

### See a Social Security Number? Say Something! Report Privacy Problems to https://public.resource.org/privacy Or call the IRS Identity Theft Hotline at 1-800-908-4490



# Form **990**

# **Return of Organization Exempt From Income Tax**

OMB No 1545-0047

Department of the Treasury Internal Revenue Service Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

Open to Public

► The organization may have to use a copy of this return to satisfy state reporting requirements

A F	or th	e 2011 calendar year, or tax year beginning 07/01, 2011, and en	ding	0	6/30, <b>20</b> 12		
		C Name of organization SOUTHEAST GRAND STREET GUILD HDFC IN		D Employer identif			
Вс	heck if ap	pecable C/O COMERFORD & DOUGHERTY LLP		13-26790	34		
Г	Addre						
-	chang	change Number and street (or P O box if mail is not delivered to street address) Room/sur	E Telephone number				
$\vdash$	Initiat	1122 EDANKITN AVENUE CHIME 200	1	(516) 248-	4817		
$\vdash$	Termi	Characterist state or country and 710 L 4		(300)			
-	Amen	ded GARDEN CITY, NY 11530		G Gross receipts \$	2,565,570.		
-	return Applic	F Name and address of principal officer		H(a) Is this a group ret			
L	pendi	ng		affiliates? <b>H(b)</b> Are all affiliates in			
	Tay By	empt status	527	· ·	st (see instructions)		
		te: N/A	527	H(c) Group exemption			
			l	ion 1970 M Stat			
	rt l	Summary Corporation   Trust   Association   Other   Life	ar of format	ion 1970 W State	e of legal domicile 141		
ГG							
	1	Briefly describe the organization's mission or most significant activities  TO PROVIDE RENTAL APARTMENTS FOR PERSONS WITH VERY LO	W TNCC				
e		TO PROVIDE RENTAL APARTMENTS FOR PERSONS WITH VERT EC					
пап	Ì						
Governance							
		Check this box  if the organization discontinued its operations or disposed of more			l =		
රේ ග		Number of voting members of the governing body (Part VI, line 1a)			5.		
Activities		Number of independent voting members of the governing body (Part VI, line 1b)			5.		
Ξ		Total number of individuals employed in calendar year 2011 (Part V, line 2a)			23.		
Ac		Total number of volunteers (estimate if necessary)					
)	7a	Total unrelated business revenue from Part VIII, column (C), line 12			0		
	b	Net unrelated business taxable income from Form 990-T, line 34		<u></u> . 7b	0		
				Prior Year	Current Year		
Ф	8	Contributions and grants (Part VIII, line 1h)	_	C	0		
à		Program service revenue (Part VIII, line 2g)		2,539,616.	2,558,805.		
Revenue		Investment income (Part VIII, column (A), lines 3, 4, and 7d)		4,454.	6,765.		
œ		Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		C			
		Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)		2,544,070.	2,565,570.		
		Grants and similar amounts paid (Part IX, column (A), lines 1-3)		0			
		Benefits paid to or for members (Part IX, column (A), line 4)		0	0		
		Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		503,484.	525,849.		
enses				003, 101.			
)eu		Professional fundraising fees (Part IX, column (A), line 11e)			ļ		
Exp		Total fundraising expenses (Part IX, column (D), line 25) ▶0	-	1,630,245.	1,637,135.		
	l	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)			2,162,984.		
	18	Total expenses Add lines 13-17 (must equal Part IX, column (A), IRECEIVED	·	2,133,729.			
L 0		Revenue less expenses Subtract line 18 from line 12	5:₩	410,341.	402,586.		
S o		Total assets (Part X line 16)	Begin	ning of Current Year	End of Year		
Net Assets or Fund Balances	20		) {	11,632,845.	23,136,954.		
뛽	21	Total liabilities (Part X, line 26)		11,949,322.	23,050,845.		
		Net assets or fund balances. Subtract line 21 from line 20 DGDEN	<u> </u>	-316,477.	86,109.		
Pa	rt II	Signature Block	₫				
		ialties of perjury, I declare that I have examined this return, including accompanying schedules and statem In complete, Declaration of preparer (other than officer) is based on all information of which preparer has			edge and belief, it is true,		
	rect, as	to complete Decial ation of preparer (other than officer) is based on all minormation of which preparer has	ally knowle				
٠.		Jul a formely		1.15/20	2		
Sig		Signature of officer		Date			
He	re	NEIL A CONNUM PABIDENT					
		Type or print name and title		<del></del>	<del></del>		
		Print/Type preparer's name Preparer's signature Date		Check If	PTIN		
Paid	i	MARCO SVAGNA	125	self-employed	P00217291		
Pre	parer	DEDDON LLD	/ E/	72 12	-0485070		
Use	Only	260 MADICON AVE NEW YORK NV 10017		21:	2-832-0400		
NA	the "	Firm's address   360 MADISON AVE NEW YORK, NY 10017 RS discuss this return with the preparer shown above? (see instructions)		Phone no 21.			
		No discuss this return with the preparer shown above? (see districtions)	<u></u>	<del></del>	. X Yes No		

For Paperwork Reduction Act Notice, see the separate instruction

JSA 1E1010 1 000 7 9646M 1608 SOUTHEAST GRAND STREET GUILD HDFC INC.

1. Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," omprite Schedule A section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," omprite Schedule A section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," omprite Schedule A section 501(c)(3) organization required to complete Schedule B, Schedule of Contributors (see instructions)?  2. X. X. 3. Dot the organization ergage in other or organization and activates on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C Part II.  4. X. X. Section 501(c)(3) organizations. Did the organization engage in lobbying activates, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C Part II.  5. Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dives, assessments, or similar amounts as defined in Revenue Procedure 98-19" "Yes," complete Schedule C, Part III.  5. Is the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? II "Yes," complete Schedule D, Part II.  5. Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, histonic and areas, or histonic structures? II "Yes," complete Schedule D, Part II.  5. Did the organization maintain collections of works of art, historical tressures, or other similar assets? If "Yes," complete Schedule D, Part III.  5. Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, organized Schedule D, Part V.  6. Did the organization report an amount for investments-order securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 19" If "Yes," complete Schedule D, Part V.  6. Did the organization report an amount for in	Form 9	90 (2011)	•	1	Page <b>3</b>
to the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A.  2 is the organization required to complete Schedule B, Schedule Or Contributors (see instructions)?  3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.  4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax yea? If "Yes," complete Schedule C, Part I.  5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part II.  6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part II.  7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic altraesures, or other similar assets? If "Yes," complete Schedule D, Part II.  8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part IV.  10 Did the organization intentity or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part IV.  10 Did the organization report an amount for investments—other securities in Part X, line 10? If "Yes," complete Schedule D, Part VI.  11 If the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VI.  12 Did the organization report an amount for other assets in	Part	Checklist of Required Schedules			
2 Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)? 3 Ind the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part II. 4 Section 501(c)(3) organizations. Did the organization engage in libbying activities, or have a section 501(n) election in effect during the tax year? If "Yes," complete Schedule C, Part II. 5 Is the organization ascention 501(c)(4), 5 offici(5), organization that receives membership dius, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part II. 6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advise on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part II. 7 Did the organization maintain organization exceed in the distribution or investment of amounts in such funds or accounts? III "Yes," complete Schedule D, Part III. 8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III. 9 Did the organization report an amount in Part X, line 21, serie as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or doth regolation services? If "Yes," complete Schedule D, Part IV. 9 Did the organization report an amount for investments—office repair, or doth regolation services? If "Yes," complete Schedule D, Part V. 10 Did the organization report an amount for investments—other securities in Part X, line 10° If "Yes," complete Schedule D, Part V. 11 If the organization report an amount for investments—other securities in Part X, line 10° If "Yes," complete Schedule D, Part V. 11 Did the organization report an amount for other lassets in Part X, line 10° If "Yes," complete Schedule D, Part X V. 11 Did the organizatio		•		Yes	No
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7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	ь	·			
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8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? // "Yes," complete Schedule D, Part III.  9 Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? // "Yes," complete Schedule D, Part IV.  10 Did the organization report and endowments, or quasi-endowments? // "Yes," complete Schedule D, Part V.  11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Part V, VIII, VIII, IX, or X as applicable a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? // "Yes," complete Schedule D, Part VI  11 b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? // "Yes," complete Schedule D, Part VII.  11 d Did the organization report an amount for other assets in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? // "Yes," complete Schedule D, Part VIII.  11 d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? // "Yes," complete Schedule D, Part VIII.  11 d Did the organization report an amount for other liabilities in Part X, line 25? // "Yes," complete Schedule D, Part X X Part VIII.  12 d Did the organization obtain separate, independent audited financial statements for the tax year? // "Yes," and // the organization obtain separate, independent audited financial statements for the tax year? // "Yes," and // the organization assets of separate in endocratical separate in the organization assets of separate in endocratical separate in endocratical statements for the tax year? // "Yes," and // the organization assets of separate in endocratical statements for the tax year? // "Yes," and // the organization on enti	7		- 6		
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13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	b				
14a Did the organization maintain an office, employees, or agents outside of the United States?			12b		
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foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV	b				
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Parts II and IV					
organization or entity located outside the United States? If "Yes," complete Schedule F, Parts II and IV			14b		<u> </u>
Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Parts III and IV	15				37
to individuals located outside the United States? If "Yes," complete Schedule F, Parts III and IV	4.0		15	_	<u>X</u>
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)	16				v
on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)	4-		16		
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	17		ا ـ ـ ا		v
Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	40		1/		
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	19		4.		Y
	20.				
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?					

