

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](http://www.irs.gov/Form990PF) for instructions and the latest information.

OMB No 1545-0052  
**2018**  
**Open to Public Inspection**

**For calendar year 2018, or tax year beginning 01-01-2018, and ending 12-31-2018**

Name of foundation CINNAIRE SOLUTIONS CORPORATION		<b>A Employer identification number</b> 38-3225995	
Number and street (or P O box number if mail is not delivered to street address) 1118 S WASHINGTON AVE	Room/suite	<b>B Telephone number (see instructions)</b> (517) 482-8555	
City or town, state or province, country, and ZIP or foreign postal code LANSING, MI 48910		<b>C</b> If exemption application is pending, check here <input type="checkbox"/>	
<b>G</b> 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		<b>D 1.</b> Foreign organizations, check here <input type="checkbox"/> <b>2</b> Foreign organizations meeting the 85% test, check here and attach computation <input type="checkbox"/>	
<b>H</b> 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		<b>E</b> If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>	
<b>I</b> Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ \$ <u>13,407,928</u>		<b>F</b> If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>	
<b>J</b> Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ (Part I, column (d) must be on cash basis)			

<b>Part I Analysis of Revenue and Expenses</b> <small>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions) )</small>		(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>	<b>1</b> Contributions, gifts, grants, etc., received (attach schedule)	15,408			
	<b>2</b> Check <input checked="" type="checkbox"/> if the foundation is <b>not</b> required to attach Sch B				
	<b>3</b> Interest on savings and temporary cash investments	543,383	543,383		
	<b>4</b> Dividends and interest from securities				
	<b>5a</b> Gross rents				
	<b>b</b> Net rental income or (loss)				
	<b>6a</b> Net gain or (loss) from sale of assets not on line 10	-68,235			
	<b>b</b> Gross sales price for all assets on line 6a	350,000			
	<b>7</b> Capital gain net income (from Part IV, line 2)		0		
	<b>8</b> Net short-term capital gain				
	<b>9</b> Income modifications				
	<b>10a</b> Gross sales less returns and allowances				
<b>b</b> Less Cost of goods sold					
<b>c</b> Gross profit or (loss) (attach schedule)					
<b>11</b> Other income (attach schedule)	934,015	0	934,015		
<b>12 Total.</b> Add lines 1 through 11	1,424,571	543,383	934,015		
<b>Operating and Administrative Expenses</b>	<b>13</b> Compensation of officers, directors, trustees, etc	0	0	0	0
	<b>14</b> Other employee salaries and wages	428,400	314,804	113,596	0
	<b>15</b> Pension plans, employee benefits	107,100	78,701	28,399	0
	<b>16a</b> Legal fees (attach schedule)	27,883	20,489	7,394	0
	<b>b</b> Accounting fees (attach schedule)	12,275	9,020	3,255	0
	<b>c</b> Other professional fees (attach schedule)	60,380	44,370	16,010	0
	<b>17</b> Interest	79,281	58,259	21,022	0
	<b>18</b> Taxes (attach schedule) (see instructions)				
	<b>19</b> Depreciation (attach schedule) and depletion	50,142	0	50,142	
	<b>20</b> Occupancy				
	<b>21</b> Travel, conferences, and meetings	20,693	13,690	7,003	0
	<b>22</b> Printing and publications				
	<b>23</b> Other expenses (attach schedule)	151,525	4,050	147,475	0
	<b>24 Total operating and administrative expenses.</b> Add lines 13 through 23	937,679	543,383	394,296	0
	<b>25</b> Contributions, gifts, grants paid	2,500			2,500
<b>26 Total expenses and disbursements.</b> Add lines 24 and 25	940,179	543,383	394,296	2,500	
<b>27</b> Subtract line 26 from line 12					
<b>a Excess of revenue over expenses and disbursements</b>	484,392				
<b>b Net investment income</b> (if negative, enter -0-)		0			
<b>c Adjusted net income</b> (if negative, enter -0-)			539,719		

