALUE	FAIR MARKET VALUE	
JP MORGAN ACCOUNT	37,275,000.	9,240,000.	
TOTAL TO FORM 990-PF, PART II, LINE 10B	37,275,000.	9,240,000.	

FORM 990-PF DEPRECIATION OF ASSETS HELD FOR INVESTMENT STATEMENT 9

DESCRIPTION	COST OR OTHER BASIS	ACCUMULATED DEPRECIATION	BOOK VALUE
BUILDING	560,000.	560,000.	0.
BUILDING	560,000.	560,000.	0.
ACQUISITION	8,904.	8,904.	0.
IMPROVEMENTS	4,400.	4,400.	0.
IMPROVEMENTS	3,504.	3,440.	64.
IMPROVEMENTS	2,440.	2,440.	0.
IMPROVEMENTS	3,578.	3,578.	0.
IMPROVEMENTS	53,469.	53,469.	0.
IMPROVEMENTS	55,738.	55,738.	0.
IMPROVEMENTS	116,322.	116,322.	0.
IMPROVEMENTS	57,543.	57,449.	94.
IMPROVEMENTS	30,059.	29,922.	137.
IMPROVEMENTS	53,988.	53,576.	412.
IMPROVEMENTS	18,318.	18,122.	196.
IMPROVEMENTS	112,166.	110,640.	1,526.
IMPROVEMENTS	30,443.	29,935.	508.
IMPROVEMENTS	24,795.	24,795.	0.
IMPROVEMENTS	64,272.	64,272.	0.
IMPROVEMENTS	48,773.	48,773.	0.
IMPROVEMENTS	9,132.	9,132.	0.
IMPROVEMENTS	13,300.	13,300.	0.
BUILDING	1,250.	1,250.	0.
BUILDING	10,627.	10,627.	0.
BUILDING	2,042.	2,042.	0.
BUILDING	8,465.	8,465.	0.
BUILDING	972.	972.	0.
BUILDING	739.	739.	0.
BUILDING	3,506.	3,506.	0.
BUILDING	2,911.	2,911.	0.
BUILDING	4,544.	4,544.	0.
BUILDING	6,489.	6,489.	0.
BUILDING	14,362.	14,362.	0.
BUILDING	10,000.	10,000.	0.
BUILDING	4,354.	4,354.	0.
BUILDING	608.	608.	0.

BUILDING	909.	904.	5.
BUILDING	2,298.	2,288.	10.
BUILDING	3,523.	3,495.	28.
BUILDING	8,434.	8,375.	59.
BUILDING	4,006.	3,969.	37.
IMPROVEMENTS	8,124.	8,031.	93.
IMPROVEMENTS	7,758.	7,674.	84.
IMPROVEMENTS	30,000.	29,501.	499.
BUILDING	31,946.	31,946.	0.
BUILDING	5,179.	5,179.	0.
BUILDING	6,019.	6,019.	0.
BUILDING	31,946.	31,946.	0.
BUILDING	14,248.	14,248.	0.
BUILDING	72,874.	72,874.	0.
BUILDING	51,393.	51,393.	0.
BUILDING	60,000.	60,000.	0.
BUILDING	21,927.	21,927.	0.
BUILDING	115,751.	115,751.	0.
BUILDING	11,482.	11,482.	0.
BUILDING	8,936.	8,936.	0.
BUILDING	8,317.	8,297.	20.
BUILDING	104,415.	103,942.	473.
BUILDING	16,077.	15,962.	115.
BUILDING	3,793.	3,765.	28.
BUILDING	100,000.	99,236.	764.
BUILDING	4,575.	4,520.	55.
BUILDING	71,955.	70,981.	974.
BUILDING	32,401.	31,857.	544.
IMPROVEMENTS	2,695.	2,695.	0.
BUILDING	19,000.	18,051.	949.
IMPROVEMENTS	3,396.	3,146.	250.
IMPROVEMENTS	1,270.	1,130.	140.
IMPROVEMENTS	24,762.	21,941.	2,821.
IMPROVEMENTS	3,103.	3,103.	0.
IMPROVEMENTS	4,352.	3,827.	525.
IMPROVEMENTS	3,945.	3,453.	492.
IMPROVEMENTS	13,675.	11,992.	1,683.
IMPROVEMENTS	6,369.	5,594.	775.
IMPROVEMENTS	1,200.	1,059.	141.
IMPROVEMENTS	4,050.	3,181.	869.
BUILDING	745.	548.	197.
BUILDING	3,600.	2,647.	953.
IMPROVEMENTS	9,540.	6,086.	3,454.
IMPROVEMENTS	10,300.	6,546.	3,754.
EQUIPMENT	24,429.	24,429.	0.
EQUIPMENT	1,046.	1,046.	0.
LAND	75,673.	0.	75,673.
BUILDING	320,750.	296,943.	23,807.
BUILDING	213,150.	197,973.	15,177.
LAND	64,174.	0.	64,174.
BUILDING	120,000.	119,822.	178.
BUILDING	9,868.	9,855.	13.
BUILDING	10,445.	9,957.	488.
BUILDING	12,325.	11,444.	881.

