

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 CINNAIRE SOLUTIONS CORPORATION		A Employer identification number 38-3225995	
Number and street (or P.O. box number if mail is not delivered to street address) Room/suite 1118 S WASHINGTON AVE		B Telephone number (see instructions) (517) 482-8555	
City or town, state or province, country, and ZIP or foreign postal code LANSING, MI 48910		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>17,279,021</u>		F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>	
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>			

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)	12,680			
	2 Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch. B				
	3 Interest on savings and temporary cash investments	628,013	628,013		
	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	-262,386			
	b Gross sales price for all assets on line 6a	1			
	7 Capital gain net income (from Part IV, line 2)			0	
	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)	766,044	0	766,044		
12 Total. Add lines 1 through 11	1,144,351	628,013	766,044		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc.	0	0	0	0
	14 Other employee salaries and wages	1,282,909	356,356	926,553	0
	15 Pension plans, employee benefits	284,858	78,647	206,211	0
	16a Legal fees (attach schedule)	28,849	7,965	20,884	0
	b Accounting fees (attach schedule)	42,950	11,858	31,092	0
	c Other professional fees (attach schedule)				
	17 Interest	127,044	35,076	91,968	0
	18 Taxes (attach schedule) (see instructions)				
	19 Depreciation (attach schedule) and depletion				
	20 Occupancy	5,654	1,561	4,093	0
	21 Travel, conferences, and meetings	33,615	9,281	24,334	0
	22 Printing and publications				
	23 Other expenses (attach schedule)	460,968	127,270	333,698	0
	24 Total operating and administrative expenses. Add lines 13 through 23	2,266,847	628,014	1,638,833	0
	25 Contributions, gifts, grants paid	7,805			7,805
26 Total expenses and disbursements. Add lines 24 and 25	2,274,652	628,014	1,638,833	7,805	
27 Subtract line 26 from line 12:					
a Excess of revenue over expenses and disbursements	-1,130,301				
b Net investment income (if negative, enter -0-)		0			
c Adjusted net income (if negative, enter -0-)			0		

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	1,826,434	1,237,486	1,237,486
	2 Savings and temporary cash investments			
	3 Accounts receivable ▶ <u>6,080,095</u>			
	Less: allowance for doubtful accounts ▶ _____	5,640,142	6,080,095	6,080,095
	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) ▶ <u>13,759,357</u>			
	Less: allowance for doubtful accounts ▶ _____	12,402,095	13,759,357	13,759,357
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	44,625		
	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)	272,714	392,776	392,776	
14 Land, buildings, and equipment: basis ▶ <u>2,467,466</u>				
Less: accumulated depreciation (attach schedule) ▶ _____	197,000	2,467,466	2,467,466	
15 Other assets (describe ▶ _____)	-6,975,082	-6,658,159	-6,658,159	
16 Total assets (to be completed by all filers—see the instructions. Also, see page 1, item I)	13,407,928	17,279,021	17,279,021	
Liabilities	17 Accounts payable and accrued expenses	205,590	602,207	
	18 Grants payable			
	19 Deferred revenue	238,865	24,182	
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)	2,400,000	7,219,460	
	22 Other liabilities (describe ▶ _____)			
	23 Total liabilities (add lines 17 through 22)	2,844,455	7,845,849	
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	10,563,473	9,433,172	
	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)	10,563,473	9,433,172		
30 Total liabilities and net assets/fund balances (see instructions) .	13,407,928	17,279,021		

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	10,563,473
2 Enter amount from Part I, line 27a	2	-1,130,301
3 Other increases not included in line 2 (itemize) ▶ _____	3	0
4 Add lines 1, 2, and 3	4	9,433,172
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	9,433,172

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.)
1 a LOSS ON SALE OF ALLENDALE LDHA, LP	P	2014-01-23	2019-01-01
b			
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 1		262,387	-262,386
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			-262,386
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	2	-262,386
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) (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))
2018	2,500	1,890,022	0.001323
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

2 Total of line 1, column (d)	2	0.001323
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	0.000265
4 Enter the net value of noncharitable-use assets for 2019 from Part X, line 5	4	1,508,980
5 Multiply line 4 by line 3	5	400
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	0
7 Add lines 5 and 6	7	400
8 Enter qualifying distributions from Part XII, line 4	8	7,805

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 questions about exempt foundations, tax under section 511, and tax due/overpayment. Includes sub-table for 2019 estimated tax payments (6a-6d).

Part VII-A Statements Regarding Activities

Table with 10 rows for statements regarding activities. Includes questions about political campaigns, political expenditures, and other activities. Includes Yes/No columns.

Part VII-A Statements Regarding Activities (continued)

Table with 3 columns: Question, Yes, No. Rows 11-14 regarding controlled entities, distributions, public inspection requirements, and books in care.

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

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 for Part VII-B with 3 columns: Question, Yes, No. Rows 1a-4b regarding Form 4720 exceptions and requirements.

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
CINNAIRE CORPORATION 1118 S WASHINGTON AVE LANSING, MI 48910	CONSULTING SERVICES-DEVELOPMENT	1,567,767
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 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.	1,772,721
2 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
3 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
4 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
1 _____	
2 _____	
All other program-related investments. See instructions.	
3 _____	
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	0
b	Average of monthly cash balances.	1b	1,531,959
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	1,531,959
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	1,531,959
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	22,979
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	1,508,980
6	Minimum investment return. Enter 5% of line 5.	6	75,449

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

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	7,805
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	7,805
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	0
6	Adjusted qualifying distributions. Subtract line 5 from line 4.	6	7,805

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 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.				
d From 2017.				
e From 2018.				
f Total of lines 3a through e.				
4 Qualifying distributions for 2019 from Part XII, line 4: ▶ \$ _____				
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.				
e Remaining amount distributed out of corpus				
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				
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				
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				
10 Analysis of line 9:				
a Excess from 2015.				
b Excess from 2016.				
c Excess from 2017.				
d Excess from 2018.				
e Excess from 2019.				

