

EXTENDED TO NOVEMBER 16, 2020  
Return of Private Foundation

OMB No 1545-0047  
**2019**  
Open to Public Inspection

Form **990-PF**

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.

1912

For calendar year 2019 or tax year beginning , and ending

Name of foundation: **THE MORNINGSIDE FOUNDATION**

Number and street (or P O box number if mail is not delivered to street address): **1188 CENTRE STREET**

Room/suite: \_\_\_\_\_

City or town, state or province, country, and ZIP or foreign postal code: **NEWTON CENTRE, MA 02459**

A Employer identification number: **04-3339572**

B Telephone number: **617-244-2800**

C If exemption application is pending, check here  **6**

D 1 Foreign organizations, check here

2 Foreign organizations meeting the 85% test, check here and attach computation

E If private foundation status was terminated under section 507(b)(1)(A), check here

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here

G Check all that apply:  Initial return  Initial return of a former public charity  
 Final return  Amended return  
 Address change  Name change

H Check type of organization:  Section 501(c)(3) exempt private foundation **04**  
 Section 4947(a)(1) nonexempt charitable trust  Other taxable private foundation

I Fair market value of all assets at end of year (from Part II, col. (c), line 16): **\$ 53,792,708.**

J Accounting method:  Cash  Accrual  
 Other (specify) \_\_\_\_\_

Part I Analysis of Revenue and Expenses		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
<b>Revenue</b>					
1	Contributions, gifts, grants, etc., received	77,134,951.		N/A	
2	Check <input type="checkbox"/> if the foundation is not required to attach Sch B				
3	Interest on savings and temporary cash investments	4.	4.		STATEMENT 1
4	Dividends and interest from securities				
5a	Gross rents	1,754,558.	1,754,558.		STATEMENT 2
b	Net rental income or (loss) <b>298,989.</b>				STATEMENT 3
6a	Net gain or (loss) from sale of assets not on line 10				
b	Gross sales price for all assets on line 6a				
7	Capital gain net income (from Part IV, line 2)		0.		
8	Net short-term capital gain <b>Received in bank - USB</b>				
9	Income modifications <b>809</b>				
10a	Gross sales less returns and allowances				
b	Less Cost of goods sold <b>NOV 10 2020</b>				
c	Gross profit or (loss)				
11	Other income <b>Oyden</b>				
12	<b>Total</b> Add lines 1 through 11	78,889,513.	1,754,562.		
<b>Operating and Administrative Expenses</b>					
13	Compensation of officers, directors, trustees, etc		0.		0.
14	Other employee salaries and wages				
15	Pension plans, employee benefits				
16a	Legal fees <b>STMT 4</b>	24,404.	24,404.		0.
b	Accounting fees <b>STMT 5</b>	25,000.	25,000.		0.
c	Other professional fees				
17	Interest				
18	Taxes <b>STMT 6</b>	3,869.	3,869.		0.
19	Depreciation and depletion	490,205.	490,903.		
20	Occupancy				
21	Travel, conferences, and meetings				
22	Printing and publications				
23	Other expenses <b>STMT 7</b>	958,169.	958,169.		0.
24	<b>Total operating and administrative expenses</b> Add lines 13 through 23	1,501,647.	1,502,345.		0.
25	Contributions, gifts, grants paid	77,939,711.			77,939,711.
26	<b>Total expenses and disbursements</b> Add lines 24 and 25	79,441,358.	1,502,345.		77,939,711.
27	Subtract line 26 from line 12:				
a	Excess of revenue over expenses and disbursements	<551,845.>			
b	Net investment income (if negative, enter -0-)		252,217.		
c	Adjusted net income (if negative, enter -0-)			N/A	