Page 4

the United States on Part IX, column (A), line 1º II "Yex," compilete Schedule I, Parts I and II.  21 Did the organization proper more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 1º II "Yex," compilete Schedule I, Parts I and III.  22 Did the organization proper more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2º II "Yex," compilete Schedule I, Parts I and III.  23 Did the organization answer "Yes" to Part VII. Section A. line 3. 4, or 5 about compensation of the organization in the value of the year, that was issued after December 31, 2002º II "Yex," answer lines 24b through 24d and compiler Schedule II. Who go to line 25.  24 Did the organization answer a tex-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002º II "Yex," answer lines 24b through 24d and compiler Schedule II "No go to line 25.  25 Did the organization answer are year, and that was issued after December 31, 2002º II "Yex," answer lines 24b through 24d and compiler Schedule II. Who go to line 25.  26 Did the organization answer are year, and that the varianization as an "on behalf of" issuer for bonds outstanding at any time during the year?  26 Did the organization answer that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organizations' prior Person 1900 or 990, ECZ?  26 Was a loan to or by a current or former officer, director, trustee, key employee, but disqualified person outstanding as of the end of the organization sharped in Schedule I, Part II.  27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee? If "Yex," complete Schedule II. Part IV.  28 Was the organization receive more than \$25,000 in non-cash contributions? If "Yex," complete Schedule II. Part IV.  29 Did	Part	Checklist of Required Schedules (continued)			
the United States on Part IX, column (A), line 12 if "Yes," complete Schedule I, Parts I and II.  2 Dot the organization report more than \$5 \$0.00 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? if "Yes," complete Schedule I, Parts I and III.  2 Dot the organization awarer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule I, Parts I and III.  2 A Dot the organization aware a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b Intrough 24d and complete Schedule II "No "go fol mo 25.  b Did the organization amatian an escrow account other than a refunding escrow at any time during the year?  c Did the organization amatian an escrow account other than a refunding escrow at any time during the year?  24d Did the organization amatian an escrow account other than a refunding escrow at any time during the year?  25a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year If "Yes," complete Schedule L. Part I.  b is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-E27  If "Yes," complete Schedule I, Part II.  Did the organization provide a grant or other assistance to an officer, director, frustee, key employee, substantial contributor or employee therefor, a grant assistance to an officer, director, frustee, key employee? If "Yes," complete Schedule I, Part IV.  2 A Campited Schedule I, Part IV.  2 A Campited Schedule I, Part IV.  2 A Campited Schedule II Part IV.  2 A Campited Schedule II Part IV.  2 A Campited Schedule II P		•		Yes	No
Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2 ? If "Yes," complete Schedule I, Part I is and Iff organization answer Yes" to Part IVI, Section A, line 3, 4, or 5 about compensation of the organization answer Yes" to Part IVI, Section A, line 3, 4, or 5 about compensation of the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the least day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K if "No." go to line 25.  Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? of tax-exempt bonds beyond a temporary period exception?  Did the organization maintain an escrow account other than a refunding escrow at any time during the year?  Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?  Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?  Did the organization with a disqualified person in a prior year, and that the transaction bas not been reported on any of the organizations's prof Pems 990 or 990-E22?  Was a loan to or by a current or former officer, director, trustee, key employee, lighly compensated employee, or disqualified person outstanding as of the end of the organizations tax year? If "Yes," complete Schedule L, Part IV.  Was the organization provide a grant or other assistance to an officer, director, trustee, key employee. If "Yes," complete Schedule L, Part IV.  Did the organization provide a grant or other assistance to an officer, director, trustee, we will be a provided a provided a grant or other assistance to an officer, director, trustee, or key employee? If "Yes," complete Schedule IV.  A can entity of which a current or former officer, director, trustee, or key employee? If "Yes," complete Sch	21	Did the organization report more than \$5,000 of grants and other assistance to any government or organization			
on Part IX, column (A), line 27 if "Yes," complete Schedule I, Parts I and III.  23 Did the organization answer "Yes" to Part VII. Section A, line 3, 4, or 5 about compensation of the organizations current and former officers, directors, trustees, key employees, and highest compensated employees? if "Yes," complete Schedule I, "I No." go to line up 25.  24 Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? if "Yes," enswer lines 24b through 24d and complete Schedule If "No." go to line 25.  b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?  c Did the organization maintain an excrease of the second at experiment of the organization amaintain an excrease benefit fransaction with a disqualified person during the year? If "Yes," complete Schedule I, Part I and sequely an excess benefit fransaction with a disqualified person of the organizations. Did the organizations are that it engaged in an excess benefit transaction with a disqualified person of the part of the organization and that the transaction has not been reported on any of the organizations profess prompted Schedule L, Part II and the organization are professed as a second to disqualified person of the part of the organization and that the transaction has not been reported on any of the organizations professed propose, or disqualified person outstanding as of the end of the organizations and exceptions and exceptions or disqualified person outstanding as of the end of the organization with a disqualified person outstanding as of the end of the organization with a disqualified person in a prior year. If "Yes," complete Schedule I, Part II and the organization provide a grant or other assatiance to an officer, director, trustee, or key employee, in the part II and the organization provide a grant or other assatiance to an officer, director, trustee, or key employee? If "Yes," com		in the United States on Part IX, column (A), line 17 If "Yes," complete Schedule I, Parts I and II	21		Х
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d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?  Section 501c(13) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I .  b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-E22 If "Yes," complete Schedule L, Part II .  25 Was a loan to or by a current or former officer, director, trustee, key employee, inghly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II .  26 Was a loan to or by a current or former officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of the organization with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)  a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV.  b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV.  c An entity of which a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule M as an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV.  28 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M and the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part II.  30 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule R, Part II.  31 Vas the organization have a controlled entity within the meaning	C		240		x
25 a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I 25 a X b Is the organization waver that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part II 25 b X Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II 26 X Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III 27 X Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)  a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV 28 X X A nentity of which a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV 28 X X Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M 29 X X X X X X X X X X X X X X X X X X	а				
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year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ?  If "Yes," complete Schedule L, Part I.  25b X  26 Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II .  26 X  27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III .  28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)  a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV .  b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV .  c An entity of which a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV .  28 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M. 30 X  31 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II .  32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II .  33 Did the organization have a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, Inne 2  34 Was the organization have a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, Inne 2  35 Did the organization have a controlled entity wi			23a		
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c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	b	· · · · · · · · · · · · · · · · · · ·			v
was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV			28b		
Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M  Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M  Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I  Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II  Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? If "Yes," complete Schedule R, Part I  Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1  Did the organization have a controlled entity within the meaning of section 512(b)(13)?  b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2  Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2  To bid the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part V, lines 11 and the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and the organi	С				v
Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M					
conservation contributions? If "Yes," complete Schedule M		·	29		Λ.
Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	30				.,
Part I			30		
Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	31				v
complete Schedule N, Part II			31		Α_
Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? If "Yes," complete Schedule R, Part I	32				.,
sections 301 7701-2 and 301 7701-3? If "Yes," complete Schedule R, Part I			32		Λ.
Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1  35 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?  5 b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2  36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2  36 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI  37 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and	33				.,
IV, and V, line 1  35 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?  b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2  36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2  36 Y  37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI  38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and			33		X
Did the organization have a controlled entity within the meaning of section 512(b)(13)?  b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2  35b X  36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2  36 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI  37 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and	34				
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2  36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2  37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI  38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and				Х	
meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35 a		35a		Х
Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	b				
related organization? If "Yes," complete Schedule R, Part V, line 2			35b		X
Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	36				
and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI			36		Х
Part VI	37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization	Ì		
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and		and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R,			
		Part VI	37		Х
	38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and			
		19? Note. All Form 990 filers are required to complete Schedule O	38	Х	