<b>Part II Balance Sheets</b> 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
<b>Assets</b>	<b>1</b> Cash—non-interest-bearing . . . . .	2,011,179	1,826,434	1,826,434
	<b>2</b> Savings and temporary cash investments . . . . .			
	<b>3</b> Accounts receivable ▶ <u>5,640,142</u>			
	Less allowance for doubtful accounts ▶ _____	4,801,894	5,640,142	5,640,142
	<b>4</b> Pledges receivable ▶ _____			
	Less allowance for doubtful accounts ▶ _____			
	<b>5</b> Grants receivable . . . . .	2,299,933		
	<b>6</b> Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions) . . . . .			
	<b>7</b> Other notes and loans receivable (attach schedule) ▶ <u>12,402,095</u>			
	Less allowance for doubtful accounts ▶ _____ 0	9,124,931	12,402,095	12,402,095
	<b>8</b> Inventories for sale or use . . . . .			
	<b>9</b> Prepaid expenses and deferred charges . . . . .	19,930	44,625	44,625
	<b>10a</b> Investments—U S and state government obligations (attach schedule)			
	<b>b</b> Investments—corporate stock (attach schedule) . . . . .			
	<b>c</b> Investments—corporate bonds (attach schedule) . . . . .			
	<b>11</b> Investments—land, buildings, and equipment basis ▶ _____			
Less accumulated depreciation (attach schedule) ▶ _____				
<b>12</b> Investments—mortgage loans . . . . .				
<b>13</b> Investments—other (attach schedule) . . . . .	10,327	272,714	272,714	
<b>14</b> Land, buildings, and equipment basis ▶ <u>197,000</u>				
Less accumulated depreciation (attach schedule) ▶ _____	1,848,178	197,000	197,000	
<b>15</b> Other assets (describe ▶ _____)	-7,027,104	-6,975,082	-6,975,082	
<b>16 Total assets</b> (to be completed by all filers—see the instructions Also, see page 1, item I)	13,089,268	13,407,928	13,407,928	
<b>Liabilities</b>	<b>17</b> Accounts payable and accrued expenses . . . . .	396,298	205,590	
	<b>18</b> Grants payable . . . . .			
	<b>19</b> Deferred revenue . . . . .	321,522	238,865	
	<b>20</b> Loans from officers, directors, trustees, and other disqualified persons			
	<b>21</b> Mortgages and other notes payable (attach schedule) . . . . .	2,284,382	2,400,000	
	<b>22</b> Other liabilities (describe ▶ _____)	7,985	0	
	<b>23 Total liabilities</b> (add lines 17 through 22) . . . . .	3,010,187	2,844,455	
<b>Net Assets or Fund Balances</b>	<b>Foundations that follow SFAS 117, check here</b> <input checked="" type="checkbox"/> <b>and complete lines 24 through 26 and lines 30 and 31.</b>			
	<b>24</b> Unrestricted . . . . .	10,079,081	10,563,473	
	<b>25</b> Temporarily restricted . . . . .			
	<b>26</b> Permanently restricted . . . . .			
	<b>Foundations that do not follow SFAS 117, check here</b> <input type="checkbox"/> <b>and complete lines 27 through 31.</b>			
	<b>27</b> Capital stock, trust principal, or current funds . . . . .			
	<b>28</b> Paid-in or capital surplus, or land, bldg, and equipment fund			
<b>29</b> Retained earnings, accumulated income, endowment, or other funds				
<b>30 Total net assets or fund balances</b> (see instructions) . . . . .	10,079,081	10,563,473		
<b>31 Total liabilities and net assets/fund balances</b> (see instructions) .	13,089,268	13,407,928		

**Part III Analysis of Changes in Net Assets or Fund Balances**

<b>1</b> Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return) . . . . .	<b>1</b>	10,079,081
<b>2</b> Enter amount from Part I, line 27a . . . . .	<b>2</b>	484,392
<b>3</b> Other increases not included in line 2 (itemize) ▶ _____	<b>3</b>	0
<b>4</b> Add lines 1, 2, and 3 . . . . .	<b>4</b>	10,563,473
<b>5</b> Decreases not included in line 2 (itemize) ▶ _____	<b>5</b>	0
<b>6</b> Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30 .	<b>6</b>	10,563,473

**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)
<b>1 a</b> LOSS ON SALE OF WILLOW VISTA	P	2012-06-30	2018-12-31
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			

(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)
<b>a</b> 350,000		418,235	-68,235
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			

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	
<b>a</b>			-68,235
<b>b</b>			
<b>c</b>			
<b>d</b>			
<b>e</b>			