IMPROVEMENTS	12,512.	11,432.	1,080.
IMPROVEMENTS	1,150.	1,036.	114.
LAND	1,578,647.	0.	1,578,647.
HOT WATER HEATER	1,000.	1,000.	0.
APPLIANCES	2,011.	2,011.	0.
APPLIANCES	916.	916.	0.
ACQUISITION	575.	575.	0.
HVAC	5,350.	5,350.	0.
APPLIANCES	319.	319.	0.
CONDOMINIUM UNITS	3,234,000.	1,612,100.	1,621,900.
CONDOMINIUM UNIT	375,000.	184,654.	190,346.
CONDOMINIUM UNIT	375,000.	184,654.	190,346.
APPLIANCES	424.	424.	0.
11-13 STORY CLOSING COSTS	11,166.	3,836.	7,330.
11-13 APPLIANCES	701.	701.	0.
HAMMOND FENCE	6,500.	5,250.	1,250.
HAMMOND APPLIANCES	2,202.	2,202.	0.
63 DANA STREET LAND	985,800.	0.	985,800.
63 DANA STREET BUILDING	1,814,200.	843,879.	970,321.
63 DANA STREET IMPROVEMENTS	132,706.	59,319.	73,387.
63 DANA STREET LOAN COSTS	25,084.	25,080.	4.
30 ATHENS STREET LAND	718,600.	0.	718,600.
30 ATHENS STREET BUILDING	701,400.	326,252.	375,148.
30 ATHENS STREET IMPROVEMENTS	9,700.	4,427.	5,273.
30 ATHENS STREET CLOSING COSTS	2,300.	1,074.	1,226.
LOAN COSTS	33,004.	33,000.	4.
63 DANA STREET CLOSING COSTS	3,235.	1,509.	1,726.
30 ATHENS STREET IMPROVEMENTS	500.	203.	297.
30 ATHENS STREET IMPROVEMENTS	20,781.	8,410.	12,371.
PAULINE DRIVE IMPROVEMENTS	4,901.	1,965.	2,936.
11-13 STORY UNIT 2 PURCHASE	350,000.	149,012.	200,988.
HAMMOND IMPROVEMENTS	25,783.	19,124.	6,659.
11-13 STORY UNIT 2 CLOSING COSTS	1,040.	438.	602.
11-13 STORY APPLIANCES	1,733.	1,733.	0.
HOT WATER HEATER	1,024.	1,024.	0.
HAMMOND IMPROVEMENTS	5,089.	2,012.	3,077.
30 ATHENS STREET IMPROVEMENTS	18,156.	6,738.	11,418.
509 BOILER	10,900.	10,900.	0.
LAND	491,300.	0.	491,300.
BUILDING	4,421,700.	1,574,392.	2,847,308.
1-11 GRAY STREET CLOSING COSTS	5,300.	1,890.	3,410.
ASBESTOS ABATEMENT IMPROVEMENTS	3,600.	1,283.	2,317.
APPLIANCES	37,400.	12,977.	24,423.
APPLIANCES	1,581.	1,581.	0.
IMPROVEMENTS	48,198.	14,973.	33,225.
IMPROVEMENTS	2,962.	967.	1,995.
IMPROVEMENTS	4,500.	1,360.	3,140.
HAMMOND IMPROVEMENTS (NEW ROOF)	30,670.	8,316.	22,354.
IMPROVEMENTS	54,653.	14,489.	40,164.
APPLIANCES	2,456.	2,456.	0.
LAND	275,000.	0.	275,000.
BUILDING	75,000.	21,248.	53,752.

