

Form **990-PF**
 Department of the Treasury
 Internal Revenue Service

Return of Private Foundation
or Section 4947(a)(1) Trust Treated as Private Foundation

▶ **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.**

OMB No 1545-0052
2019
Open to Public Inspection

For calendar year 2019, or tax year beginning 01-01-2019, and ending 12-31-2019

Name of foundation WELLS MANOR HOUSING DEVELOPMENT FUND CORP C/O CARR PROPERTY MGMTMT		A Employer identification number 11-2611902
Number and street (or P O box number if mail is not delivered to street address) 56 ASTOR DRIVE	Room/suite	B Telephone number (see instructions) (413) 525-4321
City or town, state or province, country, and ZIP or foreign postal code RHINEBECK, NY 125721949		C If exemption application is pending, check here <input type="checkbox"/>
G Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		D 1. Foreign organizations, check here <input type="checkbox"/> 2. Foreign organizations meeting the 85% test, check here and attach computation <input type="checkbox"/>
H Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>
I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ \$ <u>1,736,240</u>	J Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ <i>(Part I, column (d) must be on cash basis)</i>	F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>

Part I Analysis of Revenue and Expenses <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))</i>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)				
	2 Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	2,641	2,641	2,641	
	4 Dividends and interest from securities				
	5a Gross rents				
	b Net rental income or (loss)				
	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)				
	8 Net short-term capital gain				
	9 Income modifications				
	10a Gross sales less returns and allowances				
b Less Cost of goods sold					
c Gross profit or (loss) (attach schedule)					
11 Other income (attach schedule)	951,887		951,887		
12 Total. Add lines 1 through 11	954,528	2,641	954,528		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc				
	14 Other employee salaries and wages				
	15 Pension plans, employee benefits				
	16a Legal fees (attach schedule)				
	b Accounting fees (attach schedule)	23,450		23,450	
	c Other professional fees (attach schedule)	108,803		108,803	
	17 Interest	133,908		133,908	
	18 Taxes (attach schedule) (see instructions)				
	19 Depreciation (attach schedule) and depletion	89,464		89,464	
	20 Occupancy	98,639		98,639	
	21 Travel, conferences, and meetings	606		606	
	22 Printing and publications				
	23 Other expenses (attach schedule)	339,329		339,329	
	24 Total operating and administrative expenses. Add lines 13 through 23	794,199	0	794,199	0
	25 Contributions, gifts, grants paid	0			0
26 Total expenses and disbursements. Add lines 24 and 25	794,199	0	794,199	0	
27 Subtract line 26 from line 12					
a Excess of revenue over expenses and disbursements	160,329				
b Net investment income (if negative, enter -0-)		2,641			
c Adjusted net income (if negative, enter -0-)			160,329		

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	46,314	1,343	1,343
	2 Savings and temporary cash investments	710,646	720,510	720,510
	3 Accounts receivable ▶ <u>144</u>			
	Less allowance for doubtful accounts ▶ _____	2,360	144	144
	4 Pledges receivable ▶ _____			
	Less allowance for doubtful accounts ▶ _____			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7 Other notes and loans receivable (attach schedule) ▶ _____			
	Less allowance for doubtful accounts ▶ _____			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges		36,006	36,006
	10a Investments—U S and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)			
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment basis ▶ _____			
Less accumulated depreciation (attach schedule) ▶ _____				
12 Investments—mortgage loans				
13 Investments—other (attach schedule)				
14 Land, buildings, and equipment basis ▶ <u>3,703,050</u>				
Less accumulated depreciation (attach schedule) ▶ <u>2,724,814</u>	945,192	978,236	978,237	
15 Other assets (describe ▶ _____)	33,064	32,389		
16 Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	1,737,576	1,768,628	1,736,240	
Liabilities	17 Accounts payable and accrued expenses	110,611	141,861	
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)	1,534,109	1,373,253	
	22 Other liabilities (describe ▶ _____)	24,946	25,277	
	23 Total liabilities (add lines 17 through 22)	1,669,666	1,540,391	
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	67,910	228,237	
	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 (see instructions)	67,910	228,237		
30 Total liabilities and net assets/fund balances (see instructions) .	1,737,576	1,768,628		