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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	4,423,226.	4,252,808.	4,252,808.	
	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	74,900.			
	Less: allowance for doubtful accounts	0.	96,900.	74,900.	
	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.	4,130,000.
	c Investments - corporate bonds				
	11 Investments - land, buildings, and equipment basis	22,448,053.			
Less accumulated depreciation	STMT 9	9,351,999.	13,586,883.	13,096,054.	
12 Investments - mortgage loans					
13 Investments - other	STMT 10	4,166,808.	4,166,793.	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)		59,548,817.	58,865,555.	53,792,708.	
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		2,973,100.	2,835,438.	
	22 Other liabilities (describe)	STATEMENT 11)	170,573.	176,818.	
23 Total liabilities (add lines 17 through 22)		3,143,673.	3,012,256.		
Net Assets or Fund Balances	Foundations that follow FASB ASC 958, check here	<input checked="" type="checkbox"/>			
	and complete lines 24, 25, 29, and 30				
	24 Net assets without donor restrictions		56,405,144.	55,853,299.	
	25 Net assets with donor restrictions				
	Foundations that do not follow FASB ASC 958, check here	<input type="checkbox"/>			
	and complete lines 26 through 30				
	26 Capital stock, trust principal, or current funds				
27 Paid-in or capital surplus, or land, bldg., and equipment fund					
28 Retained earnings, accumulated income, endowment, or other funds					
29 Total net assets or fund balances		56,405,144.	55,853,299.		
30 Total liabilities and net assets/fund balances		59,548,817.	58,865,555.		

**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 29 (must agree with end-of-year figure reported on prior year's return)	1	56,405,144.
2 Enter amount from Part I, line 27a	2	<551,845.>
3 Other increases not included in line 2 (itemize)	3	0.
4 Add lines 1, 2, and 3	4	55,853,299.
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 29	6	55,853,299.

**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.

(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	(l) Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col. (h))
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))
2018	51,679,250.	65,602,704.	.787761
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

2 Total of line 1, column (d)	2	5.343035
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	1.068607
4 Enter the net value of noncharitable-use assets for 2019 from Part X, line 5	4	54,698,681.
5 Multiply line 4 by line 3	5	58,451,393.
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	2,522.
7 Add lines 5 and 6	7	58,453,915.
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	77,939,711.

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

Table with 11 rows for excise tax calculations. Line 1: 2,522. Line 2: 0. Line 3: 2,522. Line 4: 0. Line 5: 2,522. Line 6a: 2,500. Line 7: 2,500. Line 9: 22. Line 11: Refunded.

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Columns: Question, Yes, No. Row 1a: No. Row 1b: No. Row 1c: Yes. Row 2: No. Row 3: No. Row 4a: Yes. Row 4b: Yes. Row 5: No. Row 6: No. Row 7: Yes. Row 8a: DE, MA, CA. Row 8b: Yes. Row 9: No. Row 10: No.

**Part VII-A Statements Regarding Activities** (continued)

		Yes	No
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	11		X
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	12		X
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ▶ <u>N/A</u>	13	X	
14 The books are in care of ▶ <u>PAULA E. TURNBULL</u> Telephone no. ▶ <u>617-244-2800</u> Located at ▶ <u>1188 CENTRE STREET, NEWTON CENTRE, MA</u> ZIP+4 ▶ <u>02459-0529</u>			
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 ▶ <u>15</u> <u>N/A</u>			
16 At any time during calendar year 2019, 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 ▶	16		X

**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.

		Yes	No
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <u>N/A</u> ▶ <input type="checkbox"/>	1b		
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 2019?	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(j)(3) or 4942(j)(5)):			
a At the end of tax year 2019, did the foundation have any undistributed income (Part XIII, lines 6d and 6e) for tax year(s) beginning before 2019? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," list the years ▶ _____, _____, _____			
b Are there any years listed in 2a for which the foundation is <b>not</b> 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.) <u>N/A</u>	2b		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
b If "Yes," did it have excess business holdings in 2019 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 Form 4720, Schedule C, to determine if the foundation had excess business holdings in 2019.) <u>N/A</u>	3b		
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 2019?	4b		X

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

		Yes	No
<b>5a</b> During the year, did the foundation pay or incur any amount to:			
(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>b</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	5b	
<b>c</b> 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		
<b>6a</b> 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>b</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
<b>7a</b> 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>b</b> If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction?	N/A	7b	
<b>8</b> 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."

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
MCCARTHY LEGAL SERVICES, LLC 1188 CENTRE STREET, NEWTON CENTRE, MA 02459	PROPERTY MGMT, LEGAL & ACCOUNTING	73,743.

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

**Part IX-A Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 N/A	
2	
3	
4	

**Part IX-B Summary of Program-Related Investments**

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.	Amount
1 N/A	
2	
3 All other program-related investments. See instructions.	

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	6,685,000.
b	Average of monthly cash balances	1b	3,436,756.
c	Fair market value of all other assets	1c	45,409,900.
d	Total (add lines 1a, b, and c)	1d	55,531,656.
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	55,531,656.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	832,975.
5	Net value of noncharitable-use assets Subtract line 4 from line 3. Enter here and on Part V, line 4	5	54,698,681.
6	Minimum investment return Enter 5% of line 5	6	2,734,934.