<b>2</b> Capital gain net income or (net capital loss)	2	-68,235
<b>3</b> 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) (see instructions) 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 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))
2017	0	1,431,586	0.000000
2016	0	808,449	0.000000
2015	0	635,687	0.000000
2014	0	452,987	0.000000
2013	0	566,431	0.000000

<b>2</b> Total of line 1, column (d)	2	0.000000
<b>3</b> 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	0.000000
<b>4</b> Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	1,890,022
<b>5</b> Multiply line 4 by line 3	5	0
<b>6</b> Enter 1% of net investment income (1% of Part I, line 27b)	6	0
<b>7</b> Add lines 5 and 6	7	0
<b>8</b> Enter qualifying distributions from Part XII, line 4	8	2,500

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 credits/payments. Total amount due and overpayment are calculated on lines 8 and 9.

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Questions cover political campaign influence, political expenditures, unrelated business income, and state reporting requirements. Includes 'Yes' and 'No' columns for each question.

Part VII-A Statements Regarding Activities (continued)

11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule See instructions.
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement See instructions
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address N/A
14 The books are in care of CHRISTOPHER C COX Telephone no (517) 364-8909

Located at 1118 SOUTH WASHINGTON AVE LANSING MI ZIP+4 48910

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

16 At any time during calendar year 2018, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114 If "Yes", enter the name of the foreign country

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

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

1a During the year did the foundation (either directly or indirectly)
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?
(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)?
(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).
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
c Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2018?
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 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018? If "Yes," list the years 20, 20, 20, 20
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement-see instructions)
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here 20, 20, 20, 20
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?
b If "Yes," did it have excess business holdings in 2018 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or (3) the lapse of the 10-, 15-, or 20-year first phase holding period?(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2018).
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2018?



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

<b>3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".</b>		
(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
CINNAIRE CORPORATATION 1118 S WASHINGTON AVE LANSING, MI 48910	CONSULTING SERVICES-DEVELOPMENT	535,500
MILNER AND CARINGELLA INC 1803 SAINT JOHNS AVENUE 5 HIGHLAND PARK, IL 600353298	CONSULTING SERVICES-DEVELOPMENT	60,380
<b>Total</b> number of others receiving over \$50,000 for professional services. . . . .		<b>0</b>

**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
<b>1</b> TO BUILD, DEVELOP, CONSTRUCT, FINANCE, OWN AND OPERATE HOUSING AFFORDABLE FOR LOW-INCOME FAMILIES THE ORGANIZATION IS THE GENERAL PARTNER OF SEVERAL LOW INCOME HOUSING DEVELOPMENTS IT IS CURRENTLY WORKING ON STRATEGIES TO RE-CAPITALIZE MANY OF THESE DEVELOPMENTS THROUGH THE LOW-INCOME HOUSING TAX CREDIT PROGRAM THIS WILL BRING NEEDED PHYSICAL IMPROVEMENTS TO THE AREA AT AN AFFORDABLE PRICE AS THE RENTS ARE SET AT A LEVEL OF 60% OF AREA MEDIAN INCOME	741,185
<b>2</b> TO ELIMINATE PREJUDICE AND DISCRIMINATION AND LESSEN NEIGHBORHOOD TENSIONS BY OFFERING AFFORDABLE HOUSING TO FAMILIES OF LOW-INCOME WHO ARE UNABLE TO OBTAIN ADEQUATE HOUSING BECAUSE OF DISCRIMINATION	0
<b>3</b> TO COMBAT COMMUNITY DETERIORATION BY OFFERING AFFORDABLE HOUSING TO LOW-INCOME RESIDENTS OF A DETERIORATED CITY UNDERGOING REDEVELOPMENT WHERE THE MEDIAN INCOME LEVEL IS LOWER THAN OTHER AREAS AND THE RESIDENTS UNDERTAKE AN INITIATIVE TO ENSURE THEMSELVES DECENT HOUSING WITHOUT UNDERGOING RELOCATION	0
<b>4</b> TO PERFORM ALL ACTS INCIDENTAL, CONDUSIVE, OR NECESSARY TO THE ATTAINMENT OF THE FOREGOING OBJECTIVES, AND FOR CHARITABLE AND EDUCATIONAL PURPOSES WITHIN THE MEANING OF SECTION 501 (C)(3) OF THE IRC AS AMENDED, OR CORRESPONDING SECTION OF ANY FUTURE CODE	0