'Page 5

	. Check if Schedule O contains a response to any question in this Part V	<u> </u>		-
		ــــــــــــــــــــــــــــــــــــــ	Yes	No
	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	-		Ì
	Enter the number of Forms W-29 included in line to Enter-0- in not applicable	l		
С	Did the organization comply with backup withholding rules for reportable payments to vendors and	4.		
	reportable gaming (gambling) winnings to prize winners?	1 c		
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax  Statements filed for the calendar year ending with or within the year covered by this return.			ļ
	otatements, med for the delender year enemy with or whilm the year severed by this return	ł	Х	
þ	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			X
	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a		
	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O	3 b		
а	At any time during the calendar year, did the organization have an interest in, or a signature or other authority			
	over, a financial account in a foreign country (such as a bank account, securities account, or other financial			X
	account)?	4a		^
)	If "Yes," enter the name of the foreign country ▶			
	See instructions for filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts		-	,X
	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a		X
	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b		
	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c		<del> </del>
3	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the			X
	organization solicit any contributions that were not tax deductible?	6a		
)	If "Yes," did the organization include with every solicitation an express statement that such contributions or	<b>C</b> L		
	gifts were not tax deductible?	6b	1, ta	-
	Organizations that may receive deductible contributions under section 170(c).	. ' '	, , 21	
	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods		المائك	X
	and services provided to the payor?	7a		
	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7 b		
;	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7.0		X
_	·	7 c		:
	If "Yes," indicate the number of Forms 8282 filed during the year	7e		X
	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7 f		X
	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			
	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g 7h		<del> </del>
•	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?  Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting		; t	17,32
	organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring	7		2.1
	organizations, have excess business holdings at any time during the year?	8	12-1-2-	X
	Sponsoring organizations maintaining donor advised funds.		11-5	3.5
	Did the organization make any taxable distributions under section 4966?	9a		X
	Did the organization make a distribution to a donor, donor advisor, or related person?	9b		X
•	Section 501(c)(7) organizations. Enter	. ;		
а	Initiation fees and capital contributions included on Part VIII, line 12	*	: ,	'
	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities 10b		•	
	Section 501(c)(12) organizations. Enter	١ ٠		
	Gross income from members or shareholders			
	Gross income from other sources (Do not net amounts due or paid to other sources	i		
_	against amounts due or received from them )			
	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a		
	If "Yes," enter the amount of tax-exempt interest received or accrued during the year   12b			<del> </del>
	Section 501(c)(29) qualified nonprofit health insurance issuers.	1		
	Is the organization licensed to issue qualified health plans in more than one state?	13a		<del>                                     </del>
_	Note. See the instructions for additional information the organization must report on Schedule O			<u> </u>
h	Enter the amount of reserves the organization is required to maintain by the states in which			
	the organization is licensed to issue qualified health plans			
_	Enter the amount of reserves on hand			
	Did the organization receive any payments for indoor tanning services during the tax year?	14a	<b></b>	Х
		14b		<del></del>
	If tes thas it lifet a COHITZO to report these payments of two torrovine an explanation in schedule of			
	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		990	(2011

Par	"No" response to line 8a, 8b, or 10b below, do O. See instructions	For each "Yes" response to lines 2 escribe the circumstances, process	through 7b b ses, or change	elow, es ın	and Sch	for a edule
	Check if Schedule O contains a response to any quest	ion in this Part VI				X
Sec	ction A. Governing Body and Management					
					Yes	No
1a	a Enter the number of voting members of the governing body at the	end of the tax year. If there are	1a 5			
	material differences in voting rights among members of the gover	- I				
	delegated broad authority to an executive committee or similar co					
h	b Enter the number of voting members included in line 1a, a	•	1b 5			
2		bove, who are independent				
-	any other officer, director, trustee, or key employee?	•	•	2		X
3						
Ū	supervision of officers, directors, or trustees, or key employ			3	Х	
4			•	4		Х
5	Did the organization become aware during the year of a si			5		Х
6	Did the organization have members or stockholders?	_		6		Х
7a						<u> </u>
	one or more members of the governing body?	•	• •	7a		X
b						
	stockholders, or persons other than the governing body? .	•	• •	7 b		Х
8						
•	the year by the following	rectings held of written actions under	rtaken during			
а			wig tests	8a	Х	
b				8b	X	
9	Is there any officer, director, trustee, or key employee list	•				
	the organization's mailing address? If "Yes," provide the name	nes and addresses in Schedule O		9		Х
Secti	ction B. Policies (This Section B requests information ab	out policies not required by the Inter	nal Revenue	Code	)	
					Yes	No
10a	a Did the organization have local chapters, branches, or affilia	tes?		10a		X
b	b If "Yes," did the organization have written policies and pr	ocedures governing the activities of si	uch chapters.	1		
	affiliates, and branches to ensure their operations are consi	<u> </u>	• •	10b		
11a	•		•	11a	Х	
b		· · · · · · · · · · · · · · · · · · ·	ŭ			
12a		-		12a	Х	
b	b Were officers, directors, or trustees, and key employees re	equired to disclose annually interests th	at could give			
	rise to conflicts?			12b	Х	
С	c Did the organization regularly and consistently monitor	and enforce compliance with the po	licy? If "Yes,"			
	describe in Schedule O how this was done			12c	Х	
13	Did the organization have a written whistleblower policy?.			13	X	
14	Did the organization have a written document retention and	d destruction policy?		14	X	
15	Did the process for determining compensation of the follow	ving persons include a review and appro	oval by			
	independent persons, comparability data, and contempora		•			
а	a The organization's CEO, Executive Director, or top manage	ment official		15a		
b	<b>b</b> Other officers or key employees of the organization			15b		
	If "Yes" to line 15a or 15b, describe the process in Schedu	le O (see instructions )				
16a	a Did the organization invest in, contribute assets to, or p	articipate in a joint venture or similar	arrangement			
	with a taxable entity during the year?			16a		X
b	b If "Yes," did the organization follow a written policy or p	procedure requiring the organization to	evaluate its			
	participation in joint venture arrangements under applical	ole federal tax law, and take steps to s	safeguard the	İ		
	organization's exempt status with respect to such arrangem	ents?	<u> </u>	16b		
Sect	ction C. Disclosure					
17	List the states with which a copy of this Form 990 is require					
18	Section 6104 requires an organization to make its Forms 1	023 (or 1024 if applicable), 990, and 99	90-T (Section 5	01(c)(	3)s oı	nly)
	available for public inspection. Indicate how you made thes					
	Own website Another's website X Upo	•				
19	Describe in Schedule O whether (and if so, how), the or	ganization made its governing docume	ents, conflict of	inter	est p	olicy,
	and financial statements available to the public during the t					
20	State the name, physical address, and telephone number	of the person who possesses the books a	and records of th	е		
JSA	organization ► THE WAVECREST MANAGEMENT TEAM 87-14 116TH	STREET RICHMOND HILL, NY 11418 718-43	36-1200		000	(001::
				⊢orm	220	(2011)

