

EXTENDED TO NOVEMBER 15, 2019

Exempt Organization Business Income Tax Return
(and proxy tax under section 6033(e))

OMB No 1545-0887

2018

For calendar year 2018 or other tax year beginning _____, and ending _____

► Go to www.irs.gov/Form990T for instructions and the latest information

► Do not enter SSN numbers on this form as it may be made public if your organization is a 501(c)(3).

Open to Public Inspection for
501(c)(3) Organizations OnlyDepartment of the Treasury
Internal Revenue ServiceA Check box if
address changed

B Exempt under section

501(c)(3) 408(e) 220(e)
 408A 530(a)
 529(a)

Print
or
TypeName of organization (Check box if name changed and see instructions.)

THE HEXBERG FAMILY FOUNDATION

Number, street, and room or suite no. If a P.O. box, see instructions

921 EMERALD BAY

City or town, state or province, country, and ZIP or foreign postal code

LAGUNA BEACH, CA 92651

D Employer identification number
(Employees' trust, see
instructions)

91-2172555

E Unrelated business activity code
(See instructions)

531390

C Book value of all assets
at end of year

17,814,482.

F Group exemption number (See instructions.) ►

G Check organization type ► 501(c) corporation 501(c) trust 401(a) trust Other trustH Enter the number of the organization's unrelated trades or businesses. ► 1 Describe the only (or first) unrelated
trade or business here ► SEE STATEMENT 12. If only one, complete Parts I-V. If more than one,
describe the first in the blank space at the end of the previous sentence, complete Parts I and II, complete a Schedule M for each additional trade or
business, then complete Parts III-V.I During the tax year, was the corporation a subsidiary in an affiliated group or a parent-subsidiary controlled group? ► Yes No
If "Yes," enter the name and identifying number of the parent corporation. ►

J The books are in care of ► FROSTAD & WARD, AN ACCOUNTANCY CORP Telephone number ► 714-236-4800

Part I Unrelated Trade or Business Income

(A) Income

(B) Expenses

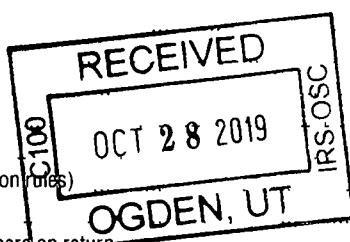
(C) Net

1a	Gross receipts or sales	c Balance	►	1c			
b	Less returns and allowances			2			
2	Cost of goods sold (Schedule A, line 7)			3			
3	Gross profit. Subtract line 2 from line 1c			4a			
4a	Capital gain net income (attach Schedule D)			4b			
b	Net gain (loss) (Form 4797, Part II, line 17) (attach Form 4797)			4c			
c	Capital loss deduction for trusts			5	-123,723.	STMT 13	-123,723.
5	Income (loss) from a partnership or an S corporation (attach statement)			6			
6	Rent income (Schedule C)			7			
7	Unrelated debt-financed income (Schedule E)			8			
8	Interest, annuities, royalties, and rents from a controlled organization (Schedule F)			9			
9	Investment income of a section 501(c)(7), (9), or (17) organization (Schedule G)			10			
10	Exploited exempt activity income (Schedule I)			11			
11	Advertising income (Schedule J)			12			
12	Other income (See instructions; attach schedule)			13	-123,723.		-123,723.

Part II Deductions Not Taken Elsewhere (See instructions for limitations on deductions)

(Except for contributions, deductions must be directly connected with the unrelated business income)

14	Compensation of officers, directors, and trustees (Schedule K)	14	
15	Salaries and wages	15	
16	Repairs and maintenance	16	
17	Bad debts	17	
18	Interest (attach schedule) (see instructions)	18	
19	Taxes and licenses	19	
20	Charitable contributions (See instructions for limitation rules)	20	
21	Depreciation (attach Form 4562)	21	
22	Less depreciation claimed on Schedule A and elsewhere on return	22a	22b
23	Depletion	23	
24	Contributions to deferred compensation plans	24	
25	Employee benefit programs	25	
26	Excess exempt expenses (Schedule I)	26	
27	Excess readership costs (Schedule J)	27	
28	Other deductions (attach schedule)	28	
29	Total deductions Add lines 14 through 28	29	0.
30	Unrelated business taxable income before net operating loss deduction Subtract line 29 from line 13	30	-123,723.
31	Deduction for net operating loss arising in tax years beginning on or after January 1, 2018 (see instructions)	31	
32	Unrelated business taxable income. Subtract line 31 from line 30	32	-123,723.



919

Part III Total Unrelated Business Taxable Income

33	Total of unrelated business taxable income computed from all unrelated trades or businesses (see instructions)	33	-123,723.
34	Amounts paid for disallowed fringes	34	
35	Deduction for net operating loss arising in tax years beginning before January 1, 2018 (see instructions)	35	
36	Total of unrelated business taxable income before specific deduction. Subtract line 35 from the sum of lines 33 and 34	36	-123,723.
37	Specific deduction (Generally \$1,000, but see line 37 instructions for exceptions)	37	1,000.
38	Unrelated business taxable income. Subtract line 37 from line 36. If line 37 is greater than line 36, enter the smaller of zero or line 36	38	-123,723.