IMPROVEMENTS	11,144.	3,088.	8,056.
LAND	1,330,000.	0.	1,330,000.
BUILDING	301,000.	81,632.	219,368.
IMPROVEMENTS	20,000.	5,119.	14,881.
FINANCING COSTS	6,897.	2,559.	4,338.
DRIVEWAY, WALKWAY & PATIO			
IMPROMEMENTS	6,210.	1,403.	4,807.
NEW BOILER	33,930.	8,484.	25,446.
PATIO	2,700.	617.	2,083.
PORTICO	1,255.	316.	939.
UNIT RENOVAIONS	17,594.	4,346.	13,248.
BOILER	18,750.	4,348.	14,402.
DECK	10,700.	2,707.	7,993.
IMPROVEMENTS UNIT #1	26,293.	6,174.	20,119.
IMPROVEMENTS UNIT #2	12,565.	2,875.	9,690.
IMPROVEMENTS UNIT #3	27,848.	6,373.	21,475.
IMPROVEMENTS UNIT #5	7,020.	1,583.	5,437.
ASBESTOS REMOVAL	1,793.	420.	1,373.
IMPROVEMENTS - OTHER	11,163.	2,554.	8,609.
11-13 STORY APPLIANCES	1,023.	1,023.	0.
IMPROVEMENTS	4,532.	859.	3,673.
30 ATHENS STREET IMPROVEMENTS	8,024.	1,521.	6,503.
BATH REMODEL (1-2 GRAY)	4,425.	946.	3,479.
REWIRE APARTMENT (1-6 GRAY)	5,200.	1,047.	4,153.
REMODEL BATHROOM (11-8 GRAY)	4,720.	939.	3,781.
IMPROVEMENTS - UNIT 5	24,034.	4,479.	19,555.
IMPROVEMENTS - OTHER	3,250.	674.	2,576.
30 ATHENS STREET APPLIANCES	516.	516.	0.
11-13 STORY APPLIANCES	2,066.	2,052.	14.
HAMMOND APPLIANCES	765.	760.	5.
HAMMOND IMPROVEMENTS	11,670.	1,961.	9,709.
HAMMOND APPLIANCES	685.	661.	24.
LIGHTTING	3,900.	680.	3,220.
REMODEL BATHROOM (1-8 GRAY)	10,067.	1,754.	8,313.
APPLIANCES	550.	534.	16.
IMPROVEMENTS (11-3 GRAY)	26,590.	4,311.	22,279.
IMPROVEMENTS (1-5 GRAY)	38,750.	6,164.	32,586.
HAMMOND GARAGE	54,500.	6,029.	48,471.
HAMMOND APPLIANCES	2,867.	2,690.	177.
11-13 STORY APPLIANCES	940.	854.	86.
11-13 STORY IMPROVEMENTS	30,075.	3,601.	26,474.
HVAC	38,150.	4,681.	33,469.
11-13 STORY IMPROVEMENTS	24,625.	1,827.	22,798.
HAMMOND - DRIVEWAY PAVING	38,700.	1,935.	36,765.
HAMMOND - IMPROVEMENTS	60,500.	2,842.	57,658.
LAND 497 HAMMOND STREET	464,318.	0.	464,318.
HAMMOND - IMPROVEMENTS	63,879.	2,033.	61,846.
ROOF REPLACEMENT	39,980.	666.	39,314.
TOTAL TO FM 990-PF, PART II, LN 11	22,448,053.	8,861,170.	13,586,883.

FORM 990-PF	OTHER INVESTMENTS	STATEMENT	10
DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
BOOK VALUE LESS BASIS	COST	4,166,808.	0.
TOTAL TO FORM 990-PF, PART II, LINE 13		4,166,808.	0.

FORM 990-PF	OTHER LIABILITIES	STATEMENT	11
DESCRIPTION	BOY AMOUNT	EOY AMOUNT	
SECURITY DEPOSITS AND OTHER LIABILITIES	140,016.	143,813.	
ACCRUED DONATIONS	0.	26,760.	
TOTAL TO FORM 990-PF, PART II, LINE 22	140,016.	170,573.	

FORM 990-PF LIST OF SUBSTANTIAL CONTRIBUTORS STATEMENT 12
PART VII-A, LINE 10

NAME OF CONTRIBUTOR	ADDRESS
MORNINGSIDE FOUNDATION LTD	2ND FLOOR, LE PRINCE DE GALLES 3-5 AVE. DES CITRONNIERS, MONACO 98000