

Forms 990 / 990-EZ Return Summary

For calendar year 2023, or tax year beginning 07/01/23 , and ending 06/30/24

06-1144355

PACIFIC HOUSE, INC. & SUBSIDIARY

Net Asset / Fund Balance at Beginning of Year		<u>8,603,092</u>
Revenue		
Contributions	<u>4,887,827</u>	
Program service revenue	<u>1,202,842</u>	
Investment income	<u>28,461</u>	
Capital gain / loss		
Fundraising / Gaming:		
Gross revenue		
Direct expenses		
Net income		
Other income	<u>1,003,127</u>	
Total revenue		<u>7,122,257</u>
Expenses		
Program services	<u>5,286,923</u>	
Management and general	<u>487,433</u>	
Fundraising	<u>411,098</u>	
Total expenses		<u>6,185,454</u>
Excess / (deficit)		<u>936,803</u>
Changes		
Net Asset / Fund Balance at End of Year		<u>9,539,895</u>

Reconciliation of Revenue	
Total revenue per financial statements	<u>7,122,257</u>
Less:	
Unrealized gains	
Donated services	
Recoveries	
Other	
Plus:	
Investment expenses	
Other	
Total revenue per return	<u>7,122,257</u>

Reconciliation of Expenses	
Total expenses per financial statements	<u>6,185,454</u>
Less:	
Donated services	
Prior year adjustments	
Losses	
Other	
Plus:	
Investment expenses	
Other	
Total expenses per return	<u>6,185,454</u>

Balance Sheet			
	Beginning	Ending	Differences
Assets	<u>24,184,152</u>	<u>32,567,888</u>	
Liabilities	<u>15,581,060</u>	<u>23,027,993</u>	
Net assets	<u>8,603,092</u>	<u>9,539,895</u>	<u>936,803</u>

Miscellaneous Information

Amended return
Return / extended due date 05/15/25
Failure to file penalty _____

Form **990**

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

OMB No. 1545-0047

2023
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Do not enter social security numbers on this form as it may be made public.
Go to www.irs.gov/Form990 for instructions and the latest information.

A For the 2023 calendar year, or tax year beginning 07/01/23, and ending 06/30/24

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization <p style="text-align: center;">PACIFIC HOUSE, INC. & SUBSIDIARY</p> Doing business as Number and street (or P.O. box if mail is not delivered to street address) Room/suite <p>137 HENRY STREET</p> City or town, state or province, country, and ZIP or foreign postal code <p>STAMFORD CT 06902</p>	D Employer identification number <p style="text-align: center;">06-1144355</p> E Telephone number <p style="text-align: center;">203-348-2792</p> G Gross receipts \$ 7,122,257
F Name and address of principal officer: <p>CARMEN COLON 137 HENRY STREET STAMFORD CT 06902</p>		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		H(c) Group exemption number
J Website: WWW.PACIFICHOUSE.ORG		L Year of formation: 1985
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other		M State of legal domicile: CT

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: See Schedule O			
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.			
	3 Number of voting members of the governing body (Part VI, line 1a)	3	12	
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	12	
	5 Total number of individuals employed in calendar year 2023 (Part V, line 2a)	5	76	
	6 Total number of volunteers (estimate if necessary)	6	96	
	7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0	
	7b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0	
	Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
		9 Program service revenue (Part VIII, line 2g)	5,087,336	4,887,827
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		1,378,932	1,202,842	
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		1,870	28,461	
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)		925,403	1,003,127	
		7,393,541	7,122,257	
Expenses		13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
		14 Benefits paid to or for members (Part IX, column (A), line 4)		0
		15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	3,249,508	3,205,650
		16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25)	411,098		
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	2,746,179	2,979,804	
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	5,995,687	6,185,454	
	19 Revenue less expenses. Subtract line 18 from line 12	1,397,854	936,803	
	Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
21 Total liabilities (Part X, line 26)		24,184,152	32,567,888	
22 Net assets or fund balances. Subtract line 21 from line 20		15,581,060	23,027,993	
		8,603,092	9,539,895	

Part II Signature Block

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 officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer CARMEN COLON	Date PRESIDENT AND CEO
	Type or print name and title	
Paid Preparer Use Only	Print/Type preparer's name MICHAEL BUZZEO	Preparer's signature MICHAEL BUZZEO
	Firm's name HAIMS & BUZZEO CO PC	Firm's EIN 06-1135365
	Firm's address 666 SUMMER ST STAMFORD, CT 06901	Phone no. 203-324-5117

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III



1 Briefly describe the organization's mission:

See Schedule O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ **2,353,089** including grants of \$) (Revenue \$ **2,866,649**)

Emergency Shelter - Pacific House, Inc. (PH) has two emergency shelter facilities; one in Stamford and the other in Danbury, Connecticut, that are open 24/7, 365 days a year providing lodging, meals and supportive services. On the front end, PH primary focus is to divert or rapid rehouse the homeless, and for those that enter the homeless system PH tries to house shelter clients as soon as possible. Within the shelter, PH provides specialized services for young adults (ages 18-24) and recovery services for those struggling with substance abuse. The facility in Danbury, Connecticut was closed in November 2023.

4b (Code:) (Expenses \$ **2,624,781** including grants of \$) (Revenue \$ **4,255,608**)

See Schedule O

4c (Code:) (Expenses \$ **309,053** including grants of \$) (Revenue \$)

Pacific House, Inc. (PH) currently has three housing projects under development that will yield 65 additional supportive housing units, for homeless families and individuals in Stamford, with an array of case management services. PH continues to expand its delivery of services by providing transitional housing for DMHAS clients in Norwalk; specialized services for homeless youth in Fairfield County, and becoming the HUB for the homeless youth in Fairfield County, and also becoming the HUB for the homeless system in Stamford.

4d Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses **5,286,923**

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
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 year? <i>If "Yes," complete Schedule C, Part II</i>		X
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 Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
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? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
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? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
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? <i>If "Yes," complete Schedule D, Part IX</i>		X
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>		X
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
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? <i>If "Yes," complete Schedule G, Part I. See instructions</i>		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	X	
24a 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," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I		X
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-EZ? If "Yes," complete Schedule L, Part I		X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part II		X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? If "Yes," complete Schedule L, Part III		X
28 Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV		X
b A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV		X
c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV		X
29 Did the organization receive more than \$25,000 in noncash contributions? If "Yes," complete Schedule M	X	
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II		X
33 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		X
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1		X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
b If "Yes" to line 35a, 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		X
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		X
38 Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O.	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		
b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

1a	64
1b	0

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)		Yes	No			
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	2a	76			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		<input checked="" type="checkbox"/>		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a			<input checked="" type="checkbox"/>	
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b				
4a	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 account)?	4a				<input checked="" type="checkbox"/>
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a				<input checked="" type="checkbox"/>
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b				<input checked="" type="checkbox"/>
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c				
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a				<input checked="" type="checkbox"/>
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b				
7	Organizations that may receive deductible contributions under section 170(c).					
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a		<input checked="" type="checkbox"/>		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b		<input checked="" type="checkbox"/>		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c				<input checked="" type="checkbox"/>
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e				<input checked="" type="checkbox"/>
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f				<input checked="" type="checkbox"/>
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g				<input checked="" type="checkbox"/>
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h				<input checked="" type="checkbox"/>
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8				
9	Sponsoring organizations maintaining donor advised funds.					
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a				
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b				
10	Section 501(c)(7) organizations. Enter:					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	Section 501(c)(12) organizations. Enter:					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b				
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a				
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				
13	Section 501(c)(29) qualified nonprofit health insurance issuers.					
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a				
b	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	13b				
c	Enter the amount of reserves on hand	13c				
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a				<input checked="" type="checkbox"/>
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b				
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.	15				<input checked="" type="checkbox"/>
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16				<input checked="" type="checkbox"/>
17	Section 501(c)(21) organizations. Did the trust, any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17				

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. 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, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) 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. See the instructions for the order in which to list the persons above.

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 (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) RAFAEL PAGAN JR. EXECUTIVE DIRECTOR	0.00 0.00						X	277,171	0	0
(2) CARMEN COLON PRESIDENT AND CEO	40.00 0.00			X				57,981	0	0
(3) JOHN BONCZEK DIRECTOR	0.00 0.00	X						0	0	0
(4) STEVEN CHIN DIRECTOR	0.00 0.00	X						0	0	0
(5) CECELIA DAROSA DIRECTOR	0.00 0.00	X						0	0	0
(6) REVEREND DR. ROBERT JACKSON JR. DIRECTOR	0.00 0.00	X						0	0	0
(7) PASTOR MARK LINGLE SECRETARY	0.00 0.00	X		X				0	0	0
(8) ROBERT LONG TREASURER	0.00 0.00	X		X				0	0	0
(9) JUSTIN MACCARONE VICE CHAIR	0.00 0.00	X		X				0	0	0
(10) BILL MONTANA CHAIRMAN	0.00 0.00	X		X				0	0	0
(11) COLIN NG DIRECTOR	0.00 0.00	X						0	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12) CHRIS J. RIENDEAU										
(12) DIRECTOR	0.00	X					0	0	0	
(13) LISA SILVER										
(13) DIRECTOR	0.00	X					0	0	0	
(14) MONIQUE THOMPSON										
(14) DIRECTOR	0.00	X					0	0	0	
(15)										
(16)										
(17)										
(18)										
(19)										
1b Subtotal							335,152			
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)							335,152			

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **3**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	X	
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
A. EMERSON CONSTRUCTION LLC BRIDEGPORT CT 06604	90 LINDLEY STREET CONSTRUCTION	1,040,994
WELLBUILT COMPANY LLC GREENWICH CT 06830	ARMONK STREET CONSTRUCTION	812,828
BEST PROPERTY MANAGEMENT TRUMBELL CT 06611	1235 Huntington Place Property Mgmt	247,679
BONI CONSTRUCTION, INC. BRONX NY 10463	3406 TIBBET AVENUE CONSTRUCTION	131,318

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **4**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns				
	1b	Membership dues				
	1c	Fundraising events				
	1d	Related organizations				
	1e	Government grants (contributions)	2,644,925			
	1f	All other contributions, gifts, grants, and similar amounts not included above	2,242,902			
	1g	Noncash contributions included in lines 1a-1f	\$ 1,023,263			
	1g	Total. Add lines 1a-1f	4,887,827			
	Program Service Revenue	2a RENTAL INCOME		Business Code 624200	1,202,842	1,202,842
b						
c						
d						
e						
f		All other program service revenue				
g		Total. Add lines 2a-2f		1,202,842		
Other Revenue	3			28,461	28,461	
	4					
	5					
	6a	(i) Real				
		(ii) Personal				
	b	Less: rental expenses				
	c	Rental inc. or (loss)				
	d					
	7a	(i) Securities				
		(ii) Other				
	b	Less: cost or other basis and sales exps.				
	c	Gain or (loss)				
	d					
	8a					
		1,160,951				
b	Less: direct expenses	157,824				
c	Net income or (loss) from fundraising events		1,003,127		1,003,127	
9a						
b	Less: direct expenses					
c	Net income or (loss) from gaming activities					
10a						
b	Less: cost of goods sold					
c	Net income or (loss) from sales of inventory					
Miscellaneous Revenue	11a		Business Code			
	b					
	c					
	d	All other revenue				
	e	Total. Add lines 11a-11d				
12	Total revenue. See instructions			7,122,257	1,231,303	0
						1,003,127

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).