Part IV Tax Computation

39	Organizations Taxable as Corporations Multiply line 38 by 21% (0.21)	39	
40	Trusts Taxable at Trust Rates See instructions for tax computation. Income tax on the amount on line 38 from:	40	0.
	<input checked="" type="checkbox"/> Tax rate schedule or <input type="checkbox"/> Schedule D (Form 1041)	41	
41	Proxy tax See instructions	42	
42	Alternative minimum tax (trusts only)	43	
43	Tax on Noncompliant Facility Income See instructions	44	
44	Total. Add lines 41, 42, and 43 to line 39 or 40, whichever applies	44	0.

Part V Tax and Payments

45a	Foreign tax credit (corporations attach Form 1118; trusts attach Form 1116)	45a	
b	Other credits (see instructions)	45b	
c	General business credit Attach Form 3800	45c	
d	Credit for prior year minimum tax (attach Form 8801 or 8827)	45d	
e	Total credits Add lines 45a through 45d	45e	
46	Subtract line 45e from line 44	46	0.
47	Other taxes. Check if from: <input type="checkbox"/> Form 4255 <input type="checkbox"/> Form 8611 <input type="checkbox"/> Form 8697 <input type="checkbox"/> Form 8866 <input type="checkbox"/> Other (attach schedule)	47	
48	Total tax Add lines 46 and 47 (see instructions)	48	0.
49	2018 net 965 tax liability paid from Form 965-A or Form 965-B, Part II, column (k), line 2	49	0.
50a	Payments: A 2017 overpayment credited to 2018	50a	
b	2018 estimated tax payments	50b	
c	Tax deposited with Form 8868	50c	
d	Foreign organizations: Tax paid or withheld at source (see instructions)	50d	
e	Backup withholding (see instructions)	50e	
f	Credit for small employer health insurance premiums (attach Form 8941)	50f	
g	Other credits, adjustments, and payments: <input type="checkbox"/> Form 2439 _____ <input type="checkbox"/> Form 4136 _____ Other _____	50g	
	Total ►		
51	Total payments. Add lines 50a through 50g	51	
52	Estimated tax penalty (see instructions). Check if Form 2220 is attached ► <input type="checkbox"/>	52	
53	Tax due. If line 51 is less than the total of lines 48, 49, and 52, enter amount owed	53	
54	Overpayment. If line 51 is larger than the total of lines 48, 49, and 52, enter amount overpaid	54	
55	Enter the amount of line 54 you want: Credited to 2019 estimated tax ► Refunded ►	55	

Part VI Statements Regarding Certain Activities and Other Information (see instructions)

56 At any time during the 2018 calendar year, did the organization have an interest in or a signature or other authority over a financial account (bank, securities, or other) in a foreign country? If "Yes," the organization may have to file FinCEN Form 114, Report of Foreign Bank and Financial Accounts. If "Yes," enter the name of the foreign country here ► X

57 During the tax year, did the organization receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," see instructions for other forms the organization may have to file.

58 Enter the amount of tax-exempt interest received or accrued during the tax year ► \$

Yes	No
	X
	X

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge

Signature of officer

1/29/19

► TRUSTEE

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

Print/Type preparer's name

Preparer's signature

Date

Check if self-employed

PTIN

Paid Preparer Use Only

SARAH M RASMUSON

Sarah M. Rasmussen

10/07/19

P01223907

Firm's name ► FROSTAD & WARD, AN ACCTCY CORP

Firm's EIN ► 33-0772108

4281 KATELLA AVENUE, SUITE 127

Firm's address ► LOS ALAMITOS, CA 90720

Phone no. 714-236-4800

Schedule A - Cost of Goods Sold. Enter method of inventory valuation ► **N/A**

1 Inventory at beginning of year	1	6 Inventory at end of year	6
2 Purchases	2	7 Cost of goods sold. Subtract line 6 from line 5. Enter here and in Part I, line 2	
3 Cost of labor	3		7
4a Additional section 263A costs (attach schedule)	4a		
b Other costs (attach schedule)	4b	8 Do the rules of section 263A (with respect to property produced or acquired for resale) apply to the organization?	Yes No
5 Total Add lines 1 through 4b	5		

Schedule C - Rent Income (From Real Property and Personal Property Leased With Real Property)

(see instructions)

1 Description of property

(1)	
(2)	
(3)	
(4)	

2 Rent received or accrued

(a) From personal property (if the percentage of rent for personal property is more than 10% but not more than 50%)	(b) From real and personal property (if the percentage of rent for personal property exceeds 50% or if the rent is based on profit or income)	3(a) Deductions directly connected with the income in columns 2(a) and 2(b) (attach schedule)
(1)		
(2)		
(3)		
(4)		
Total	0.	0.

(c) Total income Add totals of columns 2(a) and 2(b). Enter here and on page 1, Part I, line 6, column (A) ►

(b) Total deductions. Enter here and on page 1, Part I, line 6, column (B) ►

0.

Schedule E - Unrelated Debt-Financed Income (see instructions)

1 Description of debt-financed property		2 Gross income from or allocable to debt-financed property	3 Deductions directly connected with or allocable to debt-financed property	
			(a) Straight line depreciation (attach schedule)	(b) Other deductions (attach schedule)
(1)				
(2)				
(3)				
(4)				
4 Amount of average acquisition debt on or allocable to debt-financed property (attach schedule)	5 Average adjusted basis of or allocable to debt-financed property (attach schedule)	6 Column 4 divided by column 5	7 Gross income reportable (column 2 x column 6)	8 Allocable deductions (column 6 x total of columns 3(a) and 3(b))
(1)		%		
(2)		%		
(3)		%		
(4)		%		
Totals			Enter here and on page 1, Part I, line 7, column (A) ►	Enter here and on page 1, Part I, line 7, column (B) ►
Total dividends-received deductions included in column 8			0.	0.