Part VII	Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated E	mnlovees	and
	Independent Contractors	p.oyccc,	
•	Check if Schedule O contains a response to any question in this Part VII	[	
<u> </u>			

Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

- 1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year
- List all of the organization's current officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
  - List all of the organization's current key employees, if any See instructions for definition of "key employee"
- List the organization's five current highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations
- List all of the organization's former officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's former directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees; highest compensated employees, and former such persons

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (descabe hours for	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					an	(D)  Reportable compensation from the organization	(E) Reportable compensation from related organizations - (W-2/1099-MISC)	(F) Estimated amount of other compensation from the	
	related organizations in Schedule O)	Individual trustee or director	Institutional trustee Individual trustee or director		Highest compensated employee Key employee Officer Institutional trustee Individual trustee		Former	(W-2/1099-MISC)		organization and related organizations	
(1) MONSIGNOR NEIL CONNOLLY	2.00	х		х				0	0		_0
(2) REVEREND EDWARD G. BYRNE DIRECTOR / VICE-PRESIDENT	2.00	х		х				0	0		0
(3) MR. KEVIN CRONIN DIRECTOR / SECRETARY	2.00	х		х				0	0		0
(4) MR. PAUL MEYER DIRECTOR	2.00	х						0	0		0
	2.00	Х						0	0		0
										,	_
		-									_
(8)											_
(9)										· · · · · · · · · · · · · · · · · · ·	-
(10)											-
(11)										·	-
(12)											-
(13)									-	_	-
_(14)											-
			L	l!						5 990 (004)	_

SOUTHEAS	ST GRANI	D ST	REF	ΞΤ	GU	ILD	HD	FC INC.	13	-2679	0,34	, Pag	ı
Part VII Section A. Officers, Directors, Tru	istees Ka	v Fn	nplo	)V P		and I	Hin	hest Compensat	ed Employ	VPPS /0-	ontinuer		
. (A)  Name and title	(B) Average hours per week (describe	(C) Position (do not check more than companies person is both officer and a director/trust					one an	(D)  Reportable compensation from the	(E) Reporta compensati relate organiza	able on from	Esti amo	mated ount of ther ensation	
	hours for related organizations in Schedule O)	Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	organization (W-2/1099-MISC)	(W-2/1099		orgai and	n the nization related nizations	
		ļ					_						
					_		-						
					_						<del> </del>		
				-	_		-						
			-										
							İ						
1b Sub-total  c Total from continuation sheets to Part VII, So d Total (add lines 1b and 1c)	•						<b>&gt; &gt; &gt;</b>	0 C		0 0	_		0
Total number of individuals (including but not reportable compensation from the organization)	limited to t	hose						eceived more than	\$100,000	of			
3 Did the organization list any former offic employee on line 1a? If "Yes," complete Schedu											3		X
4 For any individual listed on line 1a, is the sorganization and related organizations greated individual	eater than	\$15	50,0	007	11	"Yes	s, "	nd other compens	sation from le J for	the such	4		X
5 Did any person listed on line 1a receive or for services rendered to the organization? If "Ye											5	1	X
Section B. Independent Contractors													_
Complete this table for your five highest com- compensation from the organization. Report c year.													
(A) Name and business add	Iress							(B) Description of se	ervices	С	(C) ompensa	ation	
ATTACHMENT 1							$oxed{T}$						_
											_		_
							1						_
2 Total number of independent contractors (in				nıte			se I	isted above) who	received				

13-2679034

Par	rt VIII	Statement of Revenue				•
		•	(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, Gifts, Grants and Other Similar Amounts	1a b c d e f	Federated campaigns				;
	h	Total Add lines 1a-1f	0			
_e_	Ī	Business Code				
Program Service Revenue	2a b	RENTAL INCOME	2,558,805.	2,558,805.		
Σ	c					
gram Se	d e f	All other program service revenue				
2	;		2 550 005			, 1
	3	Investment income (including dividends, interest, and other similar amounts). ATTACHMENT 2	2,558,805	6,765		
	4	Income from investment of tax-exempt bond proceeds	• O			
	l	Royalties · · · · · · · · · · · · · · · · · · ·	0			
	5	(i) Real (ii) Personal	<del></del>			
	6a b	Gross rents				and Targers and Targers
	d	Net rental income or (loss)	• l o			
	7 a	Gross amount from sales of assets other than inventory				3
	b	Less cost or other basis and sales expenses				
	С	Gain or (loss)			<u> </u>	
	d	Net gain or (loss)				7
/enne	8 a	Gross income from fundraising events (not including \$		A STATE OF THE STA		
Other Revenu	b	of contributions reported on line 1c)  See Part IV, line 18				
Õ	С	Net income or (loss) from fundraising events	0			<u> </u>
	9а	Gross income from gaming activities See Part IV, line 19		. ,	٠.	
	b	Less direct expenses b				i
	10a	Net income or (loss) from gaming activities	<u> </u>			
	b	Less cost of goods sold	0			اء ۔ ۔ ۔
		Net income or (loss) from sales of inventory			-	
	11a		- <del> </del>			
	b					
	c					
	ď	All other revenue				
	e	Total. Add lines 11a-11d	1		ļ <del></del>	
	12	Total revenue. See instructions	2,565,570.	2,565,570		l

13-2679034

### Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D)

Do not include amounts reported on lines 6b,	(A) Total expenses	(B)	(C)	_ (D)
7b, 8b, 9b, and 10b of Part VIII.	Total expenses	Program service expenses	Management and general expenses	Fundraising expenses
Grants and other assistance to governments and organizations in the United States See Part IV, line 21.	o			
2 Grants and other assistance to individuals in the United States See Part IV, line 22	0			
Grants and other assistance to governments,	,			
organizations, and individuals outside the				
United States See Part IV, lines 15 and 16	0		-	
Benefits paid to or for members	0			
Compensation of current officers, directors, trustees, and key employees	o			
Compensation not included above, to disqualified				
persons (as defined under section 4958(f)(1)) and				
persons described in section 4958(c)(3)(B)	0			
Other salaries and wages	361,168.	361,168.		······
Pension plan accruals and contributions (include section	25 222	25		
401(k) and 403(b) employer contributions)	25,922.	25,922.		
Other employee benefits	105,668.	105,668.		
Payroll taxes	33,091.	33,091.		
Fees for services (non-employees)	121,975.	101 075	į	
a Management	59,394.	121,975. 59,394.		
b Legal	46,088.	46,088.		
c Accounting	40,000.	40,000.		· · · · · · · · · · · · · · · · · · ·
Lobbying	0			<del></del>
Professional fundraising services See Part IV, line 17	0			
f Investment management fees	0			
g Other				
Advertising and promotion	12,108.	12,108.		
Office expenses	0	12/1001		
Information technology	0	-		
Occupancy	0			<del></del>
Travel	0			-
Payments of travel or entertainment expenses				
for any federal, state, or local public officials	o			
Conferences, conventions, and meetings	0			<del></del>
Interest	0			
Payments to affiliates	0			
Depreciation, depletion, and amortization	159,996.	159,996.		
Insurance	64,294.	64,294.		
Other expenses Itemize expenses not covered				
above (List miscellaneous expenses in line 24e If				
line 24e amount exceeds 10% of line 25, column				
(A) amount, list line 24e expenses on Schedule (O)				
a REPAIRS & MAINTENANCE	139,306.	139,306.		
b UTILITY EXPENSE	825,361.	825,361.		<del></del>
c OTHER RENTING EXPENSES	3,420.	3,420.		
d SECURITY CONTRACT	201,981.	201,981.		
e All other expenses	3,212.	3,212.		
Total functional expenses. Add lines 1 through 24e	2,162,984.	2,162,984.		
5 Joint costs. Complete this line only if the organization reported in column (B) joint costs				
from a combined educational campaign and			†	
fundraising solicitation Check here following SOP 98-2 (ASC 958-720)		i		