Check if Schedule O contains a response or note to any line in this Part IX

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	2,650,518	2,157,733	163,767	329,018
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	346,408	282,004	21,403	43,001
10 Payroll taxes	208,724	169,918	12,896	25,910
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses	27,863	25,211		2,652
14 Information technology				
15 Royalties				
16 Occupancy	869,979	859,527	10,452	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	8,142	8,142		
20 Interest	108,716	105,447	3,269	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	799,765	791,767	3,999	3,999
23 Insurance	234,458	229,798	2,330	2,330
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a PROGRAM AND HOUSEHOLD	210,058	160,199	48,749	1,110
b CONSULTANTS	206,376	14,438	190,963	975
c PRO-BONO LEGAL	189,496	185,121	4,375	
d CLIENT SUPPORT	133,771	132,217	1,554	
e All other expenses	191,180	165,401	23,676	2,103
25 Total functional expenses. Add lines 1 through 24e	6,185,454	5,286,923	487,433	411,098
26 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 <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	1,776,004	1	885,083
	2 Savings and temporary cash investments	224,709	2	349,803
	3 Pledges and grants receivable, net	761,944	3	1,615,956
	4 Accounts receivable, net	206,353	4	176,837
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	10,073	9	52,217
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 27,422,620		
	b Less: accumulated depreciation	10b 6,845,785	10c	20,576,835
	11 Investments—publicly traded securities		11	
	12 Investments—other securities. See Part IV, line 11		12	
	13 Investments—program-related. See Part IV, line 11		13	
	14 Intangible assets	29,822	14	27,891
	15 Other assets. See Part IV, line 11	839,029	15	8,883,266
16 Total assets. Add lines 1 through 15 (must equal line 33)	24,184,152	16	32,567,888	
Liabilities	17 Accounts payable and accrued expenses	637,748	17	438,668
	18 Grants payable		18	
	19 Deferred revenue	8,014,932	19	9,360,176
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	6,928,380	23	13,229,149
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	15,581,060	26	23,027,993
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	8,068,016	27	8,894,899
	28 Net assets with donor restrictions	535,076	28	644,996
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances	8,603,092	32	9,539,895	
33 Total liabilities and net assets/fund balances	24,184,152	33	32,567,888	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	7,122,257
2	Total expenses (must equal Part IX, column (A), line 25)	2	6,185,454
3	Revenue less expenses. Subtract line 2 from line 1	3	936,803
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	8,603,092
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	9,539,895

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1 Accounting method used to prepare the Form 990: Cash Accrual Other _____
 If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.
- 2a Were the organization's financial statements compiled or reviewed by an independent accountant?
 If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both.
 Separate basis Consolidated basis Both consolidated and separate basis
- b Were the organization's financial statements audited by an independent accountant?
 If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both.
 Separate basis Consolidated basis Both consolidated and separate basis
- c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
 If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?
- 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 on Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		X
2b	X	
2c	X	
3a	X	
3b	X	

**SCHEDULE A
(Form 990)**

Department of the Treasury
Internal Revenue Service

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.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

**Open to Public
Inspection**

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations
 - g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	3,538,170	5,389,644	6,074,165	6,466,268	6,090,669	27,558,916
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	3,538,170	5,389,644	6,074,165	6,466,268	6,090,669	27,558,916
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						27,558,916

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
7 Amounts from line 4	3,538,170	5,389,644	6,074,165	6,466,268	6,090,669	27,558,916
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	2,186	206	3,976	1,870	28,461	36,699
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 VI.)						
11 Total support. Add lines 7 through 10						27,595,615

12 Gross receipts from related activities, etc. (see instructions) 12 4,379,296

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

14 Public support percentage for 2023 (line 6, column (f) divided by line 11, column (f))	14	99.87 %
15 Public support percentage from 2022 Schedule A, Part II, line 14	15	99.97 %

16a **33 1/3% support test — 2023.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

b **33 1/3% support test — 2022.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization

17a **10%-facts-and-circumstances test — 2023.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization

b **10%-facts-and-circumstances test — 2022.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization

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

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 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.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(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						
3 Gross receipts from activities that are not an 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						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
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						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on 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 (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

15 Public support percentage for 2023 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2022 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2023 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2022 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests — 2023. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

b 33 1/3% support tests — 2022. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C – Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	

7 Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D – Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required—provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2022 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E – Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2023	(iii) Distributable Amount for 2023
1	Distributable amount for 2023 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2023 (reasonable cause required—explain in Part VI). See instructions.		
3	Excess distributions carryover, if any, to 2023		
a	From 2018		
b	From 2019		
c	From 2020		
d	From 2021		
e	From 2022		
f	Total of lines 3a through 3e		
g	Applied to underdistributions of prior years		
h	Applied to 2023 distributable amount		
i	Carryover from 2018 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2023 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2023 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2023, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.		
6	Remaining underdistributions for 2023. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.		
7	Excess distributions carryover to 2024. Add lines 3j and 4c.		
8	Breakdown of line 7:		
a	Excess from 2019		
b	Excess from 2020		
c	Excess from 2021		
d	Excess from 2022		
e	Excess from 2023		

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

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

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate values, and yes/no questions about donor advisement.

Part II Conservation Easements

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include purpose of easements, total number, acreage, and monitoring details.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include reporting requirements for art and historical treasures.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3** Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5** During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b** If "Yes," explain the arrangement in Part XIII and complete the following table.
- | | Amount |
|---|--------|
| 1c Beginning balance | |
| 1d Additions during the year | |
| 1e Distributions during the year | |
| 1f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a** Board designated or quasi-endowment %
- b** Permanent endowment %
- c** Term endowment %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i) Unrelated organizations? Yes No
 - (ii) Related organizations? Yes No
- 3b** If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		3,060,617		3,060,617
b Buildings				
c Leasehold improvements				
d Equipment		24,362,003	6,845,785	17,516,218
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				20,576,835

Part VII Investments – Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments – Program Related

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) CONSTRUCTION IN PROCESS	8,883,266
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	8,883,266

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII

**SCHEDULE G
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a Mail solicitations
- b Internet and email solicitations
- c Phone solicitations
- d In-person solicitations
- e Solicitation of non-government grants
- f Solicitation of government grants
- g Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
			Yes	No			
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

.....

.....

.....

.....

.....

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events
		<u>GALA</u> (event type)	<u>ANNUAL APPEAL</u> (event type)	<u>None</u> (total number)	(add col. (a) through col. (c))
Revenue	1	Gross receipts	315,921	845,030	1,160,951
	2	Less: Contributions			
	3	Gross income (line 1 minus line 2)	315,921	845,030	1,160,951
Direct Expenses	4	Cash prizes			
	5	Noncash prizes			
	6	Rent/facility costs			
	7	Food and beverages			
	8	Entertainment			
	9	Other direct expenses	87,274	70,550	157,824
	10	Direct expense summary. Add lines 4 through 9 in column (d)			157,824
11	Net income summary. Subtract line 10 from line 3, column (d)			1,003,127	

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1	Gross revenue			
Direct Expenses	2	Cash prizes			
	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
	6	Volunteer labor	<input type="checkbox"/> Yes <input type="checkbox"/> No %	<input type="checkbox"/> Yes <input type="checkbox"/> No %	<input type="checkbox"/> Yes <input type="checkbox"/> No %
	7	Direct expense summary. Add lines 2 through 5 in column (d)			
	8	Net gaming income summary. Subtract line 7 from line 1, column (d)			

9 Enter the state(s) in which the organization conducts gaming activities: _____ Yes No

a Is the organization licensed to conduct gaming activities in each of these states? _____ Yes No

b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? _____ Yes No

b If "Yes," explain: _____

SCHEDULE J
(Form 990)

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

Department of the Treasury
Internal Revenue Service
Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number
06-1144355

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?
- If "Yes" to any of lines 4a–c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5–9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1a		
1b		
2		
3		
4a		X
4b		X
4c		X
5a		X
5b		X
6a		X
6b		X
7		X
8		X
9		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if a

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, d instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)–(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E)

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontax benefits
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation		
1 RAFAEL PAGAN JR. EXECUTIVE DIRECTOR	(i)	225,000	6,750	45,421	0	
	(ii)	0	0	0	0	
2	(i)					
	(ii)					
3	(i)					
	(ii)					
4	(i)					
	(ii)					
5	(i)					
	(ii)					
6	(i)					
	(ii)					
7	(i)					
	(ii)					
8	(i)					
	(ii)					
9	(i)					
	(ii)					
10	(i)					
	(ii)					
11	(i)					
	(ii)					
12	(i)					
	(ii)					
13	(i)					
	(ii)					
14	(i)					
	(ii)					
15	(i)					
	(ii)					
16	(i)					
	(ii)					

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2023

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Inspection**

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25	X	3	1,023,263	
26				
27				
28				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement

29

30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?

	Yes	No
30a		X
31		X
32a		X

b If "Yes," describe the arrangement in Part II.

31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?

32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?

b If "Yes," describe in Part II.

33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.

**SCHEDULE O
(Form 990)**Department of the Treasury
Internal Revenue Service**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 Form 990-EZ.

Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023**Open to Public
Inspection**

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355**Form 990 - Organization's Mission**

Pacific House, Inc. (PH) is a countywide multi-service agency currently operating out of Stamford, Norwalk, Danbury and Darien, that is committed to ending homeless in Fairfield County. As a leading housing developer for the homeless, PH is committed to the ongoing development of permanent supportive housing for individuals and families who are homeless, and provides case management services that will support success in housing. PH is also a leading emergency shelter provider in the city of Stamford, Connecticut, committed to innovation and evidenced based practices in support of high quality and standards.

Form 990, Part III - Additional Information

THE ORGANIZATION CEASED ITS SHELTER OPERATIONS IN DANBURY, CONNECTICUT IN NOVEMBER 2023.

Form 990, Part III, Line 4b - Second Accomplishment

Permanent Supportive Housing - Pacific House, Inc. (PH) is committed to the development of permanent supportive housing for men, women, and families in Stamford, Norwalk and Darien. Given the high cost of housing in Fairfield County PH has been a leader in the development of permanent supportive housing for individuals who are homeless. As a leader and innovator of shared housing, many of the homes developed by PH provide a bathroom in each bedroom of the shared housing units to maximize privacy. Permanent supportive services are an essential component for our housing to assist tenants with an array of needs from better health to improved income. We

Name of the organization

PACIFIC HOUSE, INC. & SUBSIDIARY

Employer identification number

06-1144355

currently have 14 homes integrated within the three communities, and provide a home to 140 households. Our goal is to end chronic homelessness in Stamford and Norwalk.

Form 990, Part VI - Additional Information

The Finance Committee, from the Board reviewed the 990 before issuance. A copy of the 990 was send to all members of the (full) Board for review before issuance.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

The Finance Committee, from the Board reviewed the 990 before issuance. A copy of the 990 was send to all members of the (full)Board for review before issuance.

Form 990, Part VI, Line 12c - Enforcement of Conflicts Policy

CHAIRMAN REQUEST ALL BOARD MEMBERS TO REVIEW AND SIGN CONFLICT OF INTEREST POLICY ANNUALLY, IF ANY.

Form 990, Part VI, Line 15a - Compensation Process for Top Official

The board chair and executive committee does an annual review of performance. They recommend to the board compensation for that time period. The process has included a chair evaluation.

Form 990, Part VI, Line 15b - Compensation Process for Officers

Key employees are evaluated annually by the President/CEO. Their compensation is set by the President/CEO and reviewed and agreed upon with the Board Chair.

Name of the organization

Employer identification number

PACIFIC HOUSE, INC. & SUBSIDIARY

06-1144355

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

UPON REQUEST.

Form **4562**

Department of the Treasury
Internal Revenue Service

Depreciation and Amortization
(Including Information on Listed Property)

Attach to your tax return.

Go to www.irs.gov/Form4562 for instructions and the latest information.

OMB No. 1545-0172

2023

Attachment Sequence No. **179**

Name(s) shown on return

PACIFIC HOUSE, INC. & SUBSIDIARY

Identifying number

06-1144355

Business or activity to which this form relates

Indirect Depreciation

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,160,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,890,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2022 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2024. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	498,007

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2023	17	300,744
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here		

Section B—Assets Placed in Service During 2023 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2023 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	798,751
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a		Yes		No		24b		Yes		No	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)			
Type of property (list vehicles first)	Date placed in service	Business/investment use percentage	Cost or other basis	Basis for depreciation (business/investment use only)	Recovery period	Method/Convention	Depreciation deduction	Elected section 179 cost			
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions							25				
26 Property used more than 50% in a qualified business use:											
		%									
		%									
27 Property used 50% or less in a qualified business use:											
		%				S/L-					
		%				S/L-					
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28				
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1								29			

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a)		(b)		(c)		(d)		(e)		(f)	
	Vehicle 1	Vehicle 2	Vehicle 3	Vehicle 4	Vehicle 5	Vehicle 6	Vehicle 1	Vehicle 2	Vehicle 3	Vehicle 4	Vehicle 5	Vehicle 6
30 Total business/investment miles driven during the year (don't include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

(a)	(b)	(c)	(d)	(e)	(f)
Description of costs	Date amortization begins	Amortizable amount	Code section	Amortization period or percentage	Amortization for this year
42 Amortization of costs that begins during your 2023 tax year (see instructions):					
43 Amortization of costs that began before your 2023 tax year				43	1,014
44 Total. Add amounts in column (f). See the instructions for where to report				44	1,014