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	67,910
2 Enter amount from Part I, line 27a		2	160,329
3 Other increases not included in line 2 (itemize) ▶ _____		3	
4 Add lines 1, 2, and 3		4	228,239
5 Decreases not included in line 2 (itemize) ▶ _____		5	2
6 Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29 .		6	228,237

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., 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			

(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) F M V 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)	2	
{ If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }		
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6)	3	
{ If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8 }		

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 does not qualify under section 4940(e). Do not complete this part.

1 Enter the appropriate amount in each column for each year, see 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	30,957	725,678	0.042659
2017	55,530	663,609	0.083679
2016	51,707	605,171	0.085442
2015	62,279	543,656	0.114556
2014	21,275	494,904	0.042988
2 Total of line 1, column (d)			0.369324
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			0.073865
4 Enter the net value of noncharitable-use assets for 2019 from Part X, line 5			728,304
5 Multiply line 4 by line 3			53,796
6 Enter 1% of net investment income (1% of Part I, line 27b)			26
7 Add lines 5 and 6			53,822
8 Enter qualifying distributions from Part XII, line 4			122,510

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.

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. Includes fields for exempt foundations, tax under section 511, subtitle A tax, and total tax due/overpayment. Includes sub-tables 6a-6d for 2019 tax payments.

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Includes questions about political campaigns, political expenditures, and state reporting requirements. Includes Yes/No columns.

Part VII-A Statements Regarding Activities (continued)

Table with 3 columns: Question, Yes, No. Rows 11-13 regarding controlled entities, donor advised funds, and public inspection requirements.

14 The books are in care of CARR PROPERTY MANAGEMENT INC Telephone no (413) 525-4321

Located at 24 DEER PARK DRIVE EAST LONGMEADOW MA ZIP+4 01028

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

Table with 3 columns: Question, Yes, No. Row 16 regarding interest in foreign countries.

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.

Main table with 3 columns: Question, Yes, No. Rows 1a-4b regarding Form 4720 exceptions and requirements.

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.			5b		
Organizations relying on a current notice regarding disaster assistance check here.		▶ <input type="checkbox"/>			
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? <i>If "Yes," attach the statement required by Regulations section 53.4945–5(d)</i>	<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	6b		No
b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? <i>If "Yes" to 6b, file Form 8870</i>					
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	7b		
b If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?					
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 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, foundation managers and their compensation. See instructions

(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
See Additional Data Table				

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). 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. ▶

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

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".		
(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		

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

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 THE ORGANIZATION'S DIRECT CHARITABLE ACTIVITY IS THE CREATION OF LOW INCOME HOUSING FOR THE HANDICAPPED AND ELDERLY WELLS MANOR IS A 75 UNIT APARTMENT PROJECT AND ITS TENANTS ARE ASSISTED BY THE U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	794,199
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

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	
All other program-related investments See instructions	
3	

Total. Add lines 1 through 3 **▶**

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	0
b	Average of monthly cash balances.	1b	18,885
c	Fair market value of all other assets (see instructions).	1c	720,510
d	Total (add lines 1a, b, and c).	1d	739,395
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	
2	Acquisition indebtedness applicable to line 1 assets.	2	
3	Subtract line 2 from line 1d.	3	739,395
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	11,091
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4.	5	728,304
6	Minimum investment return. Enter 5% of line 5.	6	36,415

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	36,415
2a	Tax on investment income for 2019 from Part VI, line 5.	2a	26
b	Income tax for 2019 (This does not include the tax from Part VI).	2b	
c	Add lines 2a and 2b.	2c	26
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	36,389
4	Recoveries of amounts treated as qualifying distributions.	4	
5	Add lines 3 and 4.	5	36,389
6	Deduction from distributable amount (see instructions).	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1.	7	36,389