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Page 11

Part X	Balance Sheet			
•		(A) Beginning of year		(B) End of year
1	Cash - non-interest-bearing	575,343.	1	971,314.
2	Savings and temporary cash investments	Q	2	(
3	Pledges and grants receivable, net	q	3	(
4	Accounts receivable, net	86,143.	4	268,624.
5	Receivables from current and former officers, directors, trustees, key			
	employees, and highest compensated employees. Complete Part II of			
	Schedule L  Receivables from other disqualified persons (as defined under section	q	5	(
6	Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing			
	employers and sponsoring organizations of section 501(c)(9) voluntary			
<sub>ω</sub>	employees' beneficiary organizations (see instructions)	q	6	C
ssets 7	Notes and loans receivable, net	q	7	· · C
8 A	Inventories for sale or use	q	8	0
9	Inventories for sale or use  Prepaid expenses and deferred charges	206,925.	9	31,659.
10 a	Land, buildings, and equipment cost or		1	
	other basis Complete Part VI of Schedule D 10a 26,038,676.		l	
l t	Less accumulated depreciation	9,090,893.		19,664,540.
11	Investments - publicly traded securities		11	C
12	Investments - other securities See Part IV, line 11		12	C
13	Investments - program-related See Part IV, line 11		13	C
14	Intangible assets		14	(
15	Other assets See Part IV, line 11	1,673,541.		2,200,817.
16	Total assets. Add lines 1 through 15 (must equal line 34)	11,632,845.		23,136,954.
17	Accounts payable and accrued expenses	783,265.		1,755,980.
18	Grants payable	<u>-</u>	18	C
19	Deferred revenue	<u> </u>	19	<u> </u>
20	Tax-exempt bond liabilities	<u> </u>	20	<u>C</u>
S 21	Escrow or custodial account liability Complete Part IV of Schedule D	<u>_</u>	21	····
Liabilities 22	Payables to current and former officers, directors, trustees, key		1	
Lial	employees, highest compensated employees, and disqualified persons	d		C
	Complete Part II of Schedule L		22	21,216,015.
23	Secured mortgages and notes payable to unrelated third parties	11,092,003.	23	21,210,013.
24 25	Unsecured notes and loans payable to unrelated third parties		24	
25	parties, and other liabilities not included on lines 17-24) Complete Part X			
	of Schedule D	73,252.	25	78,850.
26	Total liabilities. Add lines 17 through 25	11,949,322.		23,050,845.
20	Organizations that follow SFAS 117, check here ► X and complete	11,515,522.	20	23/030/043.
S)	lines 27 through 29, and lines 33 and 34.			
ğ 27	Unrestricted net assets	-316,477.	27	86,109.
28	Temporarily restricted net assets	d	28	0
면 29	Permanently restricted net assets	d	29	0
or Fund Balances	Organizations that do not follow SFAS 117, check here ▶ and			
ō	complete lines 30 through 34.			
र्घ 30	Capital stock or trust principal, or current funds		30	
ဖ္တို 31	Paid-in or capital surplus, or land, building, or equipment fund		31	
Net Assets 32 32 32 30	Retained earnings, endowment, accumulated income, or other funds		32	
<b>2</b> 33	Total net assets or fund balances	-316,477.	33	86,109.
34	Total liabilities and net assets/fund balances	11,632,845.	34	23, 136, 954.

For	m 990 (2011)		Pa	age 12
Pa	Reconciliation of Net Assets Check if Schedule O contains a response to any question in this Part XI			
1	Total revenue (must equal Part VIII, column (A), line 12)	2,5	65,	570.
2	Total expenses (must equal Part IX, column (A), line 25)	2,1	62,	984.
3	Revenue less expenses Subtract line 2 from line 1	4	02,	586.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	-3	16,	477.
5	Other changes in net assets or fund balances (explain in Schedule O)			0
6	Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33,			
	column (B))		86,	109.
Pa	Financial Statements and Reporting Check if Schedule O contains a response to any question in this Part XII		$\Box$	_
1	Accounting method used to prepare the Form 990 Cash X Accrual Other  If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		Yes	No
2a h	Were the organization's financial statements compiled or reviewed by an independent accountant?  Were the organization's financial statements audited by an independent accountant?	2a 2b	X	х
С		2 c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O			
	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both  X Separate basis  Consolidated basis  Both consolidated and separate basis			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	x	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3 b	х	

### **SCHEDULE A** (Form 990 or 990-EZ)

# **Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

OMB No 1545-0047 Open to Public Inspection

Department of the Treasury Internal Revenue Service

► Attach to Form 990 or Form 990-EZ. ► See separate instructions. Name of the organization SOUTHEAST GRAND STREET GUILD HDFC INC.

Employer identification number 13-2679034

C/0	CC	MERFORD & DOU	GHERTY LLP							13	-2679034	1
Part		Reason for Pub	lic Charity Status	s (All organizations mu	st con	nplete	this p	art ) Se	e instr	uctions		
The o	rga	nization is not a priv	ate foundation bed	cause it is (For lines 1 th	rough	11, che	eck only	one bo	x.)			
1 [	]	A church, convention	on of churches, or	association of churches of	describ	ed in s	ection	170(b)(	(1)(A)(i)	).		
2	]	A school described	in section 170(b)(	1)(A)(ii). (Attach Schedul	еE)							
3	$\Box$	A hospital or a coo	perative hospital s	ervice organization descri	bed in	sectio	n 170(l	o)(1)(A)	(iii).			
4		A medical researc	h organization op	erated in conjunction wi	th a h	nospita	ıl descr	ibed in	sectio	n 170(b	)(1)(A)(iii).	Enter the
_	_	hospital's name, cit										
5		-		nefit of a college or univ	ersity	owned	or op	erated l	oy a go	vernme	ntal unit de	escribed in
		section 170(b)(1)(/		·								
6	_		-	or governmental unit des								
7		~	•	es a substantial part of it	s supp	ort fro	om a go	overnme	ental ur	nit or fro	m the gen	eral public
۰ ۲		described in sectio			-1-4- 5	5-4113						
8 9	x	•		on 170(b)(1)(A)(vi). (Comes (1) more than 331/3%	-	-						
9 [				exempt functions - subj								_
		•		ome and unrelated busi				•				
				e 30, 1975 See section				•		11 311	lax) IIOIII	Dusinesses
10	$\neg$			ted exclusively to test for						ı <b>s</b>		
11	$\dashv$		•	ated exclusively for the	-	•				•	or to car	ry out the
· · L				pported organizations de								-
				es the type of supporting					•			
		a Type I	<b>b</b> Type		_			egrated		d 🗌	Type III -	Other
е		By checking this I	box, I certify that	the organization is not	contr	olled	directly	or ind	irectly	by one	or more o	disqualified
		persons other than	foundation mana	gers and other than one	or mo	re pub	olicly su	pported	d organ	ızatıons	described	in section
		509(a)(1) or section	n 509(a)(2)									
f				n determination from th	e IRS	that it	ıs a T	ype I, ⅂	Type II,	or Type	e III suppo	rting
		organization, check										🔲
g			006, has the orgai	nization accepted any gift	or co	ntributi	on fron	n any of	the			
		following persons?										[ ] N
		• •	-	ctly controls, either alor		<u> </u>		•			1 44-6	Yes No
			-	ly of the supported organ	ization						11g(ı	<del></del>
				scribed in (i) above? on described in (i) or (ii) a	 hovo?					• • • •	11g(	<del></del>
h		• •	•	ut the supported organiza						• • • •	[119(11	"/
	ii N	ame of supported	(ii) EIN	(iii) Type of organization		) Is the	(A) Did	you notify	(vi)	ls the	(vii) Am	ount of
,	(1) 14	organization	(11) = 114	(described on lines 1-9	organi	zation in		anızatıon		zation in	sup	
				above or IRC section (see instructions))	your go	listed in overning		l (i) of upport?		rganized US?		
				(00000.20000)/	Yes	No No	Yes	No	Yes	No		
									-			
(A)							1					
<b></b>												
(B)												
<i>(C)</i>				<u> </u>								
(C)							]					
(D)												
							_				<del></del>	
(E)												
						<u> </u>						
<b>.</b>												
Total			L	<del></del>		L	L	<u> </u>	l			