Federal Asset Report

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
Prior MACRS:									
97	BUILDING-HALFWAY HOUSE 100 SOU	5/16/14	65,466			65,466	27 MM S/L	21,723	2,380
98	BUILDING-APTS 100 SOUTH MAIN ST	5/16/14	45,950			45,950	27 MM S/L	6,684	1,671
99	BUILDING COSTS-100 SOUTH MAIN S	6/30/14	1,237			1,237	27 MM S/L	403	45
100	LINE ASSOC COSTS-100 SOUTH MAIN	6/30/14	12,737			12,737	27 MM S/L	4,148	464
101	BUILDING-190 STILLWATER AVE	6/05/14	42,209			42,209	27 MM S/L	6,140	1,534
102	ARCH & ENG COSTS-190 STILLWATER	6/05/14	45,463			45,463	27 MM S/L	6,613	1,653
103	BUILDING-190 STILLWATER AVE	6/05/14	15,095			15,095	27 MM S/L	2,196	549
104	BUILDING-104 RICHMOND HILL	5/01/14	134,302			134,302	27 MM S/L	22,995	4,884
105	BUILDING COSTS-104 RICHMOND HIL	6/30/14	278			278	27 MM S/L	47	10
106	LINE ASSOC FEES-104 RICHMOND HIL	6/30/14	12,737			12,737	27 MM S/L	2,180	464
107	BUILDING COSTS-23 SPRUCE ST	7/01/13	33,421			33,421	27 MM S/L	7,848	1,215
108	BUILDING COSTS-23 SPRUCE ST	6/30/14	2,556			2,556	27 MM S/L	501	93
109	RELOCATION COSTS-23 SPRUCE ST	6/30/14	29,118			29,118	27 MM S/L	6,839	1,058
110	ARCH & ENG COSTS-23 SPRUCE ST	6/30/14	64,224			64,224	27 MM S/L	15,082	2,336
111	CLOSING COSTS-23 SPRUCE ST	8/23/13	14,740			14,740	27 MM S/L	3,462	536
112	BERKLEY HOUSE-ENVIRONMENTAL	6/30/14	1,800			1,800	27 MM S/L	391	66
113	BERKLEY HOUSE-ENGINEER	6/30/14	1,550			1,550	27 MM S/L	337	56
117	KITCHEN UPGRADE-PACIFIC HOUSE	4/23/14	7,950			7,950	27 MM S/L	1,884	289
118	RENOVATIONS-PACIFIC HOUSE	3/10/14	51,269			51,269	27 MM S/L	12,545	1,864
119	RENOVATION-PACIFIC STREET	3/10/14	7,930			7,930	27 MM S/L	1,939	288
120	EXTERNAL REPAIR-PACIFIC HOUSE	8/28/13	15,485			15,485	27 MM S/L	4,612	563
121	COMPUTER	7/11/13	1,250		X	625	3 HY S/L	1,250	0
124	BUILDING COSTS-38 ANN STREET	7/01/13	57,045			57,045	27 MM S/L	17,546	2,074
125	ImpROVEMENTS-ANN STREET	6/30/14	450,104			450,104	27 MM S/L	138,436	16,368
126	ARCH & ENG COSTS-38 ANN STREET	6/30/14	4,378			4,378	27 MM S/L	1,346	159
127	BUILDING COSTS-38 ANN STREET	6/30/14	7,654			7,654	27 MM S/L	2,353	278
130	137 HENRY STREET IMPROVEMENTS	7/23/14	4,643			4,643	39 MM S/L	1,309	119
132	KITCHEN UPGRADE-PACIFIC STREET	12/11/14	25,380			25,380	27 MM S/L	6,810	923
133	PROFESSIONAL FEES PACIFIC STREET	5/21/15	11,335			11,335	27 MM S/L	2,572	412
134	PROFESSIONAL FEES PACIFIC STREE	5/21/15	1,350			1,350	27 MM S/L	356	49
135	COMPUTER	9/30/14	8,980		X	4,490	3 HY S/L	8,980	0
136	RECORDING FEES 38 ANN STREET	10/22/14	58			58	27 MM S/L	17	2
137	ENVIRONMENTAL FEES 38 ANN STRE	7/23/14	1,800			1,800	27 MM S/L	551	66
138	ARCHITECT & ENGINEERING FEES 38	7/22/14	6,700			6,700	27 MM S/L	2,065	244
139	CONSULTING FEES 38 ANN STREET	5/06/15	11,200			11,200	27 MM S/L	3,444	407
140	BUILDING COSTS-38 ANN STREET	11/21/14	118,077			118,077	27 MM S/L	36,317	4,294
143	CAPITALIZED MORTGAGE INTEREST-	2/28/15	11,738			11,738	27 MM S/L	3,612	426
144	BUILDING COSTS-38 ANN STREET	2/28/15	55,646			55,646	27 MM S/L	17,113	2,024
146	INSURANCE-104 RICHMOND HILL	6/30/15	4,169			4,169	27 MM S/L	714	151
147	BUILDING COSTS-104 RICHMOND HIL	6/30/15	60,210			60,210	27 MM S/L	10,308	2,190
149	BUILDING COSTS-100 SOUTH MAIN S1	6/30/15	13,559			13,559	27 MM S/L	4,416	493
150	BUILDING COSTS-190 STILLWATER	6/30/15	63,686			63,686	27 MM S/L	9,264	2,315
151	CAPITALIZED INSURANCE-23 SPRUCE	6/30/15	5,500			5,500	27 MM S/L	1,292	200
152	BUILDING COSTS-23 SPRUCE ST	6/30/15	479,666			479,666	27 MM S/L	112,649	17,443
153	BUILDING COSTS-BERKLEY	6/30/15	64,318			64,318	27 MM S/L	14,034	2,338
154	CAPITALIZED MORTGAGE INTEREST-	6/30/15	2,964			2,964	27 MM S/L	647	108
156	BUILDING COSTS-190 STILLWATER	6/30/16	34,563			34,563	27 MM S/L	5,028	1,256
157	CAPITALIZED INSURANCE-23 SPRUCE	6/30/16	9,731			9,731	27 MM S/L	2,286	353
159	GENERATOR-PACIFIC STREET	7/29/15	67,806			67,806	27 MM S/L	19,521	2,466
160	ARCH & CONSULTING FEES-PACIFIC :	1/01/16	18,884			18,884	27 MM S/L	4,052	687
162	LIGHTING FIXTURES-PACIFIC STREET	10/01/15	46,144			46,144	27 MM S/L	12,446	1,678
163	ROOF-PACIFIC STREET	11/01/15	44,750			44,750	27 MM S/L	11,797	1,627
164	LAUNDRY ROOM UPGRADE-PACIFIC :	12/01/15	55,058			55,058	27 MM S/L	13,248	2,002
165	DAY ROOM UPGRADE-PACIFIC STREE	12/01/15	9,089			9,089	27 MM S/L	2,185	330
166	ELEVATOR PROJECT-PACIFIC STREET	4/01/16	40,000			40,000	27 MM S/L	8,729	1,454
169	CAPITALIZED INSURANCE-104 RICHM	6/30/16	3,628			3,628	27 MM S/L	621	132
170	CAPITALIZED MORTGAGE INTEREST-	6/30/16	9,068			9,068	27 MM S/L	1,553	330
171	CAPITALIZED BUILDING COSTS-104 R	6/30/16	29,386			29,386	27 MM S/L	5,032	1,068
172	ROOF REPLACEMENT-100 S.MAIN STR	10/01/15	17,800			17,800	27 MM S/L	4,799	647
173	WINDOW REPLACEMENT-100 S.MAIN	10/01/15	37,665			37,665	27 MM S/L	10,159	1,370
174	SIDING REPLACEMENT-100 S.MAIN S1	10/01/15	67,800			67,800	27 MM S/L	18,051	2,466
175	ARCHITECT FEES-100 S.MAIN STREET	10/01/15	9,961			9,961	27 MM S/L	2,691	362
176	LINE ASSOC COSTS-100 S. MAIN STRE	6/30/16	2,000			2,000	27 MM S/L	541	73
177	CAPITALIZED INSURANCE-100 S.MAIN	6/30/16	2,080			2,080	27 MM S/L	303	76
178	CAPITALIZED MORTGAGE INTEREST-	6/30/16	40,661			40,661	27 MM S/L	9,551	1,478
179	BUILDING COSTS-23 SPRUCE ST	6/30/16	1,168,553			1,168,553	27 MM S/L	274,438	42,492
180	BUILDING COSTS-BERKLEY	6/30/16	201,768			201,768	27 MM S/L	44,022	7,337
181	APPLIANCES-BERKLEY	6/30/16	4,667			4,667	27 MM S/L	1,019	170

06-1144355

Federal Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
185	CAPITALIZED MORTGAGE INTEREST-	6/30/17	4,503			4,503	27 MM S/L	983	164
186	CAPITALIZED INSURANCE-104 RICHM	6/30/17	5,696			5,696	27 MM S/L	975	208
187	CAPITALIZED BUILDING COSTS-104 R	6/30/17	23,630			23,630	27 MM S/L	4,046	859
188	CAPITALIZED MORTGAGE INTEREST-	6/30/17	7,564			7,564	27 MM S/L	1,295	275
190	CAPITALIZED INSURANCE-100 S.MAIN	6/30/17	3,628			3,628	27 MM S/L	528	132
191	ARCHITECT FEES-100 S.MAIN STREET	6/30/17	9,343			9,343	27 MM S/L	1,359	340
192	LINE ASSOC COSTS-100 S. MAIN STRE	6/30/17	9,720			9,720	27 MM S/L	1,413	354
193	GUTTERS & LEADERS 100 S. MAIN STI	11/07/16	2,683			2,683	27 MM S/L	667	97
194	ARCHITECT FEES-100 S.MAIN STREET	12/12/16	4,620			4,620	27 MM S/L	1,528	168
195	CAPITALIZED INSURANCE-190 STILLV	6/30/17	12,659			12,659	27 MM S/L	1,841	460
196	BUILDING COSTS-190 STILLWATER	6/30/17	24,484			24,484	27 MM S/L	3,561	890
197	ARCHITECT & ENGINEERING FEES-190	6/30/17	64,431			64,431	27 MM S/L	9,372	2,343
198	CAPITALIZED INSURANCE-23 SPRUCE	6/30/17	3,150			3,150	27 MM S/L	742	114
205	CONSTRUCTION COSTS-23 SPRUCE ST	12/31/16	5,687			5,687	27 MM S/L	1,336	207
206	CAPITALIZED MORTGAGE INTEREST-	6/30/17	1,493			1,493	27 MM S/L	325	54
207	BUILDING COSTS-BERKLEY	6/30/17	324,552			324,552	27 MM S/L	63,305	11,802
208	ENTRY WAY CONSTRUCTION - PACIF	4/18/17	23,410			23,410	27 MM S/L	5,284	851
209	ENGINEERING FEES- PACIFIC STREET	1/22/17	8,141			8,141	27 MM S/L	1,838	296
211	APPRAISAL- PACIFIC STREET	1/18/17	3,500			3,500	27 MM S/L	788	127
214	ENTRY WAY CONSTRUCTION - PACIF	6/10/17	27,523			27,523	27 MM S/L	6,006	1,000
215	ARCHITECT FEES- PACIFIC STREET	4/30/17	4,070			4,070	27 MM S/L	919	148
216	ENTRY WAY CONSTRUCTION - PACIF	6/30/18	7,878			7,878	27 MM S/L	1,562	287
217	FRONT BUILDING-100 S.MAIN STREET	6/30/18	36,762			36,762	27 MM S/L	5,347	1,337
218	REAR BUILDING-100 S.MAIN STREET	6/30/18	10,082			10,082	27 MM S/L	1,926	366
219	ARCHITECT FEES- PACIFIC STREET	6/30/18	9,679			9,679	27 MM S/L	1,921	352
220	ELEVATOR PROJECT-PACIFIC STREET	6/30/18	28,113			28,113	27 MM S/L	5,027	1,022
221	INTERIOR RENOVATIONS-PACIFIC ST	6/30/18	51,053			51,053	27 MM S/L	9,282	1,857
222	FLOORING-PACIFIC STREET	6/30/18	100,066			100,066	27 MM S/L	18,234	3,639
224	SOLAR PROJECT-PACIFIC STREET	6/30/18	156,917			156,917	27 MM S/L	28,530	5,706
226	CAPITALIZED MORTGAGE INTEREST-3	6/30/18	10,920			10,920	27 MM S/L	2,137	397
227	BUILDING COSTS-104 RICHMOND HIL	6/30/18	960,586			960,586	27 MM S/L	164,466	34,931
228	MAIL BOXES-104 RICHMOND HILL	6/30/18	1,200			1,200	27 MM S/L	206	44
230	BUILDING COSTS-23 SPRUCE ST	6/30/18	24,714			24,714	27 MM S/L	4,936	899
231	BUILDING COSTS-BERKLEY	6/30/18	76,775			76,775	27 MM S/L	15,471	2,792
232	BUILDING COSTS-FAIRFIELD COMMO	6/30/19	5,058			5,058	27 MM S/L	736	184
233	BUILDING COSTS-36 ANN STREET	6/30/19	179,264			179,264	27 MM S/L	26,075	6,519
234	CAPITALIZED LOAN COSTS-100 SOUTI	6/30/18	4,250			4,250	27 MM S/L	619	154
237	SECURITY SYSTEM-100 SOUTH MAIN	6/30/19	95,250			95,250	27 MM S/L	16,434	3,464
239	GENERATOR-PACIFIC STREET	10/31/18	28,540			28,540	27 MM S/L	5,189	1,038
240	FLOORING-PACIFIC STREET	10/24/18	4,004			4,004	27 MM S/L	729	145
241	SOLAR PROJECT-PACIFIC STREET	10/24/18	4,658			4,658	27 MM S/L	846	170
243	INTERIOR RENOVATIONS-PACIFIC ST	12/11/18	40,000			40,000	27 MM S/L	7,674	1,454
244	ARCHITECT FEES- PACIFIC STREET-D	6/23/19	11,000			11,000	27 MM S/L	1,600	400
245	COMPUTER DOOR TO SERVER	11/13/09	1,900		X	950	10 HY S/L	1,900	0
246	TELEPHONE-PACIFIC STREET	4/27/10	5,300		X	2,650	7 HY S/L	5,300	0
248	BUILDING COSTS-38 ANN STREET	6/30/12	5,006			5,006	27 MM S/L	1,240	182
250	BUILDING COSTS-104 RICHMOND HIL	6/30/19	169,247			169,247	27 MM S/L	28,976	6,155
251	BUILDING COSTS-190 STILLWATER	6/30/18	86,007			86,007	27 MM S/L	12,511	3,127
252	BUILDING COSTS-100 SOUTH MAIN ST	6/30/19	90,434			90,434	27 MM S/L	13,155	3,288
253	BUILDING COSTS-190 STILLWATER	6/30/19	1,512,252			1,512,252	27 MM S/L	219,964	54,991
			<u>8,289,391</u>			<u>8,280,676</u>		<u>1,688,146</u>	<u>300,744</u>