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	0
b	Program-related investments—total from Part IX-B.	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	2	122,510
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	122,510
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. See instructions.	5	26
6	Adjusted qualifying distributions. Subtract line 5 from line 4.	6	122,484

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				36,389
2 Undistributed income, if any, as of the end of 2019				
a Enter amount for 2018 only.				
b Total for prior years 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2019				
a From 2014.				
b From 2015.				
c From 2016.			20,410	
d From 2017.			22,400	
e From 2018.				
f Total of lines 3a through e.	42,810			
4 Qualifying distributions for 2019 from Part XII, line 4 ▶ \$ <u>122,510</u>				
a Applied to 2018, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2019 distributable amount.				36,389
e Remaining amount distributed out of corpus	86,121			
5 Excess distributions carryover applied to 2019 (If an amount appears in column (d), the same amount must be shown in column (a))				
6 Enter the net total of each column as indicated below:				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5	128,931			
b Prior years' undistributed income Subtract line 4b from line 2b				
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.				
d Subtract line 6c from line 6b Taxable amount—see instructions				
e Undistributed income for 2018 Subtract line 4a from line 2a Taxable amount—see instructions				
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).				
8 Excess distributions carryover from 2014 not applied on line 5 or line 7 (see instructions).				
9 Excess distributions carryover to 2020. Subtract lines 7 and 8 from line 6a	128,931			
10 Analysis of line 9				
a Excess from 2015.				
b Excess from 2016.			20,410	
c Excess from 2017.			22,400	
d Excess from 2018.				
e Excess from 2019.			86,121	

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

1a 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 organization is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed

	Tax year	Prior 3 years			(e) Total
	(a) 2019	(b) 2018	(c) 2017	(d) 2016	
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))

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

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. See instructions.

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 <i>Paid during the year</i>				
Total	▶ 3a			
b <i>Approved for future payment</i>				
Total	▶ 3b			

Part XVI-A Analysis of Income-Producing Activities

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

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

Table with 2 columns: Line No. and Explanatory text. The text describes the purpose of the organization as providing low income housing to the elderly and handicapped, and details assistance payments for rent, laundry, and other services.

Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

Part XVII

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?

Table with 3 columns: Question, Yes, No. Rows include 1a(1) Cash, 1a(2) Other assets, 1b(1) Sales of assets, 1b(2) Purchases of assets, 1b(3) Rental of facilities, 1b(4) Reimbursement arrangements, 1b(5) Loans or loan guarantees, 1b(6) Performance of services, and 1c Sharing of facilities.

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.

Schedule table with 4 columns: (a) Line No, (b) Amount involved, (c) Name of noncharitable exempt organization, (d) Description of transfers, transactions, and sharing arrangements.

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

b If "Yes," complete the following schedule

Schedule table with 3 columns: (a) Name of organization, (b) Type of organization, (c) Description of relationship.

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 of officer or trustee: *****
Date: 2020-07-01
Title: *****

May the IRS discuss this return with the preparer shown below? (see instr) Yes No

Paid Preparer Use Only

Table for paid preparer information including name (JULIE QUINK), signature, date (2020-07-20), firm name (BURKHART PIZZANELLI PC), address (201 PARK AVE SUITE 2), and PTIN (P01068729).