**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
<b>1</b> _____ _____	
<b>2</b> _____ _____	
All other program-related investments See instructions	
<b>3</b> _____ _____	
<b>Total.</b> Add lines 1 through 3 . . . . .	<b>0</b>

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

<b>1</b>	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
<b>a</b>	Average monthly fair market value of securities.	<b>1a</b>	0
<b>b</b>	Average of monthly cash balances.	<b>1b</b>	1,918,804
<b>c</b>	Fair market value of all other assets (see instructions).	<b>1c</b>	0
<b>d</b>	<b>Total</b> (add lines 1a, b, and c).	<b>1d</b>	1,918,804
<b>e</b>	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	<b>1e</b>	0
<b>2</b>	Acquisition indebtedness applicable to line 1 assets.	<b>2</b>	0
<b>3</b>	Subtract line 2 from line 1d.	<b>3</b>	1,918,804
<b>4</b>	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	<b>4</b>	28,782
<b>5</b>	<b>Net value of noncharitable-use assets.</b> Subtract line 4 from line 3. Enter here and on Part V, line 4.	<b>5</b>	1,890,022
<b>6</b>	<b>Minimum investment return.</b> Enter 5% of line 5.	<b>6</b>	94,501

**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.)

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

**Part XII Qualifying Distributions** (see instructions)

<b>1</b>	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
<b>a</b>	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26.	<b>1a</b>	2,500
<b>b</b>	Program-related investments—total from Part IX-B.	<b>1b</b>	0
<b>2</b>	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	<b>2</b>	
<b>3</b>	Amounts set aside for specific charitable projects that satisfy the		
<b>a</b>	Suitability test (prior IRS approval required).	<b>3a</b>	
<b>b</b>	Cash distribution test (attach the required schedule).	<b>3b</b>	
<b>4</b>	<b>Qualifying distributions.</b> Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4.	<b>4</b>	2,500
<b>5</b>	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.	<b>5</b>	0
<b>6</b>	<b>Adjusted qualifying distributions.</b> Subtract line 5 from line 4.	<b>6</b>	2,500

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



**Part XIII Undistributed Income** (see instructions)

	(a) Corpus	(b) Years prior to 2017	(c) 2017	(d) 2018
<b>1</b> Distributable amount for 2018 from Part XI, line 7				
<b>2</b> Undistributed income, if any, as of the end of 2018				
<b>a</b> Enter amount for 2017 only. . . . .				
<b>b</b> Total for prior years 20___, 20___, 20___				
<b>3</b> Excess distributions carryover, if any, to 2018				
<b>a</b> From 2013. . . . .				
<b>b</b> From 2014. . . . .				
<b>c</b> From 2015. . . . .				
<b>d</b> From 2016. . . . .				
<b>e</b> From 2017. . . . .				
<b>f</b> Total of lines 3a through e. . . . .				
<b>4</b> Qualifying distributions for 2018 from Part XII, line 4 ▶ \$ _____				
<b>a</b> Applied to 2017, but not more than line 2a				
<b>b</b> Applied to undistributed income of prior years (Election required—see instructions). . . . .				
<b>c</b> Treated as distributions out of corpus (Election required—see instructions). . . . .				
<b>d</b> Applied to 2018 distributable amount. . . . .				
<b>e</b> Remaining amount distributed out of corpus				
<b>5</b> Excess distributions carryover applied to 2018 (If an amount appears in column (d), the same amount must be shown in column (a) )				
<b>6 Enter the net total of each column as indicated below:</b>				
<b>a</b> Corpus Add lines 3f, 4c, and 4e Subtract line 5				
<b>b</b> Prior years' undistributed income Subtract line 4b from line 2b . . . . .				
<b>c</b> 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. . . . .				
<b>d</b> Subtract line 6c from line 6b Taxable amount—see instructions . . . . .				
<b>e</b> Undistributed income for 2017 Subtract line 4a from line 2a Taxable amount—see instructions . . . . .				
<b>f</b> Undistributed income for 2018 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2019 . . . . .				
<b>7</b> 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). . . . .				
<b>8</b> Excess distributions carryover from 2013 not applied on line 5 or line 7 (see instructions). . . . .				
<b>9 Excess distributions carryover to 2019.</b> Subtract lines 7 and 8 from line 6a . . . . .				
<b>10</b> Analysis of line 9				
<b>a</b> Excess from 2014. . . . .				
<b>b</b> Excess from 2015. . . . .				
<b>c</b> Excess from 2016. . . . .				
<b>d</b> Excess from 2017. . . . .				
<b>e</b> Excess from 2018. . . . .				