Other Depreciation:

1	COPIER DL55	11/01/02	7,150			7,150	5 MO S/L	7,150	0
2	WASHER	4/28/04	6,704			6,704	5 MO S/L	6,704	0
3	COMPUTER SERVER	6/30/04	10,170			10,170	5 MO S/L	10,170	0
4	BATHROOM IMPROVEMENTS-STONE	6/22/04	9,600			9,600	39 MO S/L	3,458	247
5	BUILDING-STONE STREET	4/12/07	519,817			519,817	39 MO S/L	203,266	13,329
6	BUILDING-PACIFIC STREET	6/01/90	1,557,332			1,557,332	31 MO S/L	1,557,332	0
7	IMPROVEMENTS-PACIFIC STREET	9/01/92	1,116			1,116	31 MO S/L	1,081	35
8	IMPROVEMENTS-PACIFIC STREET	1/01/95	1,135			1,135	39 MO S/L	858	29
9	IMPROVEMENTS-PACIFIC STREET	3/01/96	870			870	39 MO S/L	710	22
10	IMPROVEMENTS-PACIFIC STREET	7/01/96	9,943			9,943	39 MO S/L	6,874	255
11	IMPROVEMENTS-PACIFIC STREET	1/31/97	8,580			8,580	39 MO S/L	6,765	220
12	RENOVATION-PACIFIC STREET	4/01/99	13,678			13,678	39 MO S/L	8,511	351
13	IMPROVEMENTS-PACIFIC STREET	9/01/91	3,000			3,000	31 MO S/L	3,000	0
14	BUILDING-BERKELEY	11/01/99	188,300			188,300	40 MO S/L	112,268	4,707
15	IMPROVEMENTS-BERKELEY	11/01/99	373,932			373,932	40 MO S/L	221,075	9,348
16	SECURITY SYSTEM-PACIFIC STREET	4/17/00	5,088			5,088	20 MO S/L	5,088	0

06-1144355

Federal Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
17	FENCE-BERKELEY	2/28/00	4,660			4,660	20 MO S/L	4,660	0
18	SECURITY SYSTEM-BERKELEY	2/28/00	10,110			10,110	20 MO S/L	10,110	0
19	AIR CONDITIONER-PACIFIC STREET	8/04/99	6,970			6,970	5 MO S/L	6,970	0
20	ALARM CONTROL PANEL	3/28/01	910			910	20 MO S/L	843	45
21	IMPROVEMENTS-PACIFIC STREET	3/15/05	115,922			115,922	39 MO S/L	56,767	2,972
22	BATHROOM IMPROVEMENTS-PACIFIC	6/30/07	105,448			105,448	39 MO S/L	43,651	2,704
23	IMPROVEMENTS-PACIFIC STREET	8/24/04	1,800			1,800	39 MO S/L	866	47
24	IMPROVEMENTS-PACIFIC STREET	8/24/04	586			586	39 MO S/L	283	15
25	IMPROVEMENTS-PACIFIC STREET	2/17/05	900			900	39 MO S/L	422	23
26	IMPROVEMENTS-PACIFIC STREET	11/19/04	517			517	39 MO S/L	243	13
27	IMPROVEMENTS-PACIFIC STREET	2/07/05	1,703			1,703	39 MO S/L	809	44
28	IMPROVEMENTS-PACIFIC STREET	9/28/04	676			676	39 MO S/L	320	17
29	IMPROVEMENTS-PACIFIC STREET-HV	6/30/07	30,868			30,868	20 MO S/L	24,639	1,544
30	BUILDING IMPROVEMENTS-BATHROO	11/15/06	243,202			243,202	39 MO S/L	103,923	6,236
31	REPAIRS-STONE ST	9/01/06	13,018			13,018	39 MO S/L	5,278	334
32	LAND-PACIFIC	6/01/90	200,000			200,000	0 -- Land	0	0
33	LAND-BERKELEY	11/01/99	80,700			80,700	0 -- Land	0	0
34	LAND-STONE STREET	4/12/07	120,000			120,000	0 -- Land	0	0
35	OFFICE EQUIPMENT-PACIFIC	1/01/92	600			600	7 MO S/L	600	0
36	OFFICE EQUIPMENT-PACIFIC	11/01/93	1,720			1,720	7 MO S/L	1,720	0
37	OFFICE EQUIPMENT-PACIFIC	5/01/95	1,442			1,442	7 MO S/L	1,442	0
38	OFFICE EQUIPMENT-PACIFIC	9/01/95	12,629			12,629	7 MO S/L	12,629	0
39	OFFICE EQUIPMENT-PACIFIC	6/01/90	29,575			29,575	7 MO S/L	29,575	0
40	TELEPHONE SYSTEM-PACIFIC	5/01/00	9,850			9,850	5 MO S/L	9,850	0
41	FILES/CHAIRS/DESKS	3/06/01	2,400			2,400	7 MO S/L	2,400	0
42	DESKS	6/25/01	878			878	7 MO S/L	878	0
43	DESK/FILE	3/07/01	800			800	7 MO S/L	800	0
44	MAHOGANY DESK	8/20/01	285			285	7 MO S/L	285	0
45	DESK AND CHAIR (GREY)	11/29/01	380			380	7 MO S/L	380	0
46	DESK AND CHAIR (BLACK)	11/29/01	409			409	7 MO S/L	409	0
47	MISC-ADDITION	1/01/07	7,058			7,058	5 MO S/L	7,058	0
48	COMPUTER EQUIPMENT-PACIFIC	2/01/96	1,428			1,428	5 MO S/L	1,428	0
49	COMPUTERS-PACIFIC	1/01/99	43,801			43,801	5 MO S/L	43,801	0
50	SYSTEM SERVER	6/30/01	2,026			2,026	5 MO S/L	2,026	0
51	COMPUTER (J.KARAS)	1/07/02	634			634	5 MO S/L	634	0
52	COMPUTER	12/13/01	1,224			1,224	5 MO S/L	1,224	0
53	COMPUTER-BERKELEY	1/28/02	639			639	5 MO S/L	639	0
54	FREEZER-PACIFIC	11/17/99	2,550			2,550	5 MO S/L	2,550	0
55	COMPUTERS-PACIFIC	2/04/00	1,250			1,250	3 MO S/L	1,250	0
56	MITSUBISHI VCR-PACIFIC	12/15/99	100			100	3 MO S/L	100	0
57	MITSUBISHI 60 TV-PACIFIC	12/15/99	2,460			2,460	3 MO S/L	2,460	0
58	SAMSUNG VCR-BERKELEY	12/15/99	300			300	3 MO S/L	300	0
59	PIANO-PACIFIC	12/07/99	1,000			1,000	5 MO S/L	1,000	0
60	IMPROVEMENTS-Stone street	1/01/08	4,000			4,000	39 MO S/L	1,535	102
61	impROVEMENTS	4/10/08	33,675			33,675	39 MO S/L	21,086	864
62	COMPUTER	1/01/08	8,000			8,000	3 MO S/L	8,000	0
63	PACIFIC STREET BOILER	4/01/09	13,115			13,115	30 MO S/L	6,228	437
64	137 HENRY STREET IMPROVEMENTS	4/01/09	34,357			34,357	39 MO S/L	12,611	881
65	REFRIGERATOR-PACIFIC	1/01/09	2,117			2,117	10 MO S/L	2,117	0
66	COMPUTER EQUIPMENT	1/01/09	9,578			9,578	3 MO S/L	9,578	0
67	DODGE CARAVAN	5/01/09	21,430			21,430	5 MO S/L	21,430	0
68	HVAC PROJECT-PACIFIC STREET	9/13/09	1,800			1,800	39 MO S/L	588	47
69	BACKUP SERVER-HENRY STREET	3/26/10	1,218			1,218	3 MO S/L	1,218	0
70	137 HENRY STREET IMPROVEMENTS	7/01/09	692			692	39 MO S/L	227	18
71	137 HENRY STREET IMPROVEMENTS	7/01/09	4,650			4,650	39 MO S/L	1,310	119
72	STEAM SANITATION SYSTEM-PACIFIC	2/03/11	2,950			2,950	5 MO S/L	2,950	0
73	BERKLEY ST NEW ROOM	1/19/11	2,300			2,300	27 MO S/L	1,251	84
74	PACIFIC STREET FREEZER	8/01/10	2,785			2,785	10 MO S/L	2,785	0
75	PACIFIC STREET FURNITURE & FIXTU	11/21/10	36,391			36,391	7 MO S/L	36,391	0
76	PORTABLE WATER SYSTEM	7/01/10	1,671			1,671	5 MO S/L	1,671	0
77	HVAC PROJECT-PACIFIC STREET	7/01/10	3,200			3,200	27 MO S/L	1,995	118
78	HVAC PACIFIC STREET	3/12/12	331,793			331,793	20 MO S/L	186,313	16,590
79	38 ANN STREET-NEW STEPS	6/01/12	1,500			1,500	20 MO S/L	606	75
80	38 ANN STREET-LAND	2/29/12	194,545			194,545	0 -- Land	0	0
81	38 ANN STREET-BUILDING	2/29/12	194,545			194,545	27 MO S/L	58,069	7,074
82	PACIFIC HOUSE-65 TV	1/30/13	1,290			1,290	10 MO S/L	1,290	0
83	PACIFIC HOUSE-REFRIGERATOR	5/10/13	2,959			2,959	10 MO S/L	2,959	0
84	PACIFIC HOUSE-FLOOR POLISHER	11/29/12	1,065			1,065	5 MO S/L	1,065	0
85	PACIFIC HOUSE-TILING	4/02/13	10,569			10,569	27 MO S/L	2,705	384
86	PACIFIC HOUSE-GAS LINE BURNERS	9/07/12	6,668			6,668	27 MO S/L	2,248	243
87	PACIFIC HOUSE-EXTERIOR REPAIRS	3/07/13	27,475			27,475	27 MO S/L	7,469	999