**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	2,734,934.
2a	Tax on investment income for 2019 from Part VI, line 5	2a	2,522.
b	Income tax for 2019. (This does not include the tax from Part VI.)	2b	
c	Add lines 2a and 2b	2c	2,522.
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	2,732,412.
4	Recoveries of amounts treated as qualifying distributions	4	0.
5	Add lines 3 and 4	5	2,732,412.
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	2,732,412.

**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	77,939,711.
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	77,939,711.
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	2,522.
6	Adjusted qualifying distributions Subtract line 5 from line 4	6	77,937,189.

**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 2018	(c) 2018	(d) 2019
1 Distributable amount for 2019 from Part XI, line 7				2,732,412.
2 Undistributed income, if any, as of the end of 2019				
a Enter amount for 2018 only			0.	
b Total for prior years:		0.		
3 Excess distributions carryover, if any, to 2019:				
a From 2014	59,930,667.			
b From 2015	62,275,246.			
c From 2016	59,478,472.			
d From 2017	103,230,456.			
e From 2018	48,401,300.			
f Total of lines 3a through e	333,316,141.			
4 Qualifying distributions for 2019 from Part XII, line 4: ▶ \$ 77,939,711.				
a Applied to 2018, 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 2019 distributable amount				2,732,412.
e Remaining amount distributed out of corpus	75,207,299.			
5 Excess distributions carryover applied to 2019 (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:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	408,523,440.			
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 2018. Subtract line 4a from line 2a. Taxable amount - see instr.			0.	
f Undistributed income for 2019. Subtract lines 4d and 5 from line 1 This amount must be distributed in 2020				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 2014 not applied on line 5 or line 7	59,930,667.			
9 Excess distributions carryover to 2020 Subtract lines 7 and 8 from line 6a	348,592,773.			
10 Analysis of line 9:				
a Excess from 2015	62,275,246.			
b Excess from 2016	59,478,472.			
c Excess from 2017	103,230,456.			
d Excess from 2018	48,401,300.			
e Excess from 2019	75,207,299.			

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 2019, 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)

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.

Table with 5 columns: (a) 2019, (b) 2018, (c) 2017, (d) 2016, (e) Total. The table is mostly empty with a diagonal line drawn through it.

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 [X] 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 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
<b>a Paid during the year</b>				
BOSTON GENERAL SURGICAL ASSOCIATES 860 WASHINGTON STREET BOSTON, MA 02111	NONE	PUBLIC	GENERAL USE - RESEARCH	8,000.
CULTURE TRUST-GREATER PHILADELPHIA 315 WALNUT STREET PHILADELPHIA, PA 19107	NONE	PUBLIC	GENERAL USE - EDUCATION	50,000.
EMORY COLLEGE 1599 CLIFTON ROAD ATLANTA, GA 30322	NONE	PUBLIC	GENERAL USE - EDUCATION	5,097,063.
CAMP HARBOR VIEW FOUNDATION 2 DEARBORN STREET BOSTON, MA 02119	NONE	PUBLIC	GENERAL USE - RESEARCH	10,000.
ENTREPRENEURSHIP FOR ALL 175 CABOT STREET LOWELL, MA 01854	NONE	PUBLIC	GENERAL USE - RELIGIOUS	50,000.
<b>Total</b> SEE CONTINUATION SHEET(S) ▶ 3a				77,939,711.
<b>b Approved for future payment</b>				
NONE				
<b>Total</b> ▶ 3b				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 <sup>1</sup>
EMGS 16285 PARK TEN PLACE HOUSTON, TX 77084	NONE	PUBLIC	GENERAL USE - RESEARCH	25,000.
FRIENDS OF IR DAVID, INC. 575 LEXINGTON AVE NEW YORK, NY 10022	NONE	PUBLIC	GENERAL USE - ARTS	500,000.
HARVARD UNIVERSITY 124 MOUNT AUBURN STREET CAMBRIDGE, MA 02138	NONE	PUBLIC	GENERAL USE - RESEARCH	67,262,888.
MIT 77 MASSACHUSETTS AVE CAMBRIDGE, MA 02139	NONE	PUBLIC	GENERAL USE - EDUCATOIN	5,000.
JB LITTLE CTR RADIAT SCI & ENVIRON HEALTH 677 HUNTINGTON AVE BOSTON, MA 02115	NONE	PUBLIC	GENERAL USE - RESEARCH	20,000.
MOVEABLE FEAST 3 RIVERSIDE DRIVE WILLIMANTIC, CT 06226	NONE	PUBLIC	GENERAL USE - RESEARCH	10,000.
LIVING STREAM MINISTRY 1299 MASSACHUSETTS AVE DORCHESTER, MA 02125	NONE	PUBLIC	GENERAL USE - RELIGIOUS	945,000.
MGH CANCER CENTER 55 FRUIT STREET BOSTON, MA 02114	NONE	PUBLIC	GENERAL USE - RESEARCH	50,000.
RADIATION RESEARCH SOCIETY 380 ICE CENTER LANE BOZEMAN, MT 59718	NONE	PUBLIC	GENERAL USE - EDUCATION	50,000.
THE CHURCH IN ANAHEIM 2528 W LA PALM AE ANAHEIM, CA 92801	NONE	PUBLIC	GENERAL USE - RELIGIOUS	1,481,000.
<b>Total from continuation sheets</b>				<b>72,724,648.</b>