**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 2018, enter the date of the ruling. 2001-11-06

**b** Check box to indicate whether the organization is a private operating foundation described in section  4942(j)(3) or  4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2018	(b) 2017	(c) 2016	(d) 2015	
<b>2a</b> Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed . . . . .	94,501	0	40,422	0	134,923
<b>b</b> 85% of line 2a . . . . .	80,326	0	34,359	0	114,685
<b>c</b> Qualifying distributions from Part XII, line 4 for each year listed . . . . .	2,500	0	0	0	2,500
<b>d</b> Amounts included in line 2c not used directly for active conduct of exempt activities . . . . .	0	0	0	0	0
<b>e</b> Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c . . . . .	2,500	0	0	0	2,500
<b>3</b> Complete 3a, b, or c for the alternative test relied upon					
<b>a</b> "Assets" alternative test—enter					
<b>(1)</b> Value of all assets . . . . .	13,089,268				13,089,268
<b>(2)</b> Value of assets qualifying under section 4942(j)(3)(B)(i) . . . . .	13,089,268				13,089,268
<b>b</b> "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed. . . . .					0
<b>c</b> "Support" alternative test—enter					
<b>(1)</b> Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties) . . . . .					0
<b>(2)</b> Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii). . . . .					0
<b>(3)</b> Largest amount of support from an exempt organization . . . . .					0
<b>(4)</b> Gross investment income . . . . .					0

**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 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</b> <i>Paid during the year</i> SOUTHWESTERN WISCONSIN COMMUNITY ACTION PROGRAM 149 NORTH IOWA STREET DODGEVILLE, WI 53533			SPONSORSHIP OF ANNUAL GALA	2,500
<b>Total . . . . .</b>				<b>▶ 3a</b>
<b>b</b> <i>Approved for future payment</i>				
<b>Total . . . . .</b>				<b>▶ 3b</b>





**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
CHRISTOPHER COX 1118 S WASHINGTON AVE LANSING, MI 48910	CHAIR/CFO 1 00	0	0	0
RICH SWANTEK 1118 S WASHINGTON AVE LANSING, MI 48910	VICE CHAIR 1 00	0	0	0
GARY SANDS 1118 S WASHINGTON AVE LANSING, MI 48910	SECRETARY/TREASURER 1 00	0	0	0
MARK ERICKSON 1118 S WASHINGTON AVE LANSING, MI 48910	ASSISTANT SECRETARY 1 00	0	0	0
CHRIS LAURENT 1118 S WASHINGTON AVE LANSING, MI 48910	PRESIDENT 1 00	0	0	0
DENNIS QUINN 1906 25TH STREET DETROIT, MI 48216	VICE PRESIDENT 1 00	0	0	0
PATRICK LONERGAN 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0
DANIEL DIERLAM 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0
PETER GILES 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0
BOB BECK 1118 S WASHINGTON AVE LANSING, MI 48910	TRUSTEE 1 00	0	0	0

**Form 990PF Part XVI-A Line 11 - Other revenue:**

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		<b>(e)</b> Related or exempt function income (See the instructions )
	<b>(a)</b> Business code	<b>(b)</b> Amount	<b>(c)</b> Exclusion code	<b>(d)</b> Amount	
<b>11</b> Other revenue					
<b>a</b> DEVELOPER SERVICE FEE INCOME					599,840
<b>b</b> PROFESSIONAL SERVICE FEE					120,000
<b>c</b> LAUNDRY REVENUE	531110				0
<b>d</b> OTHER REVENUE- MISC					21,630
<b>e</b> NET GAIN ON DISPOSAL GROUP					172,181
<b>f</b> MANAGEMENT FEES					20,364