Form 990-T (2018)

Schedule F - Interest, Annuities, Royalties, and Rents From Controlled Organizations (see instructions)

1 Name of controlled organization		Exempt Controlled Organizations			
		2 Employer identification number	3 Net unrelated income (loss) (see instructions)	4 Total of specified payments made	5 Part of column 4 that is included in the controlling organization's gross income
(1)					
(2)					
(3)					
(4)					
Nonexempt Controlled Organizations					
7 Taxable Income		8 Net unrelated income (loss) (see instructions)	9 Total of specified payments made	10 Part of column 9 that is included in the controlling organization's gross income	11 Deductions directly connected with income in column 10
(1)					
(2)					
(3)					
(4)					
				Add columns 5 and 10 Enter here and on page 1, Part I, line 8, column (A)	Add columns 6 and 11 Enter here and on page 1, Part I, line 8, column (B)
Totals				0.	0.

Schedule G - Investment Income of a Section 501(c)(7), (9), or (17) Organization
(see instructions)

1 Description of income		2 Amount of income	3 Deductions directly connected (attach schedule)	4 Set-asides (attach schedule)	5 Total deductions and set-asides (col 3 plus col 4)
(1)					
(2)					
(3)					
(4)					
		Enter here and on page 1, Part I, line 9, column (A)			Enter here and on page 1, Part I, line 9, column (B)
Totals		0.			0.

Schedule I - Exploited Exempt Activity Income, Other Than Advertising Income
(see instructions)

1 Description of exploited activity	2 Gross unrelated business income from trade or business	3 Expenses directly connected with production of unrelated business income	4 Net income (loss) from unrelated trade or business (column 2 minus column 3) If a gain, compute cols 5 through 7	5 Gross income from activity that is not unrelated business income	6 Expenses attributable to column 5	7 Excess exempt expenses (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
		Enter here and on page 1, Part I, line 10, col (A)	Enter here and on page 1, Part I, line 10, col (B)			Enter here and on page 1, Part II, line 26
Totals		0.	0.			0.

Schedule J - Advertising Income (see instructions)

Part I Income From Periodicals Reported on a Consolidated Basis

1. Name of periodical	2 Gross advertising income	3 Direct advertising costs	4 Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5 Circulation income	6 Readership costs	7 Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals (carry to Part II, line (5))		0.	0.			0.

Part II Income From Periodicals Reported on a Separate Basis (For each periodical listed in Part II, fill in columns 2 through 7 on a line-by-line basis)

1 Name of periodical	2 Gross advertising income	3 Direct advertising costs	4. Advertising gain or (loss) (col 2 minus col 3) If a gain, compute cols 5 through 7	5 Circulation income	6 Readership costs	7 Excess readership costs (column 6 minus column 5, but not more than column 4)
(1)						
(2)						
(3)						
(4)						
Totals from Part I ►	0.	0.				0.
	Enter here and on page 1, Part I, line 11, col (A)	Enter here and on page 1, Part I, line 11, col (B)				Enter here and on page 1, Part II, line 27
Totals, Part II (lines 1-5) ►	0.	0.				0.

Schedule K - Compensation of Officers, Directors, and Trustees (see instructions)

1 Name	2. Title	3 Percent of time devoted to business	4 Compensation attributable to unrelated business
(1)		%	
(2)		%	
(3)		%	
(4)		%	
Total Enter here and on page 1, Part II, line 14 ►			0.

SCHEDULE I
(Form 1041)**Alternative Minimum Tax - Estates and Trusts**

OMB No 1545-0092

2018Department of the Treasury
Internal Revenue Service► Attach to Form 1041.
► Go to www.irs.gov/Form1041 for instructions and the latest information.

Name of estate or trust

THE HEXBERG FAMILY FOUNDATIONEmployer identification number
91-2172555**Part I Estate's or Trust's Share of Alternative Minimum Taxable Income**

1 Adjusted total income or (loss) (from Form 1041, line 17)	1	-123,723.
2 Interest	2	
3 Taxes	3	
4 Reserved for future use	4	
5 Refund of taxes	5	()
6 Depletion (difference between regular tax and AMT)	6	
7 Net operating loss deduction. Enter as a positive amount	7	
8 Interest from specified private activity bonds exempt from the regular tax	8	
9 Qualified small business stock (see instructions)	9	
10 Exercise of incentive stock options (excess of AMT income over regular tax income)	10	
11 Other estates and trusts (amount from Schedule K-1 (Form 1041), box 12, code A)	11	
12 Electing large partnerships (amount from Schedule K-1 (Form 1065-B), box 6)	12	
13 Disposition of property (difference between AMT and regular tax gain or loss)	13	
14 Depreciation on assets placed in service after 1986 (difference between regular tax and AMT)	14	
15 Passive activities (difference between AMT and regular tax income or loss)	15	2,532.
16 Loss limitations (difference between AMT and regular tax income or loss)	16	
17 Circulation costs (difference between regular tax and AMT)	17	
18 Long-term contracts (difference between AMT and regular tax income)	18	
19 Mining costs (difference between regular tax and AMT)	19	
20 Research and experimental costs (difference between regular tax and AMT)	20	
21 Income from certain installment sales before January 1, 1987	21	()
22 Intangible drilling costs preference	22	
23 Other adjustments, including income-based related adjustments	23	
24 Alternative tax net operating loss deduction (See the instructions for the limitation that applies.)	24	()
25 Adjusted alternative minimum taxable income. Combine lines 1 through 24	25	-121,191.
<i>Note: Complete Part II below before going to line 26.</i>		
26 Income distribution deduction from Part II, line 44	N/A	26
27 Estate tax deduction (from Form 1041, line 19)	N/A	27
28 Add lines 26 and 27		28
29 Estate's or trust's share of alternative minimum taxable income. Subtract line 28 from line 25		29 -121,191.