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(a) Name and address	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	Expense account, (e) other allowances
LEWIS RUGE 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	PRESIDENT 1 00	0	0	0
KAREN A GIEK 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	VICE PRESIDE 1 00	0	0	0
EVAN MELTZER 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	SECRETARY 1 00	0	0	0
FRANCIS FLYNN 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	TREASURER 1 00	0	0	0
KATHERINE BACHER 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	ASSISTANT TR 1 00	0	0	0
DENISE GEORGE 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	DIRECTOR 1 00	0	0	0
JOHN HORISZNY MD 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	DIRECTOR 1 00	0	0	0
CHRISTY CARIDI 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	DIRECTOR 1 00	0	0	0
EDWARD PRUITT 24 DEER PARK DRIVE EAST LONGMEADOW, MA 01028	DIRECTOR 1 00	0	0	0

TY 2019 Accounting Fees Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTNT

EIN: 11-2611902

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	23,450		23,450	

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2019 Depreciation Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
 FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
LAND	1986-01-01	70,465							
LAND	1986-01-01	26,600							
BUILDING	1987-07-01	3,087,594	2,431,481	S/L	40 0000	77,189		77,189	
BUILDING IMPROVEMENT	1989-04-30	25,065	18,590	S/L	40 0000	627		627	
FURNITURE	1987-07-01	20,301	20,301	S/L	10 0000				
FURNISHINGS	1993-06-01	3,488	3,488	S/L	10 0000				
FURNITURE	1994-06-01	7,036	7,036	S/L	10 0000				
CARPETING	1995-06-01	8,523	8,523	S/L	10 0000				
RAMPS	1995-10-01	2,300	2,300	S/L	10 0000				
FURNISHINGS	1996-03-12	766	766	S/L	10 0000				
WATER	1997-08-05	2,406	2,406	S/L	10 0000				
LAWN MOWER	1997-06-05	581	581	S/L	10 0000				
BUILDING	1999-08-01	6,250	3,034	S/L	40 0000	156		156	
REFRIGERATOR	2000-11-17	390	390	200DB	7 0000				
REFRIGERATOR	2000-11-17	390	390	200DB	7 0000				
HOT WATER HEATER	2001-04-04	2,775	2,775	S/L	10 0000				
REFRIGERATOR	2001-08-06	430	430	S/L	10 0000				
DIG OUT	2001-11-01	3,870							
2 GE	2002-01-02	826	826	S/L	10 0000				
GE	2002-02-04	428	428	S/L	10 0000				

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
AUTOMATIC	2002-07-01	2,370	978	S/L	40 0000	59		59	
GE	2002-10-01	428	428	S/L	10 0000				
GE	2003-02-14	412	412	S/L	10 0000				
GE	2003-07-11	794	794	S/L	10 0000				
DELL 2550	2003-03-27	1,975	1,975	S/L	5 0000				
BOCK 73E HOT	2003-06-26	2,150	2,150	S/L	10 0000				
COMMERCIAL	2003-10-08	799	799	S/L	10 0000				
REFRIGERATOR	2004-09-28	466	466	200DB	5 0000				
REFRIGERATOR	2004-12-17	423	423	200DB	5 0000				
LIGHTING	2004-12-17	1,596	1,596	200DB	5 0000				
HOT WATER	2005-02-16	3,195	3,195	S/L	10 0000				
FURNITURE	2005-03-16	9,743	9,743	S/L	10 0000				
REFRIGERATOR	2005-03-16	442	442	S/L	5 0000				
REFRIGERATOR	2005-04-28	421	421	S/L	5 0000				
REFRIGERATOR	2005-06-29	421	421	S/L	5 0000				
REFRIGERATORS	2005-07-15	806	806	S/L	5 0000				
REFRIGERATORS	2005-08-30	988	988	S/L	5 0000				
REFRIGERATOR	2005-09-30	444	444	S/L	5 0000				
TANKS	2005-12-15	2,000	2,000	S/L	10 0000				
REFRIGERATOR	2005-12-16	467	467	S/L	5 0000				