**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
THE CHURCH IN IRVING 3600 ESTERS ROAD IRVING, TX 75062	NONE	PUBLIC	GENERAL USE - RELIGIOUS	500,000.
THE CHURCH OF CAMBRIDGE 380 GREEN STREET CAMBRIDGE, MA 02139	NONE	PUBLIC	GENERAL USE - RELIGIOUS	388,260.
WINTHROP PARK SCHOOL, INC. 1188 CENTRE STREET NEWTON CENTRE, MA 02459	NONE	PUBLIC	GENERAL USE - EDUCATION	1,487,500.
<b>Total from continuation sheets</b>				

Part XVI-A Analysis of Income-Producing Activities

Table with 5 main columns: (a) Business code, (b) Amount, (c) Exclusion code, (d) Amount, (e) Related or exempt function income. Rows include various income categories like Program service revenue, Membership dues, Interest on savings, Dividends, Net rental income, etc.

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

Table with 2 columns: Line No, 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.

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...

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?
b If "Yes," complete the following schedule
(a) Name of organization, (b) Type of organization, (c) Description of relationship

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 taxpayer) is based on all information of which preparer has any knowledge.
Signature of officer or trustee: [Signature]
Date: 11/9/20
Title: VICE PRESIDENT

Paid Preparer Use Only: Print/Type preparer's name: ANDREW P. PRAGUE, CPA; Preparer's signature: [Signature]; Date: 11/09/20; Check 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](http://www.irs.gov/Form990) for the latest information.

OMB No 1545 0047

**2019**

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, 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).

LHA For Paperwork Reduction Act Notice, see the instructions for Form 990, 990-EZ, or 990-PF.

Schedule B (Form 990, 990-EZ, or 990-PF) (2019)



Name of organization  <b>THE MORNINGSIDE FOUNDATION</b>	Employer identification number  <b>04-3339572</b>
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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, INC.</u>  <u>2550 MIDDLE ROAD, SUITE 603</u>  <u>BETTENDORF, IA 52722</u>	\$ <u>875,000.</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>53,890,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions)
3	<u>MORNINGSIDE FOUNDATION LIMITED</u> <u>22/F,HANG LUNG CENTRE,2-20 PATERSON ST.</u>  <u>CAUSEWAY BAY, HONG KONG, CHINA</u>	\$ <u>5,097,063.</u>	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions)
4	<u>MORNINGSIDE FOUNDATION LIMITED</u> <u>22/F,HANG LUNG CENTRE,2-20 PATERSON ST.</u>  <u>CAUSEWAY BAY, HONG KONG, CHINA</u>	\$ <u>17,262,888.</u>	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input checked="" type="checkbox"/> (Complete Part II for noncash contributions)
5	<u>DR. LEESTER WU &amp; DR. CAROLYN SHIH</u>  <u>25 GRACEWOOD DRIVE</u>  <u>MANHASSET, NY 11030-3930</u>	\$ <u>10,000.</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)

Name of organization  <b>THE MORNINGSIDE FOUNDATION</b>	Employer identification number  <b>04-3339572</b>
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**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
3	4.3M SHARES XIAOMI A&B HKD _____ _____ _____	\$ 5,097,063.	09/24/19
4	NUCANA 2,911,111 SHARES _____ _____ _____	\$ 17,262,888.	12/30/19
	_____ _____ _____	\$ _____	_____
	_____ _____ _____	\$ _____	_____
	_____ _____ _____	\$ _____	_____
	_____ _____ _____	\$ _____	_____

Name of organization <b>THE MORNINGSIDE FOUNDATION</b>	Employer identification number <b>04-3339572</b>
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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	4.	4.	
TOTAL TO PART I, LINE 3	4.	4.	