If line 29 is:

- \$24,600 or less, stop here and enter -0- on Form 1041, Schedule G, line 1c. The estate or trust isn't liable for the alternative minimum tax.
- Over \$24,600, but less than \$180,300, go to line 45.
- \$180,300 or more, enter the amount from line 29 on line 51 and go to line 52.

Part II Income Distribution Deduction on a Minimum Tax Basis

N/A

30 Adjusted alternative minimum taxable income (see instructions)	30	
31 Adjusted tax-exempt interest (other than amounts included on line 8)	31	
32 Total net gain from Schedule D (Form 1041), line 19, column (1). If a loss, enter -0-	32	
33 Capital gains for the tax year allocated to corpus and paid or permanently set aside for charitable purposes (from Form 1041, Schedule A, line 4)	33	
34 Capital gains paid or permanently set aside for charitable purposes from gross income (see instructions)	34	
35 Capital gains computed on a minimum tax basis included on line 25	35	()
36 Capital losses computed on a minimum tax basis included on line 25. Enter as a positive amount	36	
37 Distributable net alternative minimum taxable income (DNAMTI). Combine lines 30 through 36. If zero or less, enter -0-	37	
38 Income required to be distributed currently (from Form 1041, Schedule B, line 9)	38	
39 Other amounts paid, credited, or otherwise required to be distributed (from Form 1041, Schedule B, line 10)	39	
40 Total distributions. Add lines 38 and 39	40	
41 Tax-exempt income included on line 40 (other than amounts included on line 8)	41	
42 Tentative income distribution deduction on a minimum tax basis. Subtract line 41 from line 40	42	

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 1041.

Schedule I (Form 1041) (2018)

N/A

[Part II] Income Distribution Deduction on a Minimum Tax Basis (continued)

43 Tentative income distribution deduction on a minimum tax basis. Subtract line 31 from line 37.

If zero or less, enter -0-

43

44 Income distribution deduction on a minimum tax basis. Enter the smaller of line 42 or line 43.

44

Enter here and on line 26

[Part III] Alternative Minimum Tax

45 Exemption amount

45 \$24,600 00

46 Enter the amount from line 29

46

47 Phase-out of exemption amount

47 \$81,900.00

48 Subtract line 47 from line 46. If zero or less, enter -0-

48

49 Multiply line 48 by 25% (0.25)

49

50 Subtract line 49 from line 45. If zero or less, enter -0-

50

51 Subtract line 50 from line 46

51

52 Go to Part IV of Schedule I to figure line 52 if the estate or trust has qualified dividends or has a gain on lines 18a and 19 of column (2) of Schedule D (Form 1041) (as refigured for the AMT, if necessary). Otherwise, if line 51 is -

• \$191,100 or less, multiply line 51 by 26% (0.26).

52

• Over \$191,100, multiply line 51 by 28% (0.28) and subtract \$3,822 from the result

53 Alternative minimum foreign tax credit (see instructions)

53

54 Tentative minimum tax. Subtract line 53 from line 52

54

55 Enter the tax from Form 1041, Schedule G, line 1a (minus any foreign tax credit from Schedule G, line 2a)

55

56 Alternative minimum tax. Subtract line 55 from line 54. If zero or less, enter -0-. Enter here and on Form 1041, Schedule G, line 1c

56

[Part IV] Line 52 Computation Using Maximum Capital Gains Rates

Caution: If you didn't complete Part V of Schedule D (Form 1041), the Schedule D Tax Worksheet, or the Qualified Dividends Tax Worksheet in the Instructions for Form 1041, see the instructions before completing this part.

57 Enter the amount from line 51

57

58 Enter the amount from Schedule D (Form 1041), line 26, line 13 of the Schedule D Tax Worksheet, or line 4 of the Qualified Dividends Tax Worksheet in the Instructions for Form 1041, whichever applies (as refigured for the AMT, if necessary)

58

59 Enter the amount from Schedule D (Form 1041), line 18b, column (2) (as refigured for the AMT, if necessary). If you didn't complete Schedule D for the regular tax or the AMT, enter -0-

59

60 If you didn't complete a Schedule D Tax Worksheet for the regular tax or the AMT, enter the amount from line 58. Otherwise, add lines 58 and 59 and enter the smaller of that result or the amount from line 10 of the Schedule D Tax Worksheet (as refigured for the AMT, if necessary)

60

61 Enter the smaller of line 57 or line 60

61

62 Subtract line 61 from line 57

62

63 If line 62 is \$191,100 or less, multiply line 62 by 26% (0.26). Otherwise, multiply line 62 by 28% (0.28) and subtract \$3,822 from the result

63

64 Maximum amount subject to the 0% rate

64 \$2,600.00

65 Enter the amount from line 27 of Schedule D (Form 1041), line 14 of the Schedule D Tax Worksheet, or line 5 of the Qualified Dividends Tax Worksheet in the Instructions for Form 1041, whichever applies (as figured for the regular tax). If you didn't complete Schedule D or either worksheet for the regular tax, enter the amount from Form 1041, line 22; if zero or less, enter -0-