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
WATER	2005-12-12	2,085	2,085	S/L	10 0000				
REFRIGERATORS	2006-03-01	882	882	S/L	5 0000				
HOT WATER	2006-03-01	2,630	2,630	S/L	10 0000				
REFRIGERATOR	2006-01-01	467	467	S/L	5 0000				
REFRIGERATOR	2006-04-25	467	467	S/L	5 0000				
REFRIGERATOR	2006-05-15	444	444	S/L	5 0000				
REFRIGERATOR	2006-05-25	467	467	S/L	5 0000				
REFRIGERATOR	2006-07-07	467	467	S/L	5 0000				
REFRIGERATOR	2006-08-14	444	444	S/L	5 0000				
REFRIGERATOR	2006-11-20	444	444	S/L	5 0000				
REFRIGERATOR	2006-12-18	444	444	S/L	5 0000				
FENCE AROUND	2006-06-15	2,520	2,520	S/L	10 0000				
CIRCULATOR	2006-12-28	2,884	2,884	S/L	10 0000				
REFRIGERATOR	2007-02-13	519	519	S/L	5 0000				
REFRIGERATOR/RANGE	2007-03-27	822	822	S/L	5 0000				
REFRIGERATOR	2007-06-05	496	496	S/L	5 0000				
REFRIGERATOR/RANGE	2007-08-15	817	817	S/L	5 0000				
FURNITURE	2007-09-25	3,165	3,165	S/L	10 0000				
WATER HEATER	2007-09-30	3,750	3,750	S/L	10 0000				
FENCE	2007-10-04	2,900	2,900	S/L	10 0000				

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
WATER HEATER	2008-11-04	2,775	2,775	S/L	10 0000				
WATER HEATER	2008-03-17	2,950	2,950	S/L	10 0000				
COMPUTER	2008-03-20	900	900	S/L	3 0000				
TRACTOR	2008-09-29	12,101	12,101	S/L	10 0000				
SNOWBLOWER	2008-10-02	2,595	2,595	S/L	10 0000				
PAVING	2010-09-11	8,940	4,967	S/L	15 0000	596		596	
GE HOTPOINT	2010-06-24	1,084	1,084	S/L	5 0000				
RICOH COPIER	2010-03-01	1,650	1,650	S/L	5 0000				
BOCK WATER HEATER - MODEL 73E	2011-06-13	5,600	4,247	S/L	10 0000	560		560	
AO SMITH HOT WATER STORAGE TANK MODEL	2011-06-21	3,450	2,588	S/L	10 0000	345		345	
MAILBOX RELOCATION	2011-06-20	2,982	2,982	S/L	10 0000				
2 REFRIGERATORS 2 HTH	2011-08-11	1,084	1,084	S/L	5 0000				
WATER HEATER	2012-03-09	3,275	2,238	S/L	10 0000	327		327	
ESI C-PLUS TELEPHONE SYSTEM	2012-10-30	2,074	1,279	S/L	10 0000	207		207	
LED LIGHTING UPGRADES	2013-01-31	5,977	3,537	S/L	10 0000	597		597	
SIDEWALKS AND ENTRY ROAD	2013-09-12	4,300	1,529	S/L	15 0000	287		287	
MINOLTA BIZHUB C224E COPIER	2014-01-09	6,275	6,275	S/L	5 0000				
OIL TANK	2015-06-09	15,000	1,344	S/L	40 0000	375		375	
PAVING SIDEWALK WORK	2015-08-14	4,188	954	S/L	15 0000	279		279	
PAVING SIDEWALK WORK	2015-10-02	4,188	907	S/L	15 0000	279		279	