06-1144355

Federal Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179Bonus	Basis for Depr	PerConv Meth	Prior	Current
88	PACIFIC HOUSE-FLOOR REPLACEMENT	3/14/13	86,151			86,151	27 MO S/L	24,252	3,133
89	PACIFIC HOUSE-REPOINTING	5/22/13	41,040			41,040	27 MO S/L	18,508	1,492
90	38 ANN STREET-DEMOLITION	6/11/13	35,360			35,360	27 MO S/L	10,874	1,286
91	PACIFIC HOUSE-BEDS	6/01/13	6,399			6,399	15 MO S/L	3,626	426
92	LAND-23 SPRUCE STREET	2/13/13	139,848			139,848	0 -- Land	0	0
93	BUILDING-23 SPRUCE STREET	2/13/13	170,935			170,935	27 MO S/L	170,935	0
94	38 ANN STREET-CONSULTING FEES	6/30/13	43,450			43,450	27 MO S/L	13,364	1,580
95	38 ANN STREET-CONSTRUCTION COS	6/30/13	26,529			26,529	27 MO S/L	8,161	965
96	CONSTRUCTION COSTS-23 SPRUCE ST	6/30/13	12,111			12,111	27 MO S/L	2,879	441
114	LAND-104 RICHMOND HILL	5/01/14	151,447			151,447	0 -- Land	0	0
115	LAND-100 SOUTH MAIN STREET	5/16/14	21,222			21,222	0 -- Land	0	0
116	LAND-190 STILLWATER	5/16/14	237,290			237,290	0 -- Land	0	0
122	PROGRAM EQUIPMENT	6/30/01	2,944			2,944	5 MO S/L	2,944	0
123	IMPROVEMENTS-Stone street	4/10/08	3,226			3,226	39 MO S/L	2,013	83
129	HVAC PACIFIC STREET	7/01/13	9,709			9,709	10 MO S/L	9,709	0
131	LOCKERS PACIFIC STREET	11/17/14	5,468			5,468	15 MO S/L	2,477	364
141	FENCE-38 ANN STREET	9/17/14	19,457			19,457	15 MO S/L	10,169	1,298
142	FURNITURE-38 ANN STREET	12/05/14	4,677			4,677	7 MO S/L	4,677	0
145	FIRE & SECURITY-104 RICHMOND HIL	10/31/14	4,300			4,300	15 MO S/L	1,016	287
148	FIRE SYSTEM-100 SOUTH MAIN STREI	6/30/15	625			625	7 MO S/L	625	0
155	COPIER DL55	11/01/02	7,150			7,150	5 MO S/L	7,150	0
158	C.I.P.-LIGHTHOUSE	6/30/16	18,323			18,323	20 MO S/L	3,664	917
161	ALARM SYSTEM UPGRADE-PACIFIC S	9/01/15	9,975			9,975	20 MO S/L	3,993	499
167	TELEPHONE	3/14/16	7,800			7,800	7 MO S/L	7,799	1
168	WASHER & DRYER-STONE STREET	4/05/16	1,169			1,169	10 MO S/L	936	117
182	HONDA ODESSY	11/21/16	28,889			28,889	5 MO S/L	28,889	0
183	HONDA CRV	11/21/16	26,602			26,602	5 MO S/L	26,602	0
184	APPLIANCES-38 ANN STREET	1/10/17	2,118			2,118	10 MO S/L	1,483	212
189	WASHER & DRYER-100 SOUTH MAIN :	6/30/17	2,324			2,324	10 MO S/L	1,625	233
199	FURNITURE-23 SPRUCE STREET	12/28/16	29,754			29,754	7 MO S/L	29,754	0
200	SHED-23 SPRUCE STREET	12/28/16	4,988			4,988	10 MO S/L	3,492	499
201	FENCE-23 SPRUCE STREET	7/22/16	25,100			25,100	10 MO S/L	17,570	2,510
202	BLACKTOP-23 SPRUCE STREET	9/06/16	17,100			17,100	20 MO S/L	6,070	855
203	APPLIANCES-23 SPRUCE STREET	9/06/16	15,500			15,500	10 MO S/L	10,850	1,550
204	SECURITY CAMERA-23 SPRUCE STREI	9/06/16	19,641			19,641	15 MO S/L	9,689	1,310
210	COMPRESSOR- PACIFIC STREET	1/16/17	7,301			7,301	10 MO S/L	5,110	730
212	CAMERAS- PACIFIC STREET	3/22/17	15,289			15,289	10 MO S/L	10,703	1,529
213	2 STEAMCLEANERS- PACIFIC STREET	9/15/16	7,390			7,390	10 MO S/L	5,173	739
223	(3)DRYERS-PACIFIC STREET	6/30/18	2,258			2,258	3 MO S/L	2,258	0
225	WASHER & DRYER-STONE STREET	6/30/18	1,356			1,356	10 MO S/L	679	135
229	BUILDING COSTS-100 S. MAIN FRONT	6/30/18	89,065			89,065	27 MO S/L	9,716	3,239
235	FURNITURE-100 SOUTH MAIN	11/02/18	11,508			11,508	7 MO S/L	8,630	1,644
236	FIRE PANEL-100 SOUTH MAIN	6/30/19	5,249			5,249	10 MO S/L	2,625	525
238	LAND-36 ANN STREET	5/10/19	206,065			206,065	0 -- Land	0	0
242	WASHER & DRYER-PACIFIC STREET	11/19/18	18,274			18,274	10 MO S/L	9,136	1,828
247	WEBSITE-137 HENRY STREET	7/31/18	2,112			2,112	3 MO S/L	2,112	0
249	FURNITURE-104 RICHMOND HILL	12/14/18	11,195			11,195	7 MO S/L	7,203	1,599
254	BUILDING COSTS-190 STILLWATER	6/30/17	105,589			105,589	27 MO S/L	15,359	3,839
255	LAND	4/30/21	925,000			925,000	0 -- Land	0	0
256	BUILDINGS & IMPROVEMENTS	12/31/20	1,072,654			1,072,654	27 MO S/L	93,771	39,006
257	EQUIPMENT	7/01/20	2,725			2,725	5 MO S/L	1,635	545
258	EQUIPMENT	7/01/20	27,163			27,163	7 MO S/L	11,641	3,881
259	EQUIPMENT	7/01/20	42,371			42,371	10 MO S/L	12,711	4,237
260	HOTEL DANBURY	4/01/21	3,732,239			3,732,239	27 MO S/L	288,418	135,717
261	BUILDING COSTS-100 SOUTH MAIN ST	6/30/20	1,000,616			1,000,616	27 MO S/L	109,158	36,386
262	BUILDING COSTS-PACIFIC HOUSE	6/30/20	308,115			308,115	27 MO S/L	33,613	11,204
263	SECURITY SYSTEM-100 SOUTH MAIN-	8/23/19	5,303			5,303	27 MO S/L	731	192
264	DOOR REPLACEMENT -100 SOUTH MA	10/29/19	1,665			1,665	27 MO S/L	230	60
265	MAIN -REAR	12/16/19	2,600			2,600	27 MO S/L	327	94
266	RENOVATION-FAIRFIELD COMMONS #	6/30/20	35,300			35,300	27 MO S/L	4,439	1,284
267	RENOVATON-FAIRFIELD COMMONS #	6/30/20	9,600			9,600	27 MO S/L	1,207	349
268	RENOVATION-FAIRFIELD COMMONS #	6/30/20	183,621			183,621	27 MO S/L	23,092	6,678
269	CLOSING COSTS -FAIRFIELD COMMOM	1/15/20	2,123			2,123	27 MO S/L	267	77
270	SECURITY CAMERA -190 STILLWATER	10/17/19	7,198			7,198	10 MO S/L	2,879	720
271	LAND-FAIRFIELD COMMONS	1/15/20	245,000			245,000	0 -- Land	0	0
272	DOOR REPLACEMENT-100 SOUTH MA	12/16/19	2,750			2,750	27 MO S/L	346	100
273	ENGINEERING FEES-100 S. MAIN -REA	6/30/20	19,700			19,700	27 MO S/L	2,179	716
274	PRINTING-100 S.MAIN REAR	6/30/20	157			157	27 MO S/L	18	6
275	BUILDING COSTS-190 STILLWATER	6/30/20	148,301			148,301	27 MO S/L	18,650	5,393
276	RECORDING FEES063020	6/30/20	12,000			12,000	27 MO S/L	1,509	436
277	ARCHITECTS-190 STILLWATER	6/30/20	4,988			4,988	27 MO S/L	627	182

06-1144355

Federal Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
278	ENGINEERINF FEES-190 STILLWATER	6/30/20	15,242			15,242	27 MO S/L	1,917	554
279	STILLWATER PRINTNG COSTS	6/30/20	730			730	27 MO S/L	93	26
280	CAPITALIZED INTEREST-190 STILLWA	6/30/20	15,496			15,496	27 MO S/L	1,948	564
281	ENVIROMENTAL FEES-23 SPRUCE	6/30/20	3,750			3,750	27 MO S/L	415	136
282	CAPITALIZED COSTS-36 ANN STREET	6/30/20	26,572			26,572	27 MO S/L	2,899	966
283	BUILDING COSTS-FAIRFIELD COMMO	6/30/20	2,221,921			2,221,921	27 MO S/L	248,158	80,797
284	HOUSING DEV. FEES-FAIRFIELD COM	6/30/20	16,390			16,390	27 MO S/L	2,062	596
285	RENOVATION-FAIRFIELD COMMONS #	6/30/20	108,016			108,016	27 MO S/L	13,585	3,927
286	PH-KITCHEN UPGRADE	6/30/22	12,410			12,410	27 MO S/L	451	452
287	PH-AWNING	6/30/22	2,600			2,600	5 MO S/L	520	520
288	PH-BATHROOM UPGRADE	6/30/22	14,200			14,200	27 MO S/L	516	517
289	HONDA ODESSY 2012	2/17/22	8,500			8,500	2 MO S/L	5,667	2,833
290	FORD ESCAPE 2013	2/01/22	4,000			4,000	1 MO S/L	4,000	0
291	23 SPRUCE-WASHER DRYER	11/19/21	1,900			1,900	10 MO S/L	301	190
292	17 BERKELEY-STOVE	11/19/21	1,474			1,474	10 MO S/L	233	148
293	F.COMMONS-REFRIGERATOR	11/05/21	2,950			2,950	10 MO S/L	492	295
294	PH KITCHEN UPGRADE	2/07/23	5,000			5,000	10 MO S/L	208	500
295	PH ELECTRICAL	3/24/23	12,387			12,387	15 MO S/L	206	826
296	PH BEDS	6/23/23	8,040			8,040	5 MO S/L	0	1,608
297	HENRY STREET SERVER	5/23/23	25,946			25,946	5 MO S/L	432	5,190
298	100 S.MAIN ST. REAR-BUILDING IMPR	6/30/23	606,467			606,467	27 MO S/L	0	22,053
299	22 FAIFIELD COMMONS RENOVATION	6/30/23	89,250			89,250	15 MO S/L	0	5,950
300	24 FAIRFIELD COMMONS RENOVATIC	6/30/23	107,921			107,921	15 MO S/L	0	7,195
301	26 FAIRFIELD COMMONS -RENOVATI	6/30/23	42,000			42,000	15 MO S/L	0	2,800
302	28 FAIRFIELD COMMONS- RENOVATI	6/30/23	17,000			17,000	15 MO S/L	0	1,133
303	Fairfield Commons-Build Impr	1/01/24	199,278			199,278	27 MO S/L	0	3,623
304	Land-269 Hoyt St. Darien, CT	5/23/24	539,500			539,500	0 -- Land	0	0
305	Building-269 Hoyt St., Darien CT	5/23/24	299,674			299,674	27 MO S/L	0	908
Total Other Depreciation			<u>18,657,256</u>			<u>18,657,256</u>		<u>4,351,277</u>	<u>498,007</u>
Total ACRS and Other Depreciation			<u>18,657,256</u>			<u>18,657,256</u>		<u>4,351,277</u>	<u>498,007</u>
Amortization:									
128	MORTGAGE COSTS-BEACON 11	1/28/14	20,282			20,282	20 MO Amort	5,577	1,014
			<u>20,282</u>			<u>20,282</u>		<u>5,577</u>	<u>1,014</u>
Grand Totals			26,966,929			26,958,214		6,045,000	799,765
Less: Dispositions and Transfers			0			0		0	0
Less: Start-up/Org Expense			0			0		0	0
Net Grand Totals			<u>26,966,929</u>			<u>26,958,214</u>		<u>6,045,000</u>	<u>799,765</u>