65

66 Subtract line 65 from line 64. If zero or less, enter -0-

66

67 Enter the smaller of line 57 or line 58

67

68 Enter the smaller of line 66 or line 67. This amount is taxed at 0%

68

69 Subtract line 68 from line 67

69

Part IV | Line 52 Computation Using Maximum Capital Gains Rates *(continued)*

70	\$12,700 00	
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		

70 Maximum amount subject to rates below 20%

71 Enter the amount from line 66

72 Enter the amount from line 27 of Schedule D (Form 1041), line 18 of the Schedule D Tax Worksheet, or line 5 of the Qualified Dividends Tax Worksheet, whichever applies (as figured for the regular tax). If you didn't complete Schedule D or either worksheet for the regular tax, enter the amount from Form 1041, line 22; if zero or less, enter -0-

73 Add line 71 and line 72

74 Subtract line 73 from line 70. If zero or less, enter -0-

75 Enter the smaller of line 69 or 74

76 Multiply line 75 by 15% (0.15)

77 Add lines 68 and 75
If lines 77 and 57 are the same, skip lines 78 through 82 and go to line 83. Otherwise, go to line 78.

78 Subtract line 77 from line 67

79 Multiply line 78 by 20% (0.20)
If line 59 is zero or blank, skip lines 80 through 82 and go to line 83. Otherwise, go to line 80.

80 Add lines 62, 77, and 78

81 Subtract line 80 from line 57

82 Multiply line 81 by 25% (0.25)

83 Add lines 63, 76, 79, and 82

84 If line 57 is \$191,100 or less, multiply line 57 by 26% (0.26). Otherwise, multiply line 57 by 28% (0.28) and subtract \$3,822 from the result

85 Enter the smaller of line 83 or line 84 here and on line 52

Schedule I (Form 1041) (2018)

FORM 990-T	DESCRIPTION OF ORGANIZATION'S PRIMARY UNRELATED BUSINESS ACTIVITY	STATEMENT	12
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INVESTMENT IN DEBT FINANCED RENTAL PARTNERSHIPS

TO FORM 990-T, PAGE 1

FORM 990-T	INCOME (LOSS) FROM PARTNERSHIPS	STATEMENT	13
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DESCRIPTION	NET INCOME OR (LOSS)
CWS STRATEGIC APARTMENT FUND LLC - NET RENTAL REAL ESTATE INCOME	-2,503.
CWS SAF II LLC - NET RENTAL REAL ESTATE INCOME	16.
CWS SAF III LLC (2.07%) - NET RENTAL REAL ESTATE INCOME	-3,935.
CWS SAF III LLC (0.36%) - NET RENTAL REAL ESTATE INCOME	-694.
CWS SAF V LLC - NET RENTAL REAL ESTATE INCOME	-8,885.
CWS SAF IX QPF, LLC - NET RENTAL REAL ESTATE INCOME	-22,913.
CWS SAF VIII QFP, LLC - NET RENTAL REAL ESTATE INCOME	-41,090.
CWS SAF X QPF LLC - NET RENTAL REAL ESTATE INCOME	-43,719.
TOTAL INCLUDED ON FORM 990-T, PAGE 1, LINE 5	-123,723.

8801

Form

Department of the Treasury
Internal Revenue Service (99)**Credit for Prior Year Minimum Tax -
Individuals, Estates, and Trusts**

OMB No 1545-1073

2018Attachment
Sequence No 74

Name(s) shown on return

Identifying number

THE HEXBERG FAMILY FOUNDATION**91-2172555****Part I Net Minimum Tax on Exclusion Items**

1	Combine lines 1, 6, and 10 of your 2017 Form 6251 Estates and trusts, see instructions
2	Enter adjustments and preferences treated as exclusion items (see instructions)
3	Minimum tax credit net operating loss deduction (see instructions)
4	Combine lines 1, 2, and 3 If zero or less, enter -0- here and on line 15 and go to Part II If more than \$249,450 and you were married filing separately for 2017, see instructions
5	Enter \$84,500 if married filing jointly or qualifying widow(er) for 2017, \$54,300 if single or head of household for 2017, or \$42,250 if married filing separately for 2017 Estates and trusts, enter \$24,100
6	Enter \$160,900 if married filing jointly or qualifying widow(er) for 2017, \$120,700 if single or head of household for 2017, or \$80,450 if married filing separately for 2017 Estates and trusts, enter \$80,450
7	Subtract line 6 from line 4 If zero or less, enter -0- here and on line 8 and go to line 9
8	Multiply line 7 by 25% (0.25)
9	Subtract line 8 from line 5 If zero or less, enter -0- If under age 24 at the end of 2017, see instructions
10	Subtract line 9 from line 4 If zero or less, enter -0- here and on line 15 and go to Part II Form 1040NR filers, see instructions
11	• If for 2017 you filed Form 2555 or 2555-EZ, see instructions for the amount to enter • If for 2017 you reported capital gain distributions directly on Form 1040, line 13, you reported qualified dividends on Form 1040, line 9b (Form 1041, line 2b(2)), or you had a gain on both lines 15 and 16 of Schedule D (Form 1040) (lines 18a and 19, column (2), of Schedule D (Form 1041)), complete Part III of Form 8801 and enter the amount from line 55 here Form 1040NR filers, see instructions • All others: If line 10 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 10 by 26% (0.26) Otherwise, multiply line 10 by 28% (0.28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result Form 1040NR filers, see instructions
12	Minimum tax foreign tax credit on exclusion items (see instructions)
13	Tentative minimum tax on exclusion items Subtract line 12 from line 11
14	Enter the amount from your 2017 Form 6251, line 34, or 2017 Form 1041, Schedule I, line 55
15	Net minimum tax on exclusion items Subtract line 14 from line 13 If zero or less, enter -0-

LHA For Paperwork Reduction Act Notice, see instructions.