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule A (Form 990 or 990-EZ) 2011

	dule A (Form 990 or 990-EZ) 2011	<del></del> ,			<u> </u>		Page 2
Pa	Support Schedule for Or (Complete only if you check	ked the box oi	n line 5, 7, or 8	8 of Part I or if	the organiza	tion failed to q	A)(vi) ualıfy under
	Part III If the organization f	alls to qualify	under the test	s listed below,	please comp	lete Part III )	
	tion A. Public Support				T	- <sub>1</sub>	·
Cale	ndar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants")						
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3	The value of services or facilities furnished by a governmental unit to the organization without charge						
4	Total. Add lines 1 through 3	· · · · · · · · · · · · · · · · · · ·	 	<del> </del>	<u> </u>	<u> </u>	<u> </u>
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6	Public support. Subtract line 5 from line 4		İ				
Sec	tion B. Total Support						
Cale	ndar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
7	Amounts from line 4	<u> </u>					
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9	Net income from unrelated business activities, whether or not the business is regularly carried on						
10	Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
11	Total support. Add lines 7 through 10						<u> </u>
12	Gross receipts from related activities, etc. (s	ee instructions) .				12	
13	First five years. If the Form 990 is f organization, check this box and stop here	or the organizat	tion's first, secon	nd, third, fourth,	or fifth tax ye	ear as a section	501(c)(3) ▶
Sec	tion C. Computation of Public Sup	port Percenta	ge				
14	Public support percentage for 2011 (li					14	%
15	Public support percentage from 2010	Schedule A, Pa	art II, line 14			15	%
16a	331/3% support test - 2011. If the o						
	this box and <b>stop here</b> . The organization	on qualifies as a	a publicly suppo	rted organizatio	n		▶ 🔲
b	331/3% support test - 2010. If the c						
	check this box and stop here. The orga	anızatıon qualifi	es as a publicly	supported orga	nization		▶ 🔼
17a	10%-facts-and-circumstances test - 2	-			· · · · · · · · · · · · · · · · · · ·	•	
	10% or more, and if the organization Part IV how the organization meets t					-	•
b	organization	2010. If the org	ganization did n	ot check a box	on line 13, 16	Sa, 16b, or 17a,	
	Explain in Part IV how the organization						•

Schedule A (Form 990 or 990-EZ) 2011

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see

Page 3

Schedule A (Form 990 or 990-EZ) 2011

Part III Support Schedule for Organizations Described in Section 509(a)(2)
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II If the organization fails to qualify under the tests listed below, please complete Part II)

	tion A. Public Support	(-) 0007 I	#1.0000 I	(10000	40000	4.55	1 .5 :
	ndar year (or fiscal year beginning in) 🕨	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1	Gifts, grants, contributions, and membership fees						
	received (Do not include any "unusual grants")						
2	Gross receipts from admissions, merchandise						
	sold or services performed, or facilities						
	furnished in any activity that is related to the						
	organization's tax-exempt purpose	2,507,003.	2,553,258	2,608,116.	2,539,616.	2,558,805	12,766,7
3	Gross receipts from activities that are not an			1			
	unrelated trade or business under section 513						
4	Tax revenues levied for the						
	organization's benefit and either paid						
	to or expended on its behalf						
5	The value of services or facilities			-			
	furnished by a governmental unit to the						
	organization without charge						
6	Total. Add lines 1 through 5	2,507,003.	2,553,258.	2,608,116.	2,539,616.	2,558,805	12,766,7
_	Amounts included on lines 1, 2, and 3						
	received from disqualified persons						ļ
b	Amounts included on lines 2 and 3						
	received from other than disqualified						
	persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c	Add lines 7a and 7b						
	Public support (Subtract line 7c from						
	line 6)						12,766,7
Sect	tion B. Total Support						
Calen	ndar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
9	Amounts from line 6	2,507,003.	2,553,258.	2,608,116.	2,539,616.	2,558,805	12,766,
10a	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar						
	sources	10,592.	3,225.	843.	4,454.	6,765	25,8
b	Unrelated business taxable income (less			İ			
	section 511 taxes) from businesses						
	acquired after June 30, 1975						<del> </del>
	Add lines 10a and 10b	10,592.	3,225.	843.	4,454.	6,765	25,8
11	Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12	Other income Do not include gain or						
	loss from the sale of capital assets			1			
	(Explain in Part IV)						
13	Total support. (Add lines 9, 10c, 11,						
	and 12)	2,517,595.	2,556,483.	2,608,959.	2,544,070.	2,565,570	12,792,6
14	First five years. If the Form 990 is for	the organization	's first, second,	third, fourth, or	fifth tax year as	s a section 50	1(c)(3)
	organization, check this box and stop here.			· · · · · · · · · · · · · · · · · · ·		<u></u> .	▶
Se <u>c</u>	tion C. Computation of Public Sup						
15	Public support percentage for 2011 (line 8,					15	99.80
16	Public support percentage from 2010 Sche	dule A, Part III, line	e 15	<u></u>	<u>.</u>	16	99.73
Sect	tion D. Computation of Investmer	t Income Perc	entage				
47	Investment income percentage for 2011 (lin	ie 10c, column (f)	divided by line 1	3, column (f))		17	.20
17	Investment income percentage from 2010 S	Schedule A, Part II	II, line 17			18	.27
						e than 331/3%	and line
18	331/3% support tests - 2011. If the org	anneathan ara mo					. г
18			here The orga	anization qualifies	as a publicly	supported orda	nization 🚩 📗
18 19a	331/3% support tests - 2011. If the org 17 is not more than 331/3%, check this	s box and stop	_		•	•	_
18 19a	331/3% support tests - 2011. If the org 17 is not more than 331/3%, check thi 331/3% support tests - 2010. If the orga	s box and stop nization did not o	check a box on l	ine 14 or line 19	a, and line 16 is	more than 331	/3 %, and
18 19a	331/3% support tests - 2011. If the org 17 is not more than 331/3%, check this	s box and stop nization did not c this box and sto	check a box on loop here. The org	ine 14 or line 19 ganization qualifie	a, and line 16 is is as a publicly	more than 331 supported orga	/3 %, and nization ► [

Schedule A (Form 990 or 990-EZ) 2011

Page 4

**Supplemental Information**. Complete this part to provide the explanations required by Part II, line 10, Part II, line 17a or 17b, and Part III, line 12 Also complete this part for any additional information (See instructions)

JSA

### SCHEDULE D (Form 990)

### **Supplemental Financial Statements**

► Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. ► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047 Inspection

Department of the Treasury Internal Revenue Service Name of the organization

SOUTHEAST GRAND STREET GUILD HDFC INC.