**TY 2018 Accounting Fees Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
ACCOUNTING FEES	12,275	9,020	3,255	0



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

## TY 2018 Depreciation Schedule

**Name:** CINNAIRE SOLUTIONS CORPORATION

**EIN:** 38-3225995

### 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
BUILDING	2011-08-25	966,345	153,061	ADS	40 000000000000	23,179	0	23,179	
EQUIPMENT	2011-08-25	56,284	23,678	ADS	15 000000000000	1,854	0	1,854	
KITCHEN EXHAUST FANS	2012-06-30	21,088	21,088	ADS	5 000000000000	0	0	0	
WATERPROOFING	2012-06-30	10,116	1,391	ADS	40 000000000000	242	0	242	
ELECTRICAL	2012-06-30	2,531	348	ADS	40 000000000000	61	0	61	
PLUMBING	2012-06-30	1,435	197	ADS	40 000000000000	34	0	34	
ALARM	2012-06-30	1,964	1,964	ADS	5 000000000000	0	0	0	
BUILDING DOOR WORK	2012-06-30	3,098	426	ADS	40 000000000000	74	0	74	
BETONITE INJECT	2012-06-30	84,300	11,591	ADS	40 000000000000	2,020	0	2,020	
SHOWER VALVES	2012-06-30	11,960	1,645	ADS	40 000000000000	287	0	287	
INTERCOM SYSTEM	2012-06-30	15,883	15,883	ADS	5 000000000000	0	0	0	
BUILDINGS	2012-06-30	1,665	229	ADS	40 000000000000	40	0	40	
ENTRY DOOR	2012-06-30	17,685	2,432	ADS	40 000000000000	424	0	424	
ENTRY DOOR	2012-06-30	5,547	763	ADS	40 000000000000	133	0	133	
HOT WATER HEATERS	2012-06-30	44,281	44,281	ADS	5 000000000000	0	0	0	
BUILDINGS	2012-06-30	184,713	25,398	ADS	40 000000000000	4,425	0	4,425	
BUILDING IMPROVEMENTS	2012-06-30	371,739	51,114	ADS	40 000000000000	8,906	0	8,906	
STORM WATER DRAIN	2012-06-30	36,814	5,062	ADS	40 000000000000	882	0	882	
SMOKE ALARMS	2012-06-30	690	690	ADS	5 000000000000	0	0	0	
PAVING	2012-06-30	49,450	18,132	ADS	15 000000000000	1,648	0	1,648	

**Depreciation Schedule**

<b>Description of Property</b>	<b>Date Acquired</b>	<b>Cost or Other Basis</b>	<b>Prior Years' Depreciation</b>	<b>Computation Method</b>	<b>Rate / Life (# of years)</b>	<b>Current Year's Depreciation Expense</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Cost of Goods Sold Not Included</b>
CEMENT SIDING	2012-06-30	43,070	5,922	ADS	40 0000000000000	1,032	0	1,032	
EXTERIOR LIGHTING	2012-06-30	1,653	606	ADS	15 0000000000000	55	0	55	
INTERIOR LIGHTING	2012-06-30	5,880	809	ADS	40 0000000000000	141	0	141	
ENTRY DOORS	2012-06-30	29,377	4,039	ADS	40 0000000000000	704	0	704	
TOILETS	2012-06-30	6,395	6,395	ADS	5 0000000000000	0	0	0	
BATH EXHAUST	2012-06-30	10,920	10,920	ADS	5 0000000000000	0	0	0	
BUILDINGS	2012-06-30	22,110	3,040	ADS	40 0000000000000	530	0	530	
BUILDINGS	2012-06-30	12,812	1,762	ADS	40 0000000000000	307	0	307	
SMOKE ALARMS	2012-06-30	1,335	1,335	ADS	5 0000000000000	0	0	0	
PAVING	2012-06-30	10,783	3,954	ADS	15 0000000000000	359	0	359	
WINDOWS	2012-06-30	10,601	1,458	ADS	40 0000000000000	254	0	254	
CEMENT SIDING	2012-06-30	14,921	2,052	ADS	40 0000000000000	357	0	357	
ATTIC INSULATION	2012-06-30	1,253	172	ADS	40 0000000000000	30	0	30	
EXTERIOR LIGHTING	2012-06-30	3,660	1,342	ADS	15 0000000000000	122	0	122	
INTERIOR LIGHTING	2012-06-30	1,318	181	ADS	40 0000000000000	32	0	32	
ENTRY DOORS	2012-06-30	9,456	1,300	ADS	40 0000000000000	227	0	227	
UNIT LIGHTING	2012-06-30	696	696	ADS	5 0000000000000	0	0	0	
TOILETS	2012-06-30	1,188	1,188	ADS	5 0000000000000	0	0	0	
REFRIGERATORS	2012-06-30	2,683	2,683	SL	5 0000000000000	0	0	0	
BATH EXHAUST	2012-06-30	5,702	5,702	ADS	5 0000000000000	0	0	0	