Depreciation Schedule

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
PAVING PARKINGLOT	2015-10-26	2,160	456	S/L	15 0000	144		144	
FLOORING	2015-04-14	3,753	1,408	S/L	10 0000	375		375	
CABINETS	2015-09-15	2,180	727	S/L	10 0000	218		218	
CABINET INSTALL	2015-08-26	1,567	522	S/L	10 0000	157		157	
CABINETS	2015-08-18	1,729	576	S/L	10 0000	173		173	
CABINET INSTALL	2015-09-30	1,567	509	S/L	10 0000	157		157	
CABINETS	2015-10-30	1,569	497	S/L	10 0000	157		157	
FLOORING	2015-12-23	3,015	904	S/L	10 0000	302		302	
FLOORING	2015-08-03	1,324	452	S/L	10 0000	133		133	
FLOORING	2015-08-17	1,099	366	S/L	10 0000	110		110	
FLOORING	2015-09-14	1,299	433	S/L	10 0000	130		130	
OIL TANK	2015-06-09	25,668	2,299	S/L	40 0000	642		642	
WASHER	2015-12-11	7,000	4,317	S/L	5 0000	1,400		1,400	
REFINANCING FEES	2015-12-31	6,850							
OIL TANK	2016-12-31	51,732	2,587	S/L	40 0000	1,293		1,293	
OIL TANK	2017-12-06	55,555	1,505	S/L	40 0000	1,388		1,388	
OIL TANK BLDG 2	2019-12-09	64,186		S/L	40 0000	802		802	
OIL TANK BLDG 5	2019-12-31	58,324			40 0000				

TY 2019 Land, Etc. Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
 FUND CORP C/O CARR PROPERTY MGMTMNT
EIN: 11-2611902

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND IMPROVEMENTS	23,775	10,398	13,377	13,377
BUILDINGS	3,087,594	2,508,670	578,924	578,924
BUILDING IMPROVEMENTS	56,399	38,650	17,749	18,552
BUILDING EQUIPMENT - FIXED	343,791	74,541	269,250	268,448
BUILDING EQUIPMENT - PORTABLE	9,168	7,885	1,283	1,283
FURNITURE	30,044	30,044		
OFFICE EQUIPMENT	35,852	35,264	588	588
MAINTENANCE EQUIPMENT	19,362	19,362		
LAND	97,065		97,065	97,065

TY 2019 Mortgages and Notes Payable Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Total Mortgage Amount:

Mortgages and Notes Payable Schedule

Item No.	1
Lender's Name	US DEPT HOUSING URBAN DEVELOPMENT
Lender's Title	
Relationship to Insider	
Original Amount of Loan	3,119,800
Balance Due	1,373,253
Date of Note	1987-01
Maturity Date	2027-01
Repayment Terms	480 MONTHLY PMTS 24,667
Interest Rate	0.0925
Security Provided by Borrower	ALL ASSETS OF BORROWER
Purpose of Loan	TO CONSTRUCT LOW INCOME HOUSING
Description of Lender Consideration	
Consideration FMV	

TY 2019 Other Assets Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Other Assets Schedule

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
TENANT SECURITY DEPOSITS	26,215	25,540	
PREPAID EXPENSES	6,849	6,849	

TY 2019 Other Decreases Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Description	Amount
ROUNDING ADJUSTMENT	2

TY 2019 Other Expenses Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
 FUND CORP C/O CARR PROPERTY MGMTNT

EIN: 11-2611902

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
EXPENSES				
ADMINISTRATIVE EXPENSES	102		102	
ADVERTISING	509		509	
INSURANCE	35,508		35,508	
OFFICE EXPENSE	12,015		12,015	
OUTSIDE LABOR	195,427		195,427	
REPAIRS AND MAINTENANCE	74,562		74,562	
SECURITY	2,465		2,465	
SUPPLIES	18,741		18,741	

TY 2019 Other Income Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
TENANT RENTS	263,429		263,429
SERVICE COORDINATOR INCOME	10,263		10,263
LAUNDRY AND VENDING	4,230		4,230
TENANT REIMBURSEMENTS	1,245		1,245
HUD ASSISTANCE	672,720		672,720

TY 2019 Other Liabilities Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Description	Beginning of Year - Book Value	End of Year - Book Value
TENANT DEPOSITS HELD IN TRUST	24,946	25,277

TY 2019 Other Professional Fees Schedule

Name: WELLS MANOR HOUSING DEVELOPMENT
FUND CORP C/O CARR PROPERTY MGMTMNT

EIN: 11-2611902

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
MANAGEMENT FEES	65,820		65,820	
INVESTMENT FEES	53		53	
SERVICE COORDINATOR FEES	42,930		42,930	