Form 8801 (2018)

Part II Minimum Tax Credit and Carryforward to 2019

16 Enter the amount from your 2017 Form 6251, line 35, or 2017 Form 1041, Schedule I, line 56	16
17 Enter the amount from line 15	17
18 Subtract line 17 from line 16 If less than zero, enter as a negative amount	18
19 2017 credit carryforward. Enter the amount from your 2017 Form 8801, line 26	19 4,998.
20 Enter your 2017 unallowed qualified electric vehicle credit (see instructions)	20
21 Combine lines 18 through 20 If zero or less, stop here and see the instructions	21 4,998.
22 Enter your 2018 regular income tax liability minus allowable credits (see instructions)	22
23 Enter the amount from your 2018 Form 6251, line 9, or 2018 Form 1041, Schedule I, line 54	23
24 Subtract line 23 from line 22 If zero or less, enter -0-	24 0.
25 Minimum tax credit. Enter the smaller of line 21 or line 24 Also enter this amount on your 2018 Schedule 3 (Form 1040), line 54 (check box b), Form 1040NR, line 51 (check box b), or Form 1041, Schedule G, line 2c	25
26 Credit carryforward to 2019. Subtract line 25 from line 21 Keep a record of this amount because you may use it in future years	26 4,998.

Form 8801 (2018)

Part III**Tax Computation Using Maximum Capital Gains Rates**

Complete Part III only if you are required to do so by line 11 or by the Foreign Earned Income Tax Worksheet in the instructions

Caution: If you didn't complete the 2017 Qualified Dividends and Capital Gain Tax Worksheet, the 2017 Schedule D Tax Worksheet, or Part V of the 2017 Schedule D (Form 1041), see the instructions before completing this part *

27 Enter the amount from Form 8801, line 10. If you filed Form 2555 or 2555-EZ for 2017, enter the amount from line 3 of the Foreign Earned Income Tax Worksheet in the instructions

Caution: If for 2017 you filed Form 1040NR, 1041, 2555, or 2555-EZ, see the instructions before completing lines 28, 29, and 30

28 Enter the amount from line 6 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet, the amount from line 13 of your 2017 Schedule D Tax Worksheet, or the amount from line 26 of the 2017 Schedule D (Form 1041), whichever applies*
If you figured your 2017 tax using the 2017 Qualified Dividends and Capital Gain Tax Worksheet, skip line 29 and enter the amount from line 28 on line 30. Otherwise, go to line 29.

29 Enter the amount from line 19 of your 2017 Schedule D (Form 1040), or line 18b, column (2), of the 2017 Schedule D (Form 1041)

30 Add lines 28 and 29, and enter the **smaller** of that result or the amount from line 10 of your 2017 Schedule D Tax Worksheet

31 Enter the **smaller** of line 27 or line 30

32 Subtract line 31 from line 27

33 If line 32 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 32 by 26% (0.26). Otherwise, multiply line 32 by 28% (0.28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result. Form 1040NR filers, see instructions

34 Enter

- \$75,900 if married filing jointly or qualifying widow(er) for 2017,
- \$37,950 if single or married filing separately for 2017,
- \$50,800 if head of household for 2017, or
- \$2,550 for an estate or trust

Form 1040NR filers, see instructions

35 Enter the amount from line 7 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet, the amount from line 14 of your 2017 Schedule D Tax Worksheet, or the amount from line 27 of the 2017 Schedule D (Form 1041), whichever applies. If you didn't complete either worksheet or Part V of the 2017 Schedule D (Form 1041), enter the amount from your 2017 Form 1040, line 43, or 2017 Form 1041, line 22, whichever applies, if zero or less, enter -0. Form 1040NR filers, see instructions

36 Subtract line 35 from line 34. If zero or less, enter -0.

37 Enter the **smaller** of line 27 or line 28

38 Enter the **smaller** of line 36 or line 37

39 Subtract line 38 from line 37

40 Enter

- \$418,400 if single for 2017,
- \$235,350 if married filing separately for 2017,
- \$470,700 if married filing jointly or qualifying widow(er) for 2017,
- \$444,550 if head of household for 2017, or
- \$12,500 for an estate or trust

Form 1040NR filers, see instructions

41 Enter the amount from line 36

42 Form 1040 filers, enter the amount from line 7 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet or the amount from line 19 of your 2017 Schedule D Tax Worksheet, whichever applies. If you didn't complete either worksheet, see instructions. Form 1041 filers, enter the amount from line 27 of your 2017 Schedule D (Form 1041) or line 18 of your 2017 Schedule D Tax Worksheet, whichever applies. If you didn't complete either the worksheet or Part V of the 2017 Schedule D (Form 1041), enter the amount from your 2017 Form 1041, line 22, if zero or less, enter -0. Form 1040NR filers, see instructions

* The 2017 Qualified Dividends and Capital Gain Tax Worksheet is in the 2017 Instructions for Form 1040. The 2017 Schedule D Tax Worksheet is in the 2017 Instructions for Schedule D (Form 1040) (or the 2017 Instructions for Schedule D (Form 1041)).