**Depreciation Schedule**

<b>Description of Property</b>	<b>Date Acquired</b>	<b>Cost or Other Basis</b>	<b>Prior Years' Depreciation</b>	<b>Computation Method</b>	<b>Rate / Life (# of years)</b>	<b>Current Year's Depreciation Expense</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Cost of Goods Sold Not Included</b>
SECURITY	2012-06-30	4,607	4,607	ADS	5 000000000000	0	0	0	
EQUIPMENT	2012-06-30	12,284	12,284	SL	5 000000000000	0	0	0	
BUILDINGS	2012-06-30	9,694	1,333	ADS	40 000000000000	232	0	232	
BUILDINGS	2012-06-30	655	90	ADS	40 000000000000	16	0	16	
COMPUTER	2013-10-31	1,171	1,059	200DB	5 000000000000	112	0	112	
LAND	2011-08-25	20,803		L	0 %	0	0	0	
LAND	2011-08-25	112,000		L	0 %	0	0	0	
ROOF	2016-12-31	59,411	1,547	ADS	40 000000000000	1,423	0	1,423	
LAND	2018-08-28	85,000		NC	0 %	0	0	0	

# TY 2018 General Explanation Attachment

**Name:** CINNAIRE SOLUTIONS CORPORATION

**EIN:** 38-3225995

## General Explanation Attachment

Identifier	Return Reference	Explanation	
1	LIST OF CONTROLLED ENTITIES	FORM 990-PF, PART VII-A, LINE 11	NAME OF CONTROLLED ENTITY TRILOGY GP, INC EMPLOYER ID NO 46-1614937ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO----- -----NAME OF CONTROLLED ENTITY LINCOLN APARTMENTS LLCEMPLOYER ID NO 80-0764045ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO----- -----NAME OF CONTROLLED ENTITY WV LIMITED DIVIDEND HOUSING ASSOCIATION LLCEMPLOYER ID NO 27-4446356ADDRESS 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910EXCESS BUSINESS HOLDING NO

**TY 2018 Investments - Other Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Investments Other Schedule 2**

<b>Category/ Item</b>	<b>Listed at Cost or FMV</b>	<b>Book Value</b>	<b>End of Year Fair Market Value</b>
INVESTMENT IN MDV PARTNERS, LLC	AT COST	10,327	10,327
INVESTMENT IN STONEBRIDGE	AT COST	262,387	262,387

**TY 2018 Land, Etc.  
Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

<b>Category / Item</b>	<b>Cost / Other Basis</b>	<b>Accumulated Depreciation</b>	<b>Book Value</b>	<b>End of Year Fair Market Value</b>
LAND	112,000	0	112,000	
LAND	85,000	0	85,000	

**TY 2018 Legal Fees Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
LEGAL	27,883	20,489	7,394	0

**TY 2018 Mortgages and Notes Payable Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Total Mortgage Amount:****Mortgages and Notes Payable Schedule**

<b>Item No.</b>	1
<b>Lender's Name</b>	ST JAMES CAPITAL LLC
<b>Lender's Title</b>	LENDER
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	1,114,000
<b>Balance Due</b>	0
<b>Date of Note</b>	2011-08
<b>Maturity Date</b>	2041-09
<b>Repayment Terms</b>	
<b>Interest Rate</b>	4.600000000000
<b>Security Provided by Borrower</b>	MORTGAGE ON LAND, BUILDING, & EQUIPMENT
<b>Purpose of Loan</b>	ACQUIRE AND DEVELOP AFFORDABLE HOUSING PROJECT
<b>Description of Lender Consideration</b>	INTEREST IN LAND, BUILDING, & EQUIPMENT
<b>Consideration FMV</b>	