Employer identification number

<u>C/C</u>	COMERFORD & DOUGHERTY LLP			13-2679034
Par	Organizations Maintaining Donor Advorganization answered "Yes" to Form 9	rised Funds or Other 990, Part IV, line 6	Similar Funds or	Accounts. Complete if the
		(a) Donor advis	sed funds	(b) Funds and other accounts
1	Total number at end of year			
2	Aggregate contributions to (during year)			
3	Aggregate grants from (during year)			
4	Aggregate value at end of year			
5	Did the organization inform all donors and donor	advisors in writing that	the assets held in	donor advised
	funds are the organization's property, subject to the			( ) [ ]
6	Did the organization inform all grantees, donors, as			
	only for charitable purposes and not for the benefit			
	conferring impermissible private benefit?			
Par				
1	Purpose(s) of conservation easements held by the			
	Preservation of land for public use (e.g., recr	- ·		f an historically important land area
	Protection of natural habitat	oution of outstanding		f a certified historic structure
	Preservation of open space	•		a continua motorio di actare
2	Complete lines 2a through 2d if the organization h	eld a qualified conserva	ation contribution in	the form of a conservation
	easement on the last day of the tax year	<b>-</b>		
	•		[	Held at the End of the Tax Year
а	Total number of conservation easements			2a
b	Total acreage restricted by conservation easements			2 b
C	Number of conservation easements on a certified		l.	2c
đ	Number of conservation easements included in (c)		, ,	
	historic structure listed in the National Register	•		2 d
3	Number of conservation easements modified, tran			
	tax year ▶		galolioa, or tollino	tiod by the organization during the
4	Number of states where property subject to conse	ervation easement is loca	ated ►	
5	Does the organization have a written policy regard			
	violations, and enforcement of the conservation ea	-		
6	Staff and volunteer hours devoted to monitoring, in			
	<b>&gt;</b>		9 00110011011011 0000	ome daming the year
7	Amount of expenses incurred in monitoring, inspec	cting, and enforcing con	servation easemen	ts during the year
	►\$	sung, and sunstand som		to during the year
8	Does each conservation easement reported on lin	e 2(d) above satisfy the	requirements of sec	ction 170(h)(4)(B)
	(i) and section 170(h)(4)(B)(ii)?			
9	In Part XIV, describe how the organization reports	conservation easemen	ts in its revenue and	expense statement and
	balance sheet, and include, if applicable, the text of			
	organization's accounting for conservation easeme		<b>.</b>	
Par	t III Organizations Maintaining Collections	of Art, Historical Tre	easures, or Other	Similar Assets.
	Complete if the organization answered	"Yes" to Form 990, F	Part IV, line 8	
 1a	If the organization elected, as permitted under Si	FAS 116 (ASC 958). no	ot to report in its r	evenue statement and balance sheet
	works of art. historical treasures, or other similar	ar assets held for oub	lic exhibition educ	ation or research in furtherance of
ı.	public service, provide, in Part XIV, the text of the f			
b	If the organization elected, as permitted under a works of art historical treasures or other similar	SFAS 116 (ASC 958),	to report in its re	venue statement and balance sheet
	works of art, historical treasures, or other similar public service, provide the following amounts relati	ai assets neid for pub ing to these items	ne exhibition, educ	ation, or research in furtherance of
	(i) Revenues included in Form 990, Part VIII, line	_		<b>&gt; ¢</b>
	(ii) Assets included in Form 990, Part X			
2	If the organization received or held works of a			
_				
2	following amounts required to be reported under S			
a b	Revenues included in Form 990, Part VIII, line 1 . Assets included in Form 990, Part X			
	Paperwork Reduction Act Notice, see the Instructions for	r Form 990	· · · · · · · · · · · · · · · · · · ·	Schedule D (Form 990) 2011
	in a contract the contract of the contra			3chedule D (Form 330) 2011

Par	t III Organizations Maintaining Colle	ections of Art, Histo	rical Treasures, o	r Other Similar A	ssets (continued)
3	Using the organization's acquisition, acces	sion, and other recor	ds, check any of th	e following that a	re a significant use of its
	collection items (check all that apply)	. [-	7		
a	Public exhibition	°  -	Loan or excha		
b	Scholarly research Preservation for future generations	e L	Other		
C 1	Provide a description of the organization's				
7	XIV	concentions and expire	am now they furthe	The organization	s exempt purpose in rait
5	During the year, did the organization solicit	or receive donations o	of art, historical treas	ures, or other similar	ar
	assets to be sold to raise funds rather than to				
Par	t IV Escrow and Custodial Arrangem				
	line 9, or reported an amount on				, ,
			-		
1a	Is the organization an agent, trustee, custod				
	included on Form 990, Part X?				Yes No
b	If "Yes," explain the arrangement in Part XIV	and complete the following	lowing table		
	Decision belone		<u></u>	· · · · · · · · · · · · · · · · · · ·	mount
c C	Beginning balance				
e	Distributions during the year		\		
f	Ending balance				
2a	Did the organization include an amount on F				Yes No
	If "Yes," explain the arrangement in Part XIV				
Par			swered "Yes" to Fe	orm 990, Part IV,	line 10
		rrent year (b) Pric			
1 a	Beginning of year balance				
b	Contributions				
С	Net investment earnings, gains,				
	and losses				
	Grants or scholarships				
е	Other expenditures for facilities .				
f	and programs				
g	End of year balance				
2	Provide the estimated percentage of the cur	rent year end balance	(line 1g. column (a)	held as	
- а	Board designated or quasi-endowment	%	o (mile 19, column (a)	, ricia as	
b	Permanent endowment ► %				
С	Temporarily restricted endowment ▶	%			
	The percentages in lines 2a, 2b, and 2c show	uld equal 100%			
3 a	Are there endowment funds not in the posse	ession of the organiza	ation that are held ar	nd administered for	the
	organization by				Yes No
	(i) unrelated organizations				<del></del>
	(ii) related organizations				
_	If "Yes" to 3a(ii), are the related organization:	·			3b
4 Par	Describe in Part XIV the intended uses of the tVI Land, Buildings, and Equipment.				
Fai	Description of property		1	(0) 0	/d\ 0 = 1t.=
	Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1 a	Land		100,000.		100,000.
b	Buildings		6,007,373.	5,769,242.	238,131.
С	Leasehold improvements	<u>-</u>	-	· ·	· · · · · · · · · · · · · · · · · · ·
d	Equipment		874,649.	604,894.	269,755.
e	Other		19,056,654.		19,056,654.
Tota	I. Add lines 1a through 1e (Column (d) must	equal Form 990, Part	X, column (B), line 10	0(c) ) ▶	19,664,540.
					Schedule D (Form 990) 2011

1. (a) Description of liability	(b) Book value		
(1) Federal income taxes		•	
(2) TENANT SECURITY DEPOSITS	48,947.	•	3 - 1
(3) PREPAID REVENUE	29,903.		
(4)			
(5)			
(6)			
(7)			
(8)			
(9)			
(10)			
(11)			
Total. (Column (b) must equal Form 990, Part X, col (B) line 25)	78,850.		

2. FIN 48 (ASC 740) Footnote In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740)

JSA 1E 1270 1 000

Schedule D (Form 990) 2011

Schedu	ile D (Form 990) 2011		 Page	4
Part	XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial States	nent	ts	_
1	·Total revenue (Form 990, Part VIII, column (A), line 12)	1	2,565,57	0.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	2,162,98	_
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	402,58	
4	Net unrealized gains (losses) on investments	4	103/00	_
5	Donated services and use of facilities	5		-
6	Donated services and use of facilities			—
7	Investment expenses	6	ļ	_
	Prior period adjustments	7	<u>-</u>	_
8	Other (Describe in Part XIV )	8		_
9	Total adjustments (net) Add lines 4 through 8	9	100 50	<del>-</del>
10	Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9		402,58	<u>6</u> .
	XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Re	turn		_
1	Total revenue, gains, and other support per audited financial statements	_	1 2,565,57	<u>0</u> .
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
а	Net unrealized gains on investments			
b	Donated services and use of facilities			
С	Recoveries of prior year grants			
d	Other (Describe in Part XIV ) 2d			
е	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3 2,565,57	ō.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1			_
а	Investment expenses not included on Form 990, Part VIII, line 7b	1		
b	Other (Describe in Part XIV )			
С	Add lines 4a and 4b		4c	
5	Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)		5 2,565,57	0.
	XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per F			Ť.
1	Total expenses and losses per audited financial statements		1 2,162,98	4
2	Amounts included on line 1 but not on Form 990, Part IX, line 25	• • ⊦	1 2/102/30	<u> </u>
a	Denoted conveces and use of facilities			
b	Prior year adulatments			
C C				
d	Other (Describe in Part XIV )  Add lines 2a through 2d			
e	<u> </u>		2e 2 162 00	_
3	Subtract line 2e from line 1	$\cdot \cdot \vdash$	3 2,162,98	<del>4</del> .
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b			
	Other (Describe in Part XIV )			
_ C	Add lines 4a and 4b	⊢	4c	_
5	Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18)	<u>L</u>	5 2,162,98	<u>4</u> .
	XIV Supplemental Information			_
Part V	lete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Pa , line 4, Part X, line 2, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also comp dditional information	olete i	this part to provide	
				-
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			Schedule D (Form 990) 20	11

" Schedule D (Form 990) 2011 Part XIV Supplemental Information (continued)

Schedule D (Form 990) 2011

### SCHEDULE O (Form 990 or 990-EZ)

### Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2011

Open to Public Inspection

Department of the Treasury Internal Revenue Service Name of the organization

SOUTHEAST GRAND STREET GUILD HDFC INC.