Part III Tax Computation Using Maximum Capital Gains Rates (continued)

43 Add lines 41 and 42

44 Subtract line 43 from line 40 If zero or less, enter -0-

45 Enter the **smaller** of line 39 or line 44

46 Multiply line 45 by 15% (0 15)

47 Add lines 38 and 45

If lines 47 and 27 are the same, skip lines 48 through 52 and go to line 53. Otherwise, go to line 48.

48 Subtract line 47 from line 37

49 Multiply line 48 by 20% (0 20)

If line 29 is zero or blank, skip lines 50 through 52 and go to line 53. Otherwise, go to line 50.

50 Add lines 32, 47, and 48

51 Subtract line 50 from line 27

52 Multiply line 51 by 25% (0 25)

53 Add lines 33, 46, 49, and 52

54 If line 27 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 27 by 26% (0 26) Otherwise, multiply line 27 by 28% (0 28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result Form 1040NR filers, see instructions

55 Enter the **smaller** of line 53 or line 54 here and on line 11 If you filed Form 2555 or 2555-EZ for 2017, don't enter this amount on line 11 Instead, enter it on line 4 of the Foreign Earned Income Tax Worksheet in the instructions for line 11

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Form 8801 (2018)

Form **8801**

Department of the Treasury
Internal Revenue Service (99)

**Credit for Prior Year Minimum Tax -
Individuals, Estates, and Trusts**

OMB No 1545-1073

2018

Attachment
Sequence No **74**

► Go to www.irs.gov/Form8801 for instructions and the latest information.
► Attach to Form 1040, 1040NR, or 1041.

Name(s) shown on return

Identifying number

THE HEXBERG FAMILY FOUNDATION

91-2172555

Part I Net Minimum Tax on Exclusion Items

1	Combine lines 1, 6, and 10 of your 2017 Form 6251 Estates and trusts, see instructions
2	Enter adjustments and preferences treated as exclusion items (see instructions)
3	Minimum tax credit net operating loss deduction (see instructions)
4	Combine lines 1, 2, and 3 If zero or less, enter -0- here and on line 15 and go to Part II If more than \$249,450 and you were married filing separately for 2017, see instructions 404.
5	Enter \$84,500 if married filing jointly or qualifying widow(er) for 2017, \$54,300 if single or head of household for 2017, or \$42,250 if married filing separately for 2017 Estates and trusts, enter \$24,100 24,100.
6	Enter \$160,900 if married filing jointly or qualifying widow(er) for 2017, \$120,700 if single or head of household for 2017, or \$80,450 if married filing separately for 2017 Estates and trusts, enter \$80,450 80,450.
7	Subtract line 6 from line 4 If zero or less, enter -0- here and on line 8 and go to line 9 0.
8	Multiply line 7 by 25% (0 25)
9	Subtract line 8 from line 5 If zero or less, enter -0- If under age 24 at the end of 2017, see instructions 24,100.
10	Subtract line 9 from line 4 If zero or less, enter -0- here and on line 15 and go to Part II Form 1040NR filers, see instructions 0.
11	• If for 2017 you filed Form 2555 or 2555-EZ, see instructions for the amount to enter • If for 2017 you reported capital gain distributions directly on Form 1040, line 13, you reported qualified dividends on Form 1040, line 9b (Form 1041, line 2b(2)), or you had a gain on both lines 15 and 16 of Schedule D (Form 1040) (lines 18a and 19, column (2), of Schedule D (Form 1041)), complete Part III of Form 8801 and enter the amount from line 55 here Form 1040NR filers, see instructions
12	All others: If line 10 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 10 by 26% (0 26) Otherwise, multiply line 10 by 28% (0 28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result Form 1040NR filers, see instructions
13	Minimum tax foreign tax credit on exclusion items (see instructions)
14	Tentative minimum tax on exclusion items Subtract line 12 from line 11
15	Enter the amount from your 2017 Form 6251, line 34, or 2017 Form 1041, Schedule I, line 55 0.

LHA For Paperwork Reduction Act Notice, see instructions.

Form 8801 (2018)

Part II Minimum Tax Credit and Carryforward to 2019

16 Enter the amount from your 2017 Form 6251, line 35, or 2017 Form 1041, Schedule I, line 56	16	
17 Enter the amount from line 15	17	
18 Subtract line 17 from line 16 If less than zero, enter as a negative amount	18	
19 2017 credit carryforward. Enter the amount from your 2017 Form 8801, line 26	19	3,911.
20 Enter your 2017 unallowed qualified electric vehicle credit (see instructions)	20	
21 Combine lines 18 through 20 If zero or less, stop here and see the instructions	21	3,911.
22 Enter your 2018 regular income tax liability minus allowable credits (see instructions)	22	4,850.
23 Enter the amount from your 2018 Form 6251, line 9, or 2018 Form 1041, Schedule I, line 54	23	
24 Subtract line 23 from line 22 If zero or less, enter -0-	24	4,850.
25 Minimum tax credit. Enter the smaller of line 21 or line 24 Also enter this amount on your 2018 Schedule 3 (Form 1040), line 54 (check box b), Form 1040NR, line 51 (check box b), or Form 1041, Schedule G, line 2c	25	3,911.
26 Credit carryforward to 2019. Subtract line 25 from line 21 Keep a record of this amount because you may use it in future years	26	

Form 8801 (2018)

Part III**Tax Computation Using Maximum Capital Gains Rates**

Complete Part III only if you are required to do so by line 11 or by the Foreign Earned Income Tax Worksheet in the instructions