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	507,324.
497 HAMMOND ST, CHESTNUT HILL, MA	2	0.
5233 18TH AVE, SEATTLE, WA	3	67,965.
9649 PAULINE DR, CYPRESS, CA	4	23,340.
63 DANA STREET, CAMBRIDGE, MA	7	290,886.
30 ATHENS STREET, CAMBRIDGE, MA	8	79,862.
1-11 GRAY STREET, CAMBRIDGE, MA	9	598,528.
184 POWER STREET, PROVIDENCE, RI	10	6,000.
56 HANCOCK STREET, CAMBRIDGE, MA	11	180,653.
TOTAL TO FORM 990-PF, PART I, LINE 5A		1,754,558.

FORM 990-PF RENTAL EXPENSES STATEMENT 3

DESCRIPTION	ACTIVITY NUMBER	AMOUNT	TOTAL
DEPRECIATION		175,528.	
AMORTIZATION		279.	
OPERATING EXPENSES - ROSEMARY		344,125.	
- SUBTOTAL -	1		519,932.
DEPRECIATION		1,325.	
OPERATING EXPENSES - ELDERBERRY		84,603.	
- SUBTOTAL -	2		85,928.
DEPRECIATION		11,829.	
OPERATING EXPENSES - TURMERIC		12,109.	
- SUBTOTAL -	3		23,938.
DEPRECIATION		8,155.	

OPERATING EXPENSES - CLOVE		15,764.	
- SUBTOTAL -	4		23,919.
DEPRECIATION		74,122.	
OPERATING EXPENSES - MEDJOO		147,145.	
- SUBTOTAL -	7		221,267.
DEPRECIATION		27,668.	
OPERATING EXPENSES - WILLOWBARK		46,366.	
- SUBTOTAL -	8		74,034.
DEPRECIATION		170,172.	
OPERATING EXPENSES - CORKTREE		220,091.	
- SUBTOTAL -	9		390,263.
DEPRECIATION		3,132.	
OPERATING EXPENSES - GINGERGOLD		21,380.	
- SUBTOTAL -	10		24,512.
DEPRECIATION		18,274.	
AMORTIZATION		345.	
OPERATING EXPENSES - TACCA		73,157.	
- SUBTOTAL -	11		91,776.
TOTAL RENTAL EXPENSES			1,455,569.
NET RENTAL INCOME TO FORM 990-PF, PART I, LINE 5B			298,989.

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	24,404.	24,404.		0.
TO FM 990-PF, PG 1, LN 16A	24,404.	24,404.		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	25,000.	25,000.		0.
TO FORM 990-PF, PG 1, LN 16B	25,000.	25,000.		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	1,000.	1,000.		0.
CA FRANCHISE TAX	1,060.	1,060.		0.
2018 FORM 990-PF	1,809.	1,809.		0.
TO FORM 990-PF, PG 1, LN 18	3,869.	3,869.		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	<9,603.>	<9,603.>		0.
MISCELLANEOUS EXPENSES	2,187.	2,187.		0.
INSURANCE	221.	221.		0.
OPERATING EXPENSES - ROSEMARY	344,125.	344,125.		0.
OPERATING EXPENSES - ELDERBERRY	84,603.	84,603.		0.
OPERATING EXPENSES - TURMERIC	12,109.	12,109.		0.
OPERATING EXPENSES - CLOVE	15,764.	15,764.		0.
OPERATING EXPENSES - MEDJOO	147,145.	147,145.		0.
OPERATING EXPENSES - WILLOWBARK	46,366.	46,366.		0.
OPERATING EXPENSES - CORKTREE	220,091.	220,091.		0.
OPERATING EXPENSES - GINGERGOLD	21,380.	21,380.		0.
OPERATING EXPENSES - TACCA	73,157.	73,157.		0.
AMORTIZATION	624.	624.		0.
TO FORM 990-PF, PG 1, LN 23	958,169.	958,169.		0.