06-1144355

AMT Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus Sec % 179 Bonus	Basis for Depr	PerConv Meth	Prior	Current
Prior MACRS:								
97	BUILDING-HALFWAY HOUSE 100 SOU	5/16/14	65,466		65,466	27 MM S/L	21,723	2,380
98	BUILDING-APTS 100 SOUTH MAIN STF	5/16/14	45,950		45,950	27 MM S/L	6,684	1,671
99	BUILDING COSTS-100 SOUTH MAIN ST	6/30/14	1,237		1,237	27 MM S/L	403	45
100	LINE ASSOC COSTS-100 SOUTH MAIN	6/30/14	12,737		12,737	27 MM S/L	4,148	464
101	BUILDING-190 STILLWATER AVE	6/05/14	42,209		42,209	27 MM S/L	6,140	1,534
102	ARCH & ENG COSTS-190 STILLWATER	6/05/14	45,463		45,463	27 MM S/L	6,613	1,653
103	BUILDING-190 STILLWATER AVE	6/05/14	15,095		15,095	27 MM S/L	2,196	549
104	BUILDING-104 RICHMOND HILL	5/01/14	134,302		134,302	27 MM S/L	22,995	4,884
105	BUILDING COSTS-104 RICHMOND HIL	6/30/14	278		278	27 MM S/L	47	10
106	LINE ASSOC FEES-104 RICHMOND HIL	6/30/14	12,737		12,737	27 MM S/L	2,180	464
107	BUILDING COSTS-23 SPRUCE ST	7/01/13	33,421		33,421	27 MM S/L	7,848	1,215
108	BUILDING COSTS-23 SPRUCE ST	6/30/14	2,556		2,556	27 MM S/L	501	93
109	RELOCATION COSTS-23 SPRUCE ST	6/30/14	29,118		29,118	27 MM S/L	6,839	1,058
110	ARCH & ENG COSTS-23 SPRUCE ST	6/30/14	64,224		64,224	27 MM S/L	15,082	2,336
111	CLOSING COSTS-23 SPRUCE ST	8/23/13	14,740		14,740	27 MM S/L	3,462	536
112	BERKLEY HOUSE-ENVIRONMENTAL	6/30/14	1,800		1,800	27 MM S/L	391	66
113	BERKLEY HOUSE-ENGINEER	6/30/14	1,550		1,550	27 MM S/L	337	56
117	KITCHEN UPGRADE-PACIFIC HOUSE	4/23/14	7,950		7,950	27 MM S/L	1,884	289
118	RENOVATIONS-PACIFIC HOUSE	3/10/14	51,269		51,269	27 MM S/L	12,545	1,864
119	RENOVATION-PACIFIC STREET	3/10/14	7,930		7,930	27 MM S/L	1,939	288
120	EXTERNAL REPAIR-PACIFIC HOUSE	8/28/13	15,485		15,485	27 MM S/L	4,612	563
121	COMPUTER	7/11/13	1,250	X	625	3 HY S/L	1,250	0
124	BUILDING COSTS-38 ANN STREET	7/01/13	57,045		57,045	27 MM S/L	17,546	2,074
125	ImpROVEMENTS-ANN STREET	6/30/14	450,104		450,104	27 MM S/L	138,436	16,368
126	ARCH & ENG COSTS-38 ANN STREET	6/30/14	4,378		4,378	27 MM S/L	1,346	159
127	BUILDING COSTS-38 ANN STREET	6/30/14	7,654		7,654	27 MM S/L	2,353	278
130	137 HENRY STREET IMPROVEMENTS	7/23/14	4,643		4,643	39 MM S/L	1,309	119
132	KITCHEN UPGRADE-PACIFIC STREET	12/11/14	25,380		25,380	27 MM S/L	6,810	923
133	PROFESSIONAL FEES PACIFIC STREET	5/21/15	11,335		11,335	27 MM S/L	2,572	412
134	PROFESSIONAL FEES PACIFIC STREE	5/21/15	1,350		1,350	27 MM S/L	356	49
135	COMPUTER	9/30/14	8,980	X	4,490	3 HY S/L	8,980	0
136	RECORDING FEES 38 ANN STREET	10/22/14	58		58	27 MM S/L	17	2
137	ENVIRONMENTAL FEES 38 ANN STRE	7/23/14	1,800		1,800	27 MM S/L	551	66
138	ARCHITECT & ENGINEERING FEES 38	7/22/14	6,700		6,700	27 MM S/L	2,065	244
139	CONSULTING FEES 38 ANN STREET	5/06/15	11,200		11,200	27 MM S/L	3,444	407
140	BUILDING COSTS-38 ANN STREET	11/21/14	118,077		118,077	27 MM S/L	36,317	4,294
143	CAPITALIZED MORTGAGE INTEREST-	2/28/15	11,738		11,738	27 MM S/L	3,612	426
144	BUILDING COSTS-38 ANN STREET	2/28/15	55,646		55,646	27 MM S/L	17,113	2,024
146	INSURANCE-104 RICHMOND HILL	6/30/15	4,169		4,169	27 MM S/L	714	151
147	BUILDING COSTS-104 RICHMOND HIL	6/30/15	60,210		60,210	27 MM S/L	10,308	2,190
149	BUILDING COSTS-100 SOUTH MAIN ST	6/30/15	13,559		13,559	27 MM S/L	4,416	493
150	BUILDING COSTS-190 STILLWATER	6/30/15	63,686		63,686	27 MM S/L	9,264	2,315
151	CAPITALIZED INSURANCE-23 SPRUCE	6/30/15	5,500		5,500	27 MM S/L	1,292	200
152	BUILDING COSTS-23 SPRUCE ST	6/30/15	479,666		479,666	27 MM S/L	112,649	17,443
153	BUILDING COSTS-BERKLEY	6/30/15	64,318		64,318	27 MM S/L	14,034	2,338
154	CAPITALIZED MORTGAGE INTEREST-	6/30/15	2,964		2,964	27 MM S/L	647	108
156	BUILDING COSTS-190 STILLWATER	6/30/16	34,563		34,563	27 MM S/L	5,028	1,256
157	CAPITALIZED INSURANCE-23 SPRUCE	6/30/16	9,731		9,731	27 MM S/L	2,286	353
159	GENERATOR-PACIFIC STREET	7/29/15	67,806		67,806	27 MM S/L	19,521	2,466
160	ARCH & CONSULTING FEES-PACIFIC :	1/01/16	18,884		18,884	27 MM S/L	4,052	687
162	LIGHTING FIXTURES-PACIFIC STREET	10/01/15	46,144		46,144	27 MM S/L	12,446	1,678
163	ROOF-PACIFIC STREET	11/01/15	44,750		44,750	27 MM S/L	11,797	1,627
164	LAUNDRY ROOM UPGRADE-PACIFIC :	12/01/15	55,058		55,058	27 MM S/L	13,248	2,002
165	DAY ROOM UPGRADE-PACIFIC STREE	12/01/15	9,089		9,089	27 MM S/L	2,185	330
166	ELEVATOR PROJECT-PACIFIC STREET	4/01/16	40,000		40,000	27 MM S/L	8,729	1,454
169	CAPITALIZED INSURANCE-104 RICHM	6/30/16	3,628		3,628	27 MM S/L	621	132
170	CAPITALIZED MORTGAGE INTEREST-	6/30/16	9,068		9,068	27 MM S/L	1,553	330
171	CAPITALIZED BUILDING COSTS-104 R	6/30/16	29,386		29,386	27 MM S/L	5,032	1,068
172	ROOF REPLACEMENT-100 S.MAIN STR	10/01/15	17,800		17,800	27 MM S/L	4,799	647
173	WINDOW REPLACEMENT-100 S.MAIN	10/01/15	37,665		37,665	27 MM S/L	10,159	1,370
174	SIDING REPLACEMENT-100 S.MAIN ST	10/01/15	67,800		67,800	27 MM S/L	18,051	2,466
175	ARCHITECT FEES-100 S.MAIN STREET	10/01/15	9,961		9,961	27 MM S/L	2,691	362
176	LINE ASSOC COSTS-100 S. MAIN STRE	6/30/16	2,000		2,000	27 MM S/L	541	73
177	CAPITALIZED INSURANCE-100 S.MAIN	6/30/16	2,080		2,080	27 MM S/L	303	76
178	CAPITALIZED MORTGAGE INTEREST-	6/30/16	40,661		40,661	27 MM S/L	9,551	1,478
179	BUILDING COSTS-23 SPRUCE ST	6/30/16	1,168,553		1,168,553	27 MM S/L	274,438	42,492
180	BUILDING COSTS-BERKLEY	6/30/16	201,768		201,768	27 MM S/L	44,022	7,337
181	APPLIANCES-BERKLEY	6/30/16	4,667		4,667	27 MM S/L	1,019	170

AMT Asset Report

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179 Bonus	Basis for Depr	Per Conv Meth	Prior	Current
185	CAPITALIZED MORTGAGE INTEREST-	6/30/17	4,503			4,503	27 MM S/L	983	164
186	CAPITALIZED INSURANCE-104 RICHM	6/30/17	5,696			5,696	27 MM S/L	975	208
187	CAPITALIZED BUILDING COSTS-104 R	6/30/17	23,630			23,630	27 MM S/L	4,046	859
188	CAPITALIZED MORTGAGE INTEREST-	6/30/17	7,564			7,564	27 MM S/L	1,295	275
190	CAPITALIZED INSURANCE-100 S.MAIN	6/30/17	3,628			3,628	27 MM S/L	528	132
191	ARCHITECT FEES-100 S.MAIN STREET	6/30/17	9,343			9,343	27 MM S/L	1,359	340
192	LINE ASSOC COSTS-100 S. MAIN STRE	6/30/17	9,720			9,720	27 MM S/L	1,413	354
193	GUTTERS & LEADERS 100 S. MAIN STI	11/07/16	2,683			2,683	27 MM S/L	667	97
194	ARCHITECT FEES-100 S.MAIN STREET	12/12/16	4,620			4,620	27 MM S/L	1,528	168
195	CAPITALIZED INSURANCE-190 STILLV	6/30/17	12,659			12,659	27 MM S/L	1,841	460
196	BUILDING COSTS-190 STILLWATER	6/30/17	24,484			24,484	27 MM S/L	3,561	890
197	ARCHITECT & ENGINEERING FEES-190	6/30/17	64,431			64,431	27 MM S/L	9,372	2,343
198	CAPITALIZED INSURANCE-23 SPRUCE	6/30/17	3,150			3,150	27 MM S/L	742	114
205	CONSTRUCTION COSTS-23 SPRUCE S1	12/31/16	5,687			5,687	27 MM S/L	1,336	207
206	CAPITALIZED MORTGAGE INTEREST-	6/30/17	1,493			1,493	27 MM S/L	325	54
207	BUILDING COSTS-BERKLEY	6/30/17	324,552			324,552	27 MM S/L	63,305	11,802
208	ENTRY WAY CONSTRUCTION - PACIF	4/18/17	23,410			23,410	27 MM S/L	5,284	851
209	ENGINEERING FEES- PACIFIC STREET	1/22/17	8,141			8,141	27 MM S/L	1,838	296
211	APPRAISAL- PACIFIC STREET	1/18/17	3,500			3,500	27 MM S/L	788	127
214	ENTRY WAY CONSTRUCTION - PACIF	6/10/17	27,523			27,523	27 MM S/L	6,006	1,000
215	ARCHITECT FEES- PACIFIC STREET	4/30/17	4,070			4,070	27 MM S/L	919	148
216	ENTRY WAY CONSTRUCTION - PACIF	6/30/18	7,878			7,878	27 MM S/L	1,562	287
217	FRONT BUILDING-100 S.MAIN STREET	6/30/18	36,762			36,762	27 MM S/L	5,347	1,337
218	REAR BUILDING-100 S.MAIN STREET	6/30/18	10,082			10,082	27 MM S/L	1,926	366
219	ARCHITECT FEES- PACIFIC STREET	6/30/18	9,679			9,679	27 MM S/L	1,921	352
220	ELEVATOR PROJECT-PACIFIC STREET	6/30/18	28,113			28,113	27 MM S/L	5,027	1,022
221	INTERIOR RENOVATIONS-PACIFIC ST	6/30/18	51,053			51,053	27 MM S/L	9,282	1,857
222	FLOORING-PACIFIC STREET	6/30/18	100,066			100,066	27 MM S/L	18,234	3,639
224	SOLAR PROJECT-PACIFIC STREET	6/30/18	156,917			156,917	27 MM S/L	28,530	5,706
226	CAPTALIZED MORTGAGE INTEREST-3	6/30/18	10,920			10,920	27 MM S/L	2,137	397
227	BUILDING COSTS-104 RICHMOND HIL	6/30/18	960,586			960,586	27 MM S/L	164,466	34,931
228	MAIL BOXES-104 RICHMOND HILL	6/30/18	1,200			1,200	27 MM S/L	206	44
230	BUILDING COSTS-23 SPRUCE ST	6/30/18	24,714			24,714	27 MM S/L	4,936	899
231	BUILDING COSTS-BERKLEY	6/30/18	76,775			76,775	27 MM S/L	15,471	2,792
232	BUILDING COSTS-FAIRFIELD COMMO	6/30/19	5,058			5,058	27 MM S/L	736	184
233	BUILDING COSTS-36 ANN STREET	6/30/19	179,264			179,264	27 MM S/L	26,075	6,519
234	CAPITALIZED LOAN COSTS-100 SOUTI	6/30/18	4,250			4,250	27 MM S/L	619	154
237	SECURITY SYSTEM-100 SOUTH MAIN	6/30/19	95,250			95,250	27 MM S/L	16,434	3,464
239	GENERATOR-PACIFIC STREET	10/31/18	28,540			28,540	27 MM S/L	5,189	1,038
240	FLOORING-PACIFIC STREET	10/24/18	4,004			4,004	27 MM S/L	729	145
241	SOLAR PROJECT-PACIFIC STREET	10/24/18	4,658			4,658	27 MM S/L	846	170
243	INTERIOR RENOVATIONS-PACIFIC ST	12/11/18	40,000			40,000	27 MM S/L	7,674	1,454
244	ARCHITECT FEES- PACIFIC STREET-D	6/23/19	11,000			11,000	27 MM S/L	1,600	400
245	COMPUTER DOOR TO SERVER	11/13/09	1,900		X	950	10 HY S/L	1,900	0
246	TELEPHONE-PACIFIC STREET	4/27/10	5,300		X	2,650	7 HY S/L	5,300	0
248	BUILDING COSTS-38 ANN STREET	6/30/12	5,006			5,006	27 MM S/L	1,240	182
250	BUILDING COSTS-104 RICHMOND HIL	6/30/19	169,247			169,247	27 MM S/L	28,976	6,155
251	BUILDING COSTS-190 STILLWATER	6/30/18	86,007			86,007	27 MM S/L	12,511	3,127
252	BUILDING COSTS-100 SOUTH MAIN S1	6/30/19	90,434			90,434	27 MM S/L	13,155	3,288
253	BUILDING COSTS-190 STILLWATER	6/30/19	1,512,252			1,512,252	27 MM S/L	219,964	54,991
			<u>8,289,391</u>			<u>8,280,676</u>		<u>1,688,146</u>	<u>300,744</u>

Other Depreciation:

1	COPIER DL55	11/01/02	7,150			7,150	5 MO S/L	7,150	0
2	WASHER	4/28/04	6,704			6,704	5 MO S/L	6,704	0
3	COMPUTER SERVER	6/30/04	10,170			10,170	5 MO S/L	10,170	0
4	BATHROOM IMPROVEMENTS-STONE	6/22/04	9,600			9,600	39 MO S/L	3,458	247
5	BUILDING-STONE STREET	4/12/07	519,817			519,817	39 MO S/L	203,266	13,329
6	BUILDING-PACIFIC STREET	6/01/90	1,557,332			1,557,332	31 MO S/L	1,557,332	0
7	IMPROVEMENTS-PACIFIC STREET	9/01/92	1,116			1,116	31 MO S/L	1,081	35
8	IMPROVEMENTS-PACIFIC STREET	1/01/95	1,135			1,135	39 MO S/L	858	29
9	IMPROVEMENTS-PACIFIC STREET	3/01/96	870			870	39 MO S/L	710	22
10	IMPROVEMENTS-PACIFIC STREET	7/01/96	9,943			9,943	39 MO S/L	6,874	255
11	IMPROVEMENTS-PACIFIC STREET	1/31/97	8,580			8,580	39 MO S/L	6,765	220
12	RENOVATION-PACIFIC STREET	4/01/99	13,678			13,678	39 MO S/L	8,511	351
13	IMPROVEMENTS-PACIFIC STREET	9/01/91	3,000			3,000	31 MO S/L	3,000	0
14	BUILDING-BERKELEY	11/01/99	188,300			188,300	40 MO S/L	112,268	4,707
15	IMPROVEMENTS-BERKELEY	11/01/99	373,932			373,932	40 MO S/L	221,075	9,348
16	SECURITY SYSTEM-PACIFIC STREET	4/17/00	5,088			5,088	20 MO S/L	5,088	0

06-1144355

AMT Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus Sec		Basis for Depr	Per Conv Meth	Prior	Current
				%	179 Bonus				
17	FENCE-BERKELEY	2/28/00	4,660			4,660	20 MO S/L	4,660	0
18	SECURITY SYSTEM-BERKELEY	2/28/00	10,110			10,110	20 MO S/L	10,110	0
19	AIR CONDITIONER-PACIFIC STREET	8/04/99	6,970			6,970	5 MO S/L	6,970	0
20	ALARM CONTROL PANEL	3/28/01	910			910	20 MO S/L	843	45
21	IMPROVEMENTS-PACIFIC STREET	3/15/05	115,922			115,922	39 MO S/L	56,767	2,972
22	BATHROOM IMPROVEMENTS-PACIFIC	6/30/07	105,448			105,448	39 MO S/L	43,651	2,704
23	IMPROVEMENTS-PACIFIC STREET	8/24/04	1,800			1,800	39 MO S/L	866	47
24	IMPROVEMENTS-PACIFIC STREET	8/24/04	586			586	39 MO S/L	283	15
25	IMPROVEMENTS-PACIFIC STREET	2/17/05	900			900	39 MO S/L	422	23
26	IMPROVEMENTS-PACIFIC STREET	11/19/04	517			517	39 MO S/L	243	13
27	IMPROVEMENTS-PACIFIC STREET	2/07/05	1,703			1,703	39 MO S/L	809	44
28	IMPROVEMENTS-PACIFIC STREET	9/28/04	676			676	39 MO S/L	320	17
29	IMPROVEMENTS-PACIFIC STREET-HV	6/30/07	30,868			30,868	20 MO S/L	24,639	1,544
30	BUILDING IMPROVEMENTS-BATHRO	11/15/06	243,202			243,202	39 MO S/L	103,923	6,236
31	REPAIRS-STONE ST	9/01/06	13,018			13,018	39 MO S/L	5,278	334
32	LAND-PACIFIC	6/01/90	200,000			200,000	0 -- Land	0	0
33	LAND-BERKELEY	11/01/99	80,700			80,700	0 -- Land	0	0
34	LAND-STONE STREET	4/12/07	120,000			120,000	0 -- Land	0	0
35	OFFICE EQUIPMENT-PACIFIC	1/01/92	600			600	7 MO S/L	600	0
36	OFFICE EQUIPMENT-PACIFIC	11/01/93	1,720			1,720	7 MO S/L	1,720	0
37	OFFICE EQUIPMENT-PACIFIC	5/01/95	1,442			1,442	7 MO S/L	1,442	0
38	OFFICE EQUIPMENT-PACIFIC	9/01/95	12,629			12,629	7 MO S/L	12,629	0
39	OFFICE EQUIPMENT-PACIFIC	6/01/90	29,575			29,575	7 MO S/L	29,575	0
40	TELEPHONE SYSTEM-PACIFIC	5/01/00	9,850			9,850	5 MO S/L	9,850	0
41	FILES/CHAIRS/DESKS	3/06/01	2,400			2,400	7 MO S/L	2,400	0
42	DESKS	6/25/01	878			878	7 MO S/L	878	0
43	DESK/FILE	3/07/01	800			800	7 MO S/L	800	0
44	MAHOGANY DESK	8/20/01	285			285	7 MO S/L	285	0
45	DESK AND CHAIR (GREY)	11/29/01	380			380	7 MO S/L	380	0
46	DESK AND CHAIR (BLACK)	11/29/01	409			409	7 MO S/L	409	0
47	MISC-ADDITION	1/01/07	7,058			7,058	5 MO S/L	7,058	0
48	COMPUTER EQUIPMENT-PACIFIC	2/01/96	1,428			1,428	5 MO S/L	1,428	0
49	COMPUTERS-PACIFIC	1/01/99	43,801			43,801	5 MO S/L	43,801	0
50	SYSTEM SERVER	6/30/01	2,026			2,026	5 MO S/L	2,026	0
51	COMPUTER (J.KARAS)	1/07/02	634			634	5 MO S/L	634	0
52	COMPUTER	12/13/01	1,224			1,224	5 MO S/L	1,224	0
53	COMPUTER-BERKELEY	1/28/02	639			639	5 MO S/L	639	0
54	FREEZER-PACIFIC	11/17/99	2,550			2,550	5 MO S/L	2,550	0
55	COMPUTERS-PACIFIC	2/04/00	1,250			1,250	3 MO S/L	1,250	0
56	mitsubishi VCR-PACIFIC	12/15/99	100			100	3 MO S/L	100	0
57	mitsubishi 60 TV-PACIFIC	12/15/99	2,460			2,460	3 MO S/L	2,460	0
58	SAMSUNG VCR-BERKELEY	12/15/99	300			300	3 MO S/L	300	0
59	PIANO-PACIFIC	12/07/99	1,000			1,000	5 MO S/L	1,000	0
60	IMPROVEMENTS-Stone street	1/01/08	4,000			4,000	39 MO S/L	1,535	102
61	impROVEMENTS	4/10/08	33,675			33,675	39 MO S/L	21,086	864
62	COMPUTER	1/01/08	8,000			8,000	3 MO S/L	8,000	0
63	PACIFIC STREET BOILER	4/01/09	13,115			13,115	30 MO S/L	6,228	437
64	137 HENRY STREET IMPROVEMENTS	4/01/09	34,357			34,357	39 MO S/L	12,611	881
65	REFRIGERATOR-PACIFIC	1/01/09	2,117			2,117	10 MO S/L	2,117	0
66	COMPUTER EQUIPMENT	1/01/09	9,578			9,578	3 MO S/L	9,578	0
67	DODGE CARAVAN	5/01/09	21,430			21,430	5 MO S/L	21,430	0
68	HVAC PROJECT-PACIFIC STREET	9/13/09	1,800			1,800	39 MO S/L	588	47
69	BACKUP SERVER-HENRY STREET	3/26/10	1,218			1,218	3 MO S/L	1,218	0
70	137 HENRY STREET IMPROVEMENTS	7/01/09	692			692	39 MO S/L	227	18
71	137 HENRY STREET IMPROVEMENTS	7/01/09	4,650			4,650	39 MO S/L	1,310	119
72	STEAM SANITATION SYSTEM-PACIFIC	2/03/11	2,950			2,950	5 MO S/L	2,950	0
73	BERKLEY ST NEW ROOM	1/19/11	2,300			2,300	27 MO S/L	1,251	84
74	PACIFIC STREET FREEZER	8/01/10	2,785			2,785	10 MO S/L	2,785	0
75	PACIFIC STREET FURNITURE & FIXTU	11/21/10	36,391			36,391	7 MO S/L	36,391	0
76	PORTABLE WATER SYSTEM	7/01/10	1,671			1,671	5 MO S/L	1,671	0
77	HVAC PROJECT-PACIFIC STREET	7/01/10	3,200			3,200	27 MO S/L	1,995	118
78	HVAC PACIFIC STREET	3/12/12	331,793			331,793	20 MO S/L	186,313	16,590
79	38 ANN STREET-NEW STEPS	6/01/12	1,500			1,500	20 MO S/L	606	75
80	38 ANN STREET-LAND	2/29/12	194,545			194,545	0 -- Land	0	0
81	38 ANN STREET-BUILDING	2/29/12	194,545			194,545	27 MO S/L	58,069	7,074
82	PACIFIC HOUSE-65 TV	1/30/13	1,290			1,290	10 MO S/L	1,290	0
83	PACIFIC HOUSE-REFRIGERATOR	5/10/13	2,959			2,959	10 MO S/L	2,959	0
84	PACIFIC HOUSE-FLOOR POLISHER	11/29/12	1,065			1,065	5 MO S/L	1,065	0
85	PACIFIC HOUSE-TILING	4/02/13	10,569			10,569	27 MO S/L	2,705	384
86	PACIFIC HOUSE-GAS LINE BURNERS	9/07/12	6,668			6,668	27 MO S/L	2,248	243
87	PACIFIC HOUSE-EXTERIOR REPAIRS	3/07/13	27,475			27,475	27 MO S/L	7,469	999