Caution: If you didn't complete the 2017 Qualified Dividends and Capital Gain Tax Worksheet, the 2017 Schedule D Tax Worksheet, or Part V of the 2017 Schedule D (Form 1041), see the instructions before completing this part *

27 Enter the amount from Form 8801, line 10. If you filed Form 2555 or 2555-EZ for 2017, enter the amount from line 3 of the Foreign Earned Income Tax Worksheet in the instructions
Caution: If for 2017 you filed Form 1040NR, 1041, 2555, or 2555-EZ, see the instructions before completing lines 28, 29, and 30

28 Enter the amount from line 6 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet, the amount from line 13 of your 2017 Schedule D Tax Worksheet, or the amount from line 26 of the 2017 Schedule D (Form 1041), whichever applies*
If you figured your 2017 tax using the 2017 Qualified Dividends and Capital Gain Tax Worksheet, skip line 29 and enter the amount from line 28 on line 30. Otherwise, go to line 29.

29 Enter the amount from line 19 of your 2017 Schedule D (Form 1040), or line 18b, column (2), of the 2017 Schedule D (Form 1041)

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32 Subtract line 31 from line 27

33 If line 32 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 32 by 26% (0.26). Otherwise, multiply line 32 by 28% (0.28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result. Form 1040NR filers, see instructions

34 Enter

- \$75,900 if married filing jointly or qualifying widow(er) for 2017,
- \$37,950 if single or married filing separately for 2017,
- \$50,800 if head of household for 2017, or
- \$2,550 for an estate or trust

Form 1040NR filers, see instructions

35 Enter the amount from line 7 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet, the amount from line 14 of your 2017 Schedule D Tax Worksheet, or the amount from line 27 of the 2017 Schedule D (Form 1041), whichever applies. If you didn't complete either worksheet or Part V of the 2017 Schedule D (Form 1041), enter the amount from your 2017 Form 1040, line 43, or 2017 Form 1041, line 22, whichever applies, if zero or less, enter -0-. Form 1040NR filers, see instructions

36 Subtract line 35 from line 34. If zero or less, enter -0-

37 Enter the **smaller** of line 27 or line 28

38 Enter the **smaller** of line 36 or line 37

39 Subtract line 38 from line 37

40 Enter

- \$418,400 if single for 2017,
- \$235,350 if married filing separately for 2017,
- \$470,700 if married filing jointly or qualifying widow(er) for 2017,
- \$444,550 if head of household for 2017, or
- \$12,500 for an estate or trust

Form 1040NR filers, see instructions

41 Enter the amount from line 36

42 Form 1040 filers, enter the amount from line 7 of your 2017 Qualified Dividends and Capital Gain Tax Worksheet or the amount from line 19 of your 2017 Schedule D Tax Worksheet, whichever applies. If you didn't complete either worksheet, see instructions. Form 1041 filers, enter the amount from line 27 of your 2017 Schedule D (Form 1041) or line 18 of your 2017 Schedule D Tax Worksheet, whichever applies. If you didn't complete either the worksheet or Part V of the 2017 Schedule D (Form 1041), enter the amount from your 2017 Form 1041, line 22, if zero or less, enter -0-. Form 1040NR filers, see instructions

* The 2017 Qualified Dividends and Capital Gain Tax Worksheet is in the 2017 Instructions for Form 1040. The 2017 Schedule D Tax Worksheet is in the 2017 Instructions for Schedule D (Form 1040) (or the 2017 Instructions for Schedule D (Form 1041)).

Part III Tax Computation Using Maximum Capital Gains Rates (continued)

43 Add lines 41 and 42

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54 If line 27 is \$187,800 or less (\$93,900 or less if married filing separately for 2017), multiply line 27 by 26% (0.26). Otherwise, multiply line 27 by 28% (0.28) and subtract \$3,756 (\$1,878 if married filing separately for 2017) from the result. Form 1040NR filers, see instructions

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Form 8801 (2018)

THE HEXBERG FAMILY FOUNDATION

91-2172555

FORM 1041	INTEREST INCOME	STATEMENT 1
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DESCRIPTION	U.S. INTEREST	OTHER TAXABLE INTEREST
CWS SAF III LLC 2.07% - ORDINARY INTEREST		53.
CWS SAF V LLC - ORDINARY INTEREST		67.
CWS SAF II LLC - ORDINARY INTEREST		86.
CWS SAF III LLC 0.36% - ORDINARY INTEREST		9.
CWS STRATEGIC APARTMENT FUND LLC - ORDINARY INTEREST		72.
CWS SAF IX QPF, LLC - ORDINARY INTEREST		117.
CWS SAF VIII QPF, LLC - ORDINARY INTEREST		182.
CWS SAF X QPF LLC - ORDINARY INTEREST		252.
SUBTOTALS		838.
TOTAL TO FORM 1041, LINE 1		838.

FORM 1041	OTHER INCOME	STATEMENT 2
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DESCRIPTION	AMOUNT
2017 CALIFORNIA STATE INCOME TAX REFUND	18,850.
TOTAL TO FORM 1041, LINE 8	18,850.

FORM 1041	OTHER DEDUCTIONS NOT SUBJECT TO FLOOR LIMITATION	STATEMENT 3
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DESCRIPTION	DIRECT AMOUNT	INDIRECT AMOUNT
QUALIFIED BUSINESS INCOME DEDUCTION	2,118.	
TOTAL TO FORM 1041, LINE 15A	2,118.	

STATEMENT(S) 1, 2, 3