FORM 990-PF	CORPORATE STOCK	STATEMENT	8
DESCRIPTION	BOOK VALUE	FAIR MARKET VALUE	
JP MORGAN ACCOUNT	37,275,000.	4,130,000.	
TOTAL TO FORM 990-PF, PART II, LINE 10B	37,275,000.	4,130,000.	

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.	18,742.	258.
IMPROVEMENTS	3,396.	3,269.	127.
IMPROVEMENTS	1,270.	1,176.	94.
IMPROVEMENTS	24,762.	22,841.	1,921.
IMPROVEMENTS	3,103.	3,103.	0.
IMPROVEMENTS	4,352.	3,985.	367.
IMPROVEMENTS	3,945.	3,596.	349.
IMPROVEMENTS	13,675.	12,489.	1,186.
IMPROVEMENTS	6,369.	5,826.	543.
IMPROVEMENTS	1,200.	1,103.	97.
IMPROVEMENTS	4,050.	3,328.	722.
BUILDING	745.	575.	170.
BUILDING	3,600.	2,778.	822.
IMPROVEMENTS	9,540.	6,433.	3,107.
IMPROVEMENTS	10,300.	6,921.	3,379.
EQUIPMENT	24,429.	24,429.	0.
EQUIPMENT	1,046.	1,046.	0.
LAND	75,673.	0.	75,673.
BUILDING	320,750.	308,607.	12,143.
BUILDING	213,150.	205,724.	7,426.
LAND	64,174.	0.	64,174.
BUILDING	120,000.	119,822.	178.
BUILDING	9,868.	9,855.	13.
BUILDING	10,445.	10,337.	108.
BUILDING	12,325.	11,892.	433.



IMPROVEMENTS	12,512.	11,887.	625.
IMPROVEMENTS	1,150.	1,078.	72.
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.	1,729,700.	1,504,300.
CONDOMINIUM UNIT	375,000.	198,290.	176,710.
CONDOMINIUM UNIT	375,000.	198,290.	176,710.
APPLIANCES	424.	424.	0.
11-13 STORY CLOSING COSTS	11,166.	4,115.	7,051.
11-13 APPLIANCES	701.	701.	0.
HAMMOND FENCE	6,500.	5,683.	817.
HAMMOND APPLIANCES	2,202.	2,202.	0.
63 DANA STREET LAND	985,800.	0.	985,800.
63 DANA STREET BUILDING	1,814,200.	909,850.	904,350.
63 DANA STREET IMPROVEMENTS	132,706.	64,145.	68,561.
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.	351,757.	349,643.
30 ATHENS STREET IMPROVEMENTS	9,700.	4,780.	4,920.
30 ATHENS STREET CLOSING COSTS	2,300.	1,158.	1,142.
LOAN COSTS	33,004.	33,000.	4.
63 DANA STREET CLOSING COSTS	3,235.	1,627.	1,608.
30 ATHENS STREET IMPROVEMENTS	500.	221.	279.
30 ATHENS STREET IMPROVEMENTS	20,781.	9,166.	11,615.
PAULINE DRIVE IMPROVEMENTS	4,901.	2,143.	2,758.
11-13 STORY UNIT 2 PURCHASE	350,000.	161,739.	188,261.
HAMMOND IMPROVEMENTS	25,783.	20,843.	4,940.
11-13 STORY UNIT 2 CLOSING COSTS	1,040.	476.	564.
11-13 STORY APPLIANCES	1,733.	1,733.	0.
HOT WATER HEATER	1,024.	1,024.	0.
HAMMOND IMPROVEMENTS	5,089.	2,197.	2,892.
30 ATHENS STREET IMPROVEMENTS	18,156.	7,398.	10,758.
509 BOILER	10,900.	10,900.	0.
LAND	491,300.	0.	491,300.
BUILDING	4,421,700.	1,735,181.	2,686,519.
1-11 GRAY STREET CLOSING COSTS	5,300.	2,083.	3,217.
ASBESTOS ABATEMENT IMPROVEMENTS	3,600.	1,414.	2,186.
APPLIANCES	37,400.	14,337.	23,063.
APPLIANCES	1,581.	1,581.	0.
IMPROVEMENTS	48,198.	16,726.	31,472.
IMPROVEMENTS	2,962.	1,075.	1,887.
IMPROVEMENTS	4,500.	1,524.	2,976.
HAMMOND IMPROVEMENTS (NEW ROOF)	30,670.	9,431.	21,239.
IMPROVEMENTS	54,653.	16,476.	38,177.
APPLIANCES	2,456.	2,456.	0.
LAND	275,000.	0.	275,000.
BUILDING	75,000.	23,975.	51,025.