**Mortgages and Notes Payable Schedule**

<b>Item No.</b>	2
<b>Lender's Name</b>	SECRETARY OF HOUSING AND URBAN DEVELOPMENT
<b>Lender's Title</b>	LENDER
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	816,774
<b>Balance Due</b>	0
<b>Date of Note</b>	2011-08
<b>Maturity Date</b>	2041-09
<b>Repayment Terms</b>	
<b>Interest Rate</b>	1.500000000000
<b>Security Provided by Borrower</b>	MORTGAGE ON LAND, BUILDING, & EQUIPMENT
<b>Purpose of Loan</b>	ACQUIRE AND DEVELOP AFFORDABLE HOUSING PROJECT
<b>Description of Lender Consideration</b>	INTEREST IN LAND, BUILDING, & EQUIPMENT
<b>Consideration FMV</b>	

**Mortgages and Notes Payable Schedule**

<b>Item No.</b>	3
<b>Lender's Name</b>	CINNAIRE LENDING CORPORATION
<b>Lender's Title</b>	LENDER
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	400,000
<b>Balance Due</b>	400,000
<b>Date of Note</b>	2016-12
<b>Maturity Date</b>	2019-12
<b>Repayment Terms</b>	
<b>Interest Rate</b>	5.000000000000
<b>Security Provided by Borrower</b>	
<b>Purpose of Loan</b>	GENERAL OPERATING EXPENSES RELATED TO LOW INCOME HOUSING
<b>Description of Lender Consideration</b>	
<b>Consideration FMV</b>	

**Mortgages and Notes Payable Schedule**

<b>Item No.</b>	4
<b>Lender's Name</b>	CINNAIRE CORPORATION
<b>Lender's Title</b>	LENDER
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	1,000,000
<b>Balance Due</b>	0
<b>Date of Note</b>	2017-08
<b>Maturity Date</b>	2020-12
<b>Repayment Terms</b>	
<b>Interest Rate</b>	3.000000000000
<b>Security Provided by Borrower</b>	
<b>Purpose of Loan</b>	CARRYING ON A BUSINESS OR COMMERCIAL ENTERPRISE
<b>Description of Lender Consideration</b>	
<b>Consideration FMV</b>	

**Mortgages and Notes Payable Schedule**

<b>Item No.</b>	5
<b>Lender's Name</b>	DCIC
<b>Lender's Title</b>	LENDER
<b>Relationship to Insider</b>	
<b>Original Amount of Loan</b>	2,000,000
<b>Balance Due</b>	2,000,000
<b>Date of Note</b>	2018-06
<b>Maturity Date</b>	2028-06
<b>Repayment Terms</b>	
<b>Interest Rate</b>	5.750000000000
<b>Security Provided by Borrower</b>	
<b>Purpose of Loan</b>	ACQUIRE SELLER NOTES
<b>Description of Lender Consideration</b>	
<b>Consideration FMV</b>	

**TY 2018 Other Assets Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Other Assets Schedule**

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
PRE-DEVELOPMENT COSTS - COLONY ARMS	3,660	0	0
SECURITY DEPOSITS	7,985	0	0
TAX & INSURANCE ESCROWS	18,111	0	0
RESERVE FOR REPLACEMENTS	83,083	0	0
LOAN COSTS - NET BOOK VALUE	43,092	0	0
PRE-DEVELOPMENT COSTS	196,579	447,861	447,861
LOAN LOSS RESERVE	-7,379,614	-7,422,943	-7,422,943

**TY 2018 Other Expenses Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
OFFICE EXPENSES	2,420	950	1,470	0
LOAN LOSS RESERVE	43,355	0	43,355	0
OTHER RENTING EXPENSES	42,841	3,100	39,741	0
MANAGEMENT FEE	0	0	0	0
WORKMAN'S COMPENSATION	0	0	0	0
AMORTIZATION	43,092	0	43,092	0
PROPERTY TAXES	19,817	0	19,817	0

**TY 2018 Other Income Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Other Income Schedule**

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
DEVELOPER SERVICE FEE INCOME	599,840		599,840
PROFESSIONAL SERVICE FEE	120,000		120,000
OTHER REVENUE- MISC	21,630		21,630
NET GAIN ON DISPOSAL GROUP	172,181		172,181
MANAGEMENT FEES	20,364		20,364

**TY 2018 Other Liabilities Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

<b>Description</b>	<b>Beginning of Year - Book Value</b>	<b>End of Year - Book Value</b>
SECURITY DEPOSITS	7,985	0



**TY 2018 Other Professional Fees Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
DEVOLPMENT CONSULTING FEES	60,380	44,370	16,010	0