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. 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) 2019	(b) 2018	(c) 2017	(d) 2016	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	0	94,501	0	40,422	134,923
b 85% of line 2a	0	80,326	0	34,359	114,685
c Qualifying distributions from Part XII, line 4 for each year listed	7,805	2,500	0	0	10,305
d Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c	7,805	2,500	0	0	10,305
3 Complete 3a, b, or c for the alternative test relied upon:					
a "Assets" alternative test—enter:					
(1) Value of all assets	17,279,019	13,089,268			30,368,287
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)	17,279,019	13,089,268			30,368,287
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					0
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)					0
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).					0
(3) Largest amount of support from an exempt organization					0
(4) 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	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> SOUTHWESTERN WISCONSIN COMMUNITY ACTION PROGRAM 149 NORTH IOWA STREET DODGEVILLE, WI 53533			SPONSORSHIP OF ANNUAL GALA	2,500
Total			▶ 3a	2,500
b <i>Approved for future payment</i>				
Total			▶ 3b	0

Form 990FP 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

TY 2019 Accounting Fees Schedule**Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	42,950	11,858	31,092	0

TY 2019 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: 46-1614937 ADDRESS: 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910 EXCESS BUSINESS HOLDING: NO----- -----NAME OF CONTROLLED ENTITY : LINCOLN APARTMENTS LLC EMPLOYER ID NO: 80-0764045 ADDRESS: 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910 EXCESS BUSINESS HOLDING: NO----- -----NAME OF CONTROLLED ENTITY : WV LIMITED DIVIDEND HOUSING ASSOCIATION LLC EMPLOYER ID NO: 27-4446356 ADDRESS: 1118 SOUTH WASHINGTON AVENUE LANSING, MI 48910 EXCESS BUSINESS HOLDING: NO

TY 2019 Investments - Other Schedule**Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995**Investments Other Schedule 2**

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
INVESTMENT IN MDV PARTNERS, LLC	AT COST	10,327	10,327
INVESTMENT IN TULSA NP PARTNERS, LLC	AT COST	79	79
INVESTMENT IN TRILOGY GP, INC	AT COST	382,370	382,370

**TY 2019 Land, Etc.
Schedule****Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND	112,000	0	112,000	
LAND	85,000	0	85,000	
LAND	320,170	0	320,170	
LAND	295,220	0	295,220	
LAND	1,645,075	0	1,645,075	
LAND	10,000	0	10,000	

TY 2019 Legal Fees Schedule**Name:** CINNAIRE SOLUTIONS CORPORATION**EIN:** 38-3225995

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL	28,849	7,965	20,884	0

TY 2019 Mortgages and Notes Payable Schedule

Name: CINNAIRE SOLUTIONS CORPORATION

EIN: 38-3225995

Total Mortgage Amount:

Mortgages and Notes Payable Schedule

Item No.	1
Lender's Name	CINNAIRE LENDING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	400,000
Balance Due	400,000
Date of Note	2016-12
Maturity Date	2019-12
Repayment Terms	
Interest Rate	5.000000000000
Security Provided by Borrower	
Purpose of Loan	GENERAL OPERATING EXPENSES RELATED TO LOW INCOME HOUSING
Description of Lender Consideration	
Consideration FMV	

Mortgages and Notes Payable Schedule

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

Mortgages and Notes Payable Schedule

Item No.	3
Lender's Name	CINNAIRE CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	4,000,000
Balance Due	1,200,000
Date of Note	2019-08
Maturity Date	2021-12
Repayment Terms	
Interest Rate	5.000000000000
Security Provided by Borrower	
Purpose of Loan	CARRYING A BUSINESS OR COMMERCIAL ENTERPRISE
Description of Lender Consideration	
Consideration FMV	

Mortgages and Notes Payable Schedule

Item No.	4
Lender's Name	PRESERVATION NON-PROFIT HOUSING CORPORATION
Lender's Title	LENDER
Relationship to Insider	
Original Amount of Loan	3,000,000
Balance Due	1,645,075
Date of Note	2019-01
Maturity Date	2022-01
Repayment Terms	
Interest Rate	5.500000000000
Security Provided by Borrower	
Purpose of Loan	CARRYING A BUSINESS OR COMMERCIAL ENTERPRISE
Description of Lender Consideration	
Consideration FMV	

TY 2019 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	447,861	1,210,266	1,210,266
LOAN LOSS RESERVE	-7,422,943	-7,868,425	-7,868,425

TY 2019 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	3,515	971	2,544	0
LOAN LOSS RESERVE	445,482	122,994	322,488	0
OTHER RENTING EXPENSES	3,977	1,098	2,879	0
MANAGEMENT FEE	0	0	0	0
WORKMAN'S COMPENSATION	0	0	0	0
AMORTIZATION	0	0	0	0
PROPERTY TAXES	7,994	2,207	5,787	0

TY 2019 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	697,002		697,002
OTHER REVENUE- MISC	51,958		51,958
MANAGEMENT FEES	17,084		17,084