IMPROVEMENTS	11,144.	3,493.	7,651.
LAND	1,330,000.	0.	1,330,000.
BUILDING	301,000.	92,577.	208,423.
IMPROVEMENTS	20,000.	5,846.	14,154.
FINANCING COSTS	6,897.	2,904.	3,993.
DRIVEWAY, WALKWAY & PATIO			
IMPROMEMENTS	6,210.	1,629.	4,581.
NEW BOILER	33,930.	9,718.	24,212.
PATIO	2,700.	715.	1,985.
PORTICO	1,255.	362.	893.
UNIT RENOVAIONS	17,594.	4,986.	12,608.
BOILER	18,750.	5,030.	13,720.
DECK	10,700.	3,096.	7,604.
IMPROVEMENTS UNIT #1	26,293.	7,130.	19,163.
IMPROVEMENTS UNIT #2	12,565.	3,332.	9,233.
IMPROVEMENTS UNIT #3	27,848.	7,386.	20,462.
IMPROVEMENTS UNIT #5	7,020.	1,838.	5,182.
ASBESTOS REMOVAL	1,793.	485.	1,308.
IMPROVEMENTS - OTHER	11,163.	2,960.	8,203.
11-13 STORY APPLIANCES	1,023.	1,023.	0.
IMPROVEMENTS	4,532.	1,024.	3,508.
30 ATHENS STREET IMPROVEMENTS	8,024.	1,813.	6,211.
BATH REMODEL (1-2 GRAY)	4,425.	1,107.	3,318.
REWIRE APARTMENT (1-6 GRAY)	5,200.	1,236.	3,964.
REMODEL BATHROOM (11-8 GRAY)	4,720.	1,111.	3,609.
IMPROVEMENTS - UNIT 5	24,034.	5,353.	18,681.
IMPROVEMENTS - OTHER	3,250.	792.	2,458.
30 ATHENS STREET APPLIANCES	516.	516.	0.
11-13 STORY APPLIANCES	2,066.	2,066.	0.
HAMMOND APPLIANCES	765.	765.	0.
HAMMOND IMPROVEMENTS	11,670.	2,385.	9,285.
HAMMOND APPLIANCES	685.	685.	0.
LIGHTTING	3,900.	822.	3,078.
REMODEL BATHROOM (1-8 GRAY)	10,067.	2,120.	7,947.
APPLIANCES	550.	550.	0.
IMPROVEMENTS (11-3 GRAY)	26,590.	5,278.	21,312.
IMPROVEMENTS (1-5 GRAY)	38,750.	7,573.	31,177.
HAMMOND GARAGE	54,500.	8,011.	46,489.
HAMMOND APPLIANCES	2,867.	2,847.	20.
11-13 STORY APPLIANCES	940.	907.	33.
11-13 STORY IMPROVEMENTS	30,075.	4,695.	25,380.
HVAC	38,150.	6,068.	32,082.
11-13 STORY IMPROVEMENTS	24,625.	2,722.	21,903.
HAMMOND - DRIVEWAY PAVING	38,700.	3,342.	35,358.
HAMMOND - IMPROVEMENTS	60,500.	5,042.	55,458.
LAND 497 HAMMOND STREET	464,318.	0.	464,318.
HAMMOND - IMPROVEMENTS	63,879.	4,356.	59,523.
ROOF REPLACEMENT	39,980.	2,120.	37,860.
TOTAL TO FM 990-PF, PART II, LN 11	22,448,053.	9,351,999.	13,096,054.

FORM 990-PF	OTHER INVESTMENTS	STATEMENT	10
DESCRIPTION	VALUATION METHOD	BOOK VALUE	FAIR MARKET VALUE
BOOK VALUE LESS BASIS	COST	4,166,793.	0.
TOTAL TO FORM 990-PF, PART II, LINE 13		4,166,793.	0.

FORM 990-PF	OTHER LIABILITIES	STATEMENT	11
DESCRIPTION	BOY AMOUNT	EOY AMOUNT	
SECURITY DEPOSITS AND OTHER LIABILITIES	143,813.	150,058.	
ACCRUED DONATIONS	26,760.	26,760.	
TOTAL TO FORM 990-PF, PART II, LINE 22	170,573.	176,818.	