C/O COMERFORD & DOUGHERTY LLP

Employer identification number 13-2679034

CONFLICT OF INTEREST POLICY - MONITORING

FORM 990, SECTION B- LINE 12C

EACH OFFICER, DIRECTOR OR TRUSTEE IS REQUIRED TO DISCLOSE ANNUALLY

INTERESTS THAT COULD GIVE RISE TO CONFLICTS IN A BOARD MEETING. IF AN

ITEM OF CONFLICT COMES TO SURFACE, THE BOARD DISCUSSES AND VOTES ON IT

BEFORE AWARDING ANY CONTRACTS.

DOCUMENTS MADE AVAILABLE TO PUBLIC

FORM 990, SCHEDULE C- LINE 19

THE ORGANIZATION'S GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND FINANCIAL STATEMENTS ETC. ARE MADE AVAILABLE TO PUBLIC UPON REQUEST, THE COPIES OF THESE DOCUMENTS ARE KEPT AT THE MANAGING AGENT'S OFFICE AND ONCE REQUESTED, THE AGENT WILL MAIL SUCH COPIES BY REGULAR MAIL.

REVIEW OF FORM 990 BY GOVERNING BODY

FORM 990, SCHEDULE B - LINE 11B

A TENTATIVE DRAFT OF THE FORM 990 (BEFORE IT IS FINALIZED AND SENT TO IRS) IS SENT TO THE ORGANIZATION'S LEGAL COUNSEL VIA EMAIL, WHO REVIEWS AND DISCUSSES THE RETURN WITH THE GOVERNING BODY ALONG WITH THE UNDERLYING FINANCIAL STATEMNTS. ANY SUGGESTED CHANGES OR COMMENTS AND QUESTIONS ARE THEN DISCUSSED WITH THE CPA BY A CONFERENCE CALL.

Schedule O (Form 990 or 990-EZ) 2011 Page 2 SOUTHEAST GRAND STREET GUILD HDFC INC. Employer identification number C/O COMERFORD & DOUGHERTY LLP 13-2679034 ATTACHMENT 1 990, PART VII- COMPENSATION OF THE FIVE HIGHEST PAID IND. CONTRACTORS NAME AND ADDRESS DESCRIPTION OF SERVICES COMPENSATION WAVECREST MANAGEMENT MGMT/BOOKEEPING FEES 142,330. 87-14 116 STREET RICHMOND HILL, NY 11418 ILLUMINUS SECURITY SECURITY 135,729. 1 HAVEN PLAZA, 1ST FLOOR NEW YORK, NY 10009 MDG DESIGN & CONSTRUCTION ARCHITECT FEES 8,753,721. 1328 NEW YORK AVENUE HUNTINGTON STATION, NY 11746 TOTAL COMPENSATION 9,031,780. ATTACHMENT 2 FORM 990, PART VIII - INVESTMENT INCOME (A) (B) (C) (D) TOTAL RELATED OR UNRELATED EXCLUDED DESCRIPTION REVENUE EXEMPT REVENUE BUSINESS REV. REVENUE INTEREST INCOME 6,765. 6,765. 6,765. 6,765. TOTALS ATTACHMENT 3 FORM 990, PART X - PREPAID EXPENSES AND DEFERRED CHARGES

> ENDING BOOK VALUE

PREPAID INSURANCE 21,569.

PREPAID LEGAL FEE 10,090.

PREPAID WATER AND SEWER

TOTALS 31,659.

Schedule O (Form 990 or 990-EZ) 2011

DESCRIPTION

13-2679034

# Related Organizations and Unrelated Partnerships

► Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.

OMB No 1545-0047 Open to Public

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See separate instructions. SOUTHEAST GRAND STREET GUILD HDFC INC. Attach to Form 990.

Employer identification number 13-2679034

Identification of Disregarded Entities (Complete of the organization answered "Yes" to Form 990, Part IV, line 33.) Part

DOUGHERTY LLP

C/O COMERFORD &

Name of the organization Department of the Treasury Internal Revenue Service

SCHEDULE R (Form 990) (f) Direct controlling entity (e) End-of-year assets (d) Total income (c)
Legal domicile (state
or foreign country) (b)
Primary activity (a)Name, address, and EIN of disregarded entity Part II <u>(1</u> 3 4 (5) (e) [2]

Identification of Related Tax-Exempt Organizations (Complete of the organization answered "Yes" to Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public chanty status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	2(b)(13) lled /?
						Yes	٩ ۷
(1) GRAND STREET GUILD EAST HFDC INC 13-2679032 1722 FRĀNKLINE ĀVĒNUĒ, SUITĒ 4"" GARDĒN CITY, NY 11530""	REAL ESTATE	NY	501(C)3	EXEMPT	N/A		×
(2) GRAND STREET GUILD HFDC INC 13-2679033 1122 FRANKLINE AVENUE, SUITE 4 - GARDEN CITY, NY 11530	REAL ESTATE	NY	501(C)3	EXEMPT	N/A		×
(6)							
[4]							
(5)							
							,
(7)	:						
For Paperwork Reduction Act Notice, see the Instructions for Form 990					Schedul	Schedule R (Form 990) 2011	90) 2011

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Schedule R (Form 990) 2011 (k) ' Percentage (h) Percentage ownership ownership (J) General or ŝ managing Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" to Form 990, Part IV, Inne 34 because it had one or more related organizations treated as a corporation or trust during the tax year.) end-of-year assets Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" to Form 990, Part IV, line 34 Yes amount in box 20 Schedule K-1 (Form 1065) (i) Code V-UBI (f) Share of total ŝ Disproportionals Ξ Yes (g) Share of end-of-year (e)
Type of entity
(C corp, S corp, or trust) (f) Share of total (d) Direct controlling псоте because it had one or more related organizations treated as a partnership during the tax year.) (e)
Predominant
income (related,
unrelated,
excluded from
tax under
sections 512-514) (c) Legal domicile foreign country) (state or (b) Primary activity (d) Direct controlling entity (c) Legal domicile (state or foreign country) Primary activity (a)Name, address, and EIN of related organization (a) Name, address, and EIN related organization Schedule R (Form 990) 2011 Part III Part IV 5 (2) <u>(5</u>) (2) <u>4</u> <u>@</u> 듼 (5) (0) (S) <u>4</u> <u>@</u>  $\overline{C}$ 

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Page 3 Schedule R (Form 990) 2011  $|\times|\times|\times|\times|$  $\times |\times |\times |\times$  $\times |\times |\times |\times |\times$  $\times | \times$ Method of determining Yes If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds **1** 10 **1**g <u>,</u> <del>1</del> **1**e 무 = ÷ Ę \_ 9 1 p = Exchange of assets with related organization(s)................................. Performance of services or membership or fundraising solicitations by related organization(s).................. Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) Transactions With Related Organizations (Complete if the organization answered "Yes" to Form 990, Part IV, line 34, 35, 35a, or 36 Amount involved During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV? Transaction type (a-r) Receipt of (i) interest (ii) annuities (iii) royalties or (iv) rent from a controlled entity. Performance of services or membership or fundraising solicitations for related organization(s) Lease of facilities, equipment, or other assets from related organization(s) Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule Other transfer of cash or property from related organization(s) Reimbursement paid to related organization(s) for expenses Name of other organization Other transfer of cash or property to related organization(s) Gift, grant, or capital contribution to related organization(s) Sharing of paid employees with related organization(s). Schedule R (Form 990) 2011 Part V

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Schedule R (Form 990) 2011

Unrelated Organizations Taxable as a Partnership (Complete if the organization answered "Yes" on Form 990, Part IV, line 37)

Part VI

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant Income (related, Inrelated, excluded	(e) Are all partners section 501(c)(3) organizations?	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?	(I) Code V-UBI amount in box 20 of Schedule K-1	General or managing partner?	(k) Percentage ownership
			section 512-514)	Yes No			Yes No		Yes	
(1)				•						
(2)										
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Schedule R (Form 990) 2011

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### Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)