06-1144355

AMT Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179	Bonus	Basis for Depr	Per Conv	Meth	Prior	Current
88	PACIFIC HOUSE-FLOOR REPLACEMENT	3/14/13	86,151				86,151	27	MO S/L	24,252	3,133
89	PACIFIC HOUSE-REPOINTING	5/22/13	41,040				41,040	27	MO S/L	18,508	1,492
90	38 ANN STREET-DEMOLITION	6/11/13	35,360				35,360	27	MO S/L	10,874	1,286
91	PACIFIC HOUSE-BEDS	6/01/13	6,399				6,399	15	MO S/L	3,626	426
92	LAND-23 SPRUCE STREET	2/13/13	139,848				139,848	0	-- Land	0	0
93	BUILDING-23 SPRUCE STREET	2/13/13	170,935				170,935	27	MO S/L	170,935	0
94	38 ANN STREET-CONSULTING FEES	6/30/13	43,450				43,450	27	MO S/L	13,364	1,580
95	38 ANN STREET-CONSTRUCTION COS	6/30/13	26,529				26,529	27	MO S/L	8,161	965
96	CONSTRUCTION COSTS-23 SPRUCE ST	6/30/13	12,111				12,111	27	MO S/L	2,879	441
114	LAND-104 RICHMOND HILL	5/01/14	151,447				151,447	0	-- Land	0	0
115	LAND-100 SOUTH MAIN STREET	5/16/14	21,222				21,222	0	-- Land	0	0
116	LAND-190 STILLWATER	5/16/14	237,290				237,290	0	-- Land	0	0
122	PROGRAM EQUIPMENT	6/30/01	2,944				2,944	5	MO S/L	2,944	0
123	IMPROVEMENTS-Stone street	4/10/08	3,226				3,226	39	MO S/L	2,013	83
129	HVAC PACIFIC STREET	7/01/13	9,709				9,709	10	MO S/L	9,709	0
131	LOCKERS PACIFIC STREET	11/17/14	5,468				5,468	15	MO S/L	2,477	364
141	FENCE-38 ANN STREET	9/17/14	19,457				19,457	15	MO S/L	10,169	1,298
142	FURNITURE-38 ANN STREET	12/05/14	4,677				4,677	7	MO S/L	4,677	0
145	FIRE & SECURITY-104 RICHMOND HIL	10/31/14	4,300				4,300	15	MO S/L	1,016	287
148	FIRE SYSTEM-100 SOUTH MAIN STREI	6/30/15	625				625	7	MO S/L	625	0
155	COPIER DL55	11/01/02	7,150				7,150	5	MO S/L	7,150	0
158	C.I.P.-LIGHTHOUSE	6/30/16	18,323				18,323	20	MO S/L	3,664	917
161	ALARM SYSTEM UPGRADE-PACIFIC S	9/01/15	9,975				9,975	20	MO S/L	3,993	499
167	TELEPHONE	3/14/16	7,800				7,800	7	MO S/L	7,799	1
168	WASHER & DRYER-STONE STREET	4/05/16	1,169				1,169	10	MO S/L	936	117
182	HONDA ODESSY	11/21/16	28,889				28,889	5	MO S/L	28,889	0
183	HONDA CRV	11/21/16	26,602				26,602	5	MO S/L	26,602	0
184	APPLIANCES-38 ANN STREET	1/10/17	2,118				2,118	10	MO S/L	1,483	212
189	WASHER & DRYER-100 SOUTH MAIN :	6/30/17	2,324				2,324	10	MO S/L	1,625	233
199	FURNITURE-23 SPRUCE STREET	12/28/16	29,754				29,754	7	MO S/L	29,754	0
200	SHED-23 SPRUCE STREET	12/28/16	4,988				4,988	10	MO S/L	3,492	499
201	FENCE-23 SPRUCE STREET	7/22/16	25,100				25,100	10	MO S/L	17,570	2,510
202	BLACKTOP-23 SPRUCE STREET	9/06/16	17,100				17,100	20	MO S/L	6,070	855
203	APPLIANCES-23 SPRUCE STREET	9/06/16	15,500				15,500	10	MO S/L	10,850	1,550
204	SECURITY CAMERA-23 SPRUCE STREI	9/06/16	19,641				19,641	15	MO S/L	9,689	1,310
210	COMPRESSOR- PACIFIC STREET	1/16/17	7,301				7,301	10	MO S/L	5,110	730
212	CAMERAS- PACIFIC STREET	3/22/17	15,289				15,289	10	MO S/L	10,703	1,529
213	2 STEAMCLEANERS- PACIFIC STREET	9/15/16	7,390				7,390	10	MO S/L	5,173	739
223	(3)DRYERS-PACIFIC STREET	6/30/18	2,258				2,258	3	MO S/L	2,258	0
225	WASHER & DRYER-STONE STREET	6/30/18	1,356				1,356	10	MO S/L	679	135
229	BUILDING COSTS-100 S. MAIN FRONT	6/30/18	89,065				89,065	27	MO S/L	9,716	3,239
235	FURNITURE-100 SOUTH MAIN	11/02/18	11,508				11,508	7	MO S/L	8,630	1,644
236	FIRE PANEL-100 SOUTH MAIN	6/30/19	5,249				5,249	10	MO S/L	2,625	525
238	LAND-36 ANN STREET	5/10/19	206,065				206,065	0	-- Land	0	0
242	WASHER & DRYER-PACIFIC STREET	11/19/18	18,274				18,274	10	MO S/L	9,136	1,828
247	WEBSITE-137 HENRY STREET	7/31/18	2,112				2,112	3	MO S/L	2,112	0
249	FURNITURE-104 RICHMOND HILL	12/14/18	11,195				11,195	7	MO S/L	7,203	1,599
254	BUILDING COSTS-190 STILLWATER	6/30/17	105,589				105,589	27	MO S/L	15,359	3,839
255	LAND	4/30/21	0				0	0	HY	0	0
256	BUILDINGS & IMPROVEMENTS	12/31/20	0				0	0	HY	0	0
257	EQUIPMENT	7/01/20	0				0	0	HY	0	0
258	EQUIPMENT	7/01/20	0				0	0	HY	0	0
259	EQUIPMENT	7/01/20	0				0	0	HY	0	0
260	HOTEL DANBURY	4/01/21	0				0	0	HY	0	0
261	BUILDING COSTS-100 SOUTH MAIN ST	6/30/20	1,000,616				1,000,616	27	MO S/L	109,158	36,386
262	BUILDING COSTS-PACIFIC HOUSE	6/30/20	308,115				308,115	27	MO S/L	33,613	11,204
263	SECURITY SYSTEM-100 SOUTH MAIN-	8/23/19	5,303				5,303	27	MO S/L	731	192
264	DOOR REPLACEMENT -100 SOUTH MA	10/29/19	1,665				1,665	27	MO S/L	230	60
265	MAIN -REAR	12/16/19	2,600				2,600	27	MO S/L	327	94
266	RENOVATION-FAIRFIELD COMMONS #	6/30/20	35,300				35,300	27	MO S/L	4,439	1,284
267	RENOVATON-FAIRFIELD COMMONS #	6/30/20	9,600				9,600	27	MO S/L	1,207	349
268	RENOVATION-FAIRFIELD COMMONS #	6/30/20	183,621				183,621	27	MO S/L	23,092	6,678
269	CLOSING COSTS -FAIRFIELD COMMOM	1/15/20	2,123				2,123	27	MO S/L	267	77
270	SECURITY CAMERA -190 STILLWATER	10/17/19	7,198				7,198	10	MO S/L	2,879	720
271	LAND-FAIRFIELD COMMONS	1/15/20	245,000				245,000	0	-- Land	0	0
272	DOOR REPLACEMENT-100 SOUTH MA	12/16/19	2,750				2,750	27	MO S/L	346	100
273	ENGINEERING FEES-100 S. MAIN -REA	6/30/20	19,700				19,700	27	MO S/L	2,179	716
274	PRINTING-100 S.MAIN REAR	6/30/20	157				157	27	MO S/L	18	6
275	BUILDING COSTS-190 STILLWATER	6/30/20	148,301				148,301	27	MO S/L	18,650	5,393
276	RECORDING FEES063020	6/30/20	12,000				12,000	27	MO S/L	1,509	436
277	ARCHITECTS-190 STILLWATER	6/30/20	4,988				4,988	27	MO S/L	627	182

06-1144355

AMT Asset Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179	Bonus	Basis for Depr	Per Conv	Meth	Prior	Current
278	ENGINEERINF FEES-190 STILLWATER	6/30/20	15,242				15,242	27	MO S/L	1,917	554
279	STILLWATER PRINTNG COSTS	6/30/20	730				730	27	MO S/L	93	26
280	CAPITALIZED INTEREST-190 STILLWA	6/30/20	15,496				15,496	27	MO S/L	1,948	564
281	ENVIROMENTAL FEES-23 SPRUCE	6/30/20	3,750				3,750	27	MO S/L	415	136
282	CAPITALIZED COSTS-36 ANN STREET	6/30/20	26,572				26,572	27	MO S/L	2,899	966
283	BUILDING COSTS-FAIRFIELD COMMO	6/30/20	2,221,921				2,221,921	27	MO S/L	248,158	80,797
284	HOUSING DEV. FEES-FAIRFIELD COM	6/30/20	16,390				16,390	27	MO S/L	2,062	596
285	RENOVATION-FAIRFIELD COMMONS #	6/30/20	108,016				108,016	27	MO S/L	13,585	3,927
286	PH-KITCHEN UPGRADE	6/30/22	0				0	0	HY	0	0
287	PH-AWNING	6/30/22	0				0	0	HY	0	0
288	PH-BATHROOM UPGRADE	6/30/22	0				0	0	HY	0	0
289	HONDA ODESSY 2012	2/17/22	0				0	0	HY	0	0
290	FORD ESCAPE 2013	2/01/22	0				0	0	HY	0	0
291	23 SPRUCE-WASHER DRYER	11/19/21	0				0	0	HY	0	0
292	17 BERKELEY-STOVE	11/19/21	0				0	0	HY	0	0
293	F.COMMONS-REFRIGERATOR	11/05/21	0				0	0	HY	0	0
294	PH KITCHEN UPGRADE	2/07/23	5,000				5,000	10	MO S/L	208	500
295	PH ELECTRICAL	3/24/23	12,387				12,387	15	MO S/L	206	826
296	PH BEDS	6/23/23	8,040				8,040	5	MO S/L	0	1,608
297	HENRY STREET SERVER	5/23/23	25,946				25,946	5	MO S/L	432	5,190
298	100 S.MAIN ST. REAR-BUILDING IMPR	6/30/23	606,467				606,467	27	MO S/L	0	22,053
299	22 FAIFIELD COMMONS RENOVATION	6/30/23	89,250				89,250	15	MO S/L	0	5,950
300	24 FAIRFIELD COMMONS RENOVATIC	6/30/23	107,921				107,921	15	MO S/L	0	7,195
301	26 FAIRFIELD COMMONS -RENOVATI	6/30/23	42,000				42,000	15	MO S/L	0	2,800
302	28 FAIRFIELD COMMONS- RENOVATI	6/30/23	17,000				17,000	15	MO S/L	0	1,133
303	Fairfield Commons-Build Impr	1/01/24	0				0	0	HY	0	0
304	Land-269 Hoyt St. Darien, CT	5/23/24	0				0	0	HY	0	0
305	Building-269 Hoyt St., Darien CT	5/23/24	0				0	0	HY	0	0
Total Other Depreciation			11,768,618				11,768,618			3,930,921	305,135
Total ACRS and Other Depreciation			11,768,618				11,768,618			3,930,921	305,135
Grand Totals			20,058,009				20,049,294			5,619,067	605,879
Less: Dispositions and Transfers			0				0			0	0
Net Grand Totals			20,058,009				20,049,294			5,619,067	605,879

06-1144355

Bonus Depreciation Report

FYE: 6/30/2024

Form 990, Page 1

Asset	Property Description	Date In Service	Tax Cost	Bus Pct	Tax Sec 179 Exp	Current Bonus	Prior Bonus	Tax - Basis for Depr
121	COMPUTER	7/11/13	1,250		0	0	625	625
135	COMPUTER	9/30/14	8,980		0	0	4,490	4,490
245	COMPUTER DOOR TO SERVER	11/13/09	1,900		0	0	950	950
246	TELEPHONE-PACIFIC STREET	4/27/10	5,300		0	0	2,650	2,650
295	PH ELECTRICAL	3/24/23	12,387		0	0	0	12,387
299	22 FAIFIELD COMMONS RENOVATIONS	6/30/23	89,250		0	0	0	89,250
300	24 FAIRFIELD COMMONS RENOVATION	6/30/23	107,921		0	0	0	107,921
301	26 FAIRFIELD COMMONS -RENOVATIO	6/30/23	42,000		0	0	0	42,000
302	28 FAIRFIELD COMMONS- RENOVATIO	6/30/23	17,000		0	0	0	17,000
Grand Total			285,988		0	0	8,715	277,273

Depreciation Adjustment Report

All Business Activities

Form	Unit	Asset	Description	Tax	AMT	AMT Adjustments/ Preferences
MACRS Adjustments:						
Page 1	1	97	BUILDING-HALFWAY HOUSE 100 SOUTH M	2,380	2,380	0
Page 1	1	98	BUILDING-APTS 100 SOUTH MAIN STREET	1,671	1,671	0
Page 1	1	99	BUILDING COSTS-100 SOUTH MAIN STREE	45	45	0
Page 1	1	100	LINE ASSOC COSTS-100 SOUTH MAIN STR	464	464	0
Page 1	1	101	BUILDING-190 STILLWATER AVE	1,534	1,534	0
Page 1	1	102	ARCH & ENG COSTS-190 STILLWATER AVI	1,653	1,653	0
Page 1	1	103	BUILDING-190 STILLWATER AVE	549	549	0
Page 1	1	104	BUILDING-104 RICHMOND HILL	4,884	4,884	0
Page 1	1	105	BUILDING COSTS-104 RICHMOND HILL	10	10	0
Page 1	1	106	LINE ASSOC FEES-104 RICHMOND HILL	464	464	0
Page 1	1	107	BUILDING COSTS-23 SPRUCE ST	1,215	1,215	0
Page 1	1	108	BUILDING COSTS-23 SPRUCE ST	93	93	0
Page 1	1	109	RELOCATION COSTS-23 SPRUCE ST	1,058	1,058	0
Page 1	1	110	ARCH & ENG COSTS-23 SPRUCE ST	2,336	2,336	0
Page 1	1	111	CLOSING COSTS-23 SPRUCE ST	536	536	0
Page 1	1	112	BERKLEY HOUSE-ENVIRONMENTAL	66	66	0
Page 1	1	113	BERKLEY HOUSE-ENGINEER	56	56	0
Page 1	1	117	KITCHEN UPGRADE-PACIFIC HOUSE	289	289	0
Page 1	1	118	RENOVATIONS-PACIFIC HOUSE	1,864	1,864	0
Page 1	1	119	RENOVATION-PACIFIC STREET	288	288	0
Page 1	1	120	EXTERNAL REPAIR-PACIFIC HOUSE	563	563	0
Page 1	1	121	COMPUTER	0	0	0
Page 1	1	124	BUILDING COSTS-38 ANN STREET	2,074	2,074	0
Page 1	1	125	ImpROVEMENTS-ANN STREET	16,368	16,368	0
Page 1	1	126	ARCH & ENG COSTS-38 ANN STREET	159	159	0
Page 1	1	127	BUILDING COSTS-38 ANN STREET	278	278	0
Page 1	1	130	137 HENRY STREET IMPROVEMENTS	119	119	0
Page 1	1	132	KITCHEN UPGRADE-PACIFIC STREET	923	923	0
Page 1	1	133	PROFESSIONAL FEES PACIFIC STREET	412	412	0
Page 1	1	134	PROFESSIONAL FEES PACIFIC STREET-GE	49	49	0
Page 1	1	135	COMPUTER	0	0	0
Page 1	1	136	RECORDING FEES 38 ANN STREET	2	2	0
Page 1	1	137	ENVIRONMENTAL FEES 38 ANN STREET	66	66	0
Page 1	1	138	ARCHITECT & ENGINEERING FEES 38 ANN	244	244	0
Page 1	1	139	CONSULTING FEES 38 ANN STREET	407	407	0
Page 1	1	140	BUILDING COSTS-38 ANN STREET	4,294	4,294	0
Page 1	1	143	CAPITALIZED MORTGAGE INTEREST-38 A	426	426	0
Page 1	1	144	BUILDING COSTS-38 ANN STREET	2,024	2,024	0
Page 1	1	146	INSURANCE-104 RICHMOND HILL	151	151	0
Page 1	1	147	BUILDING COSTS-104 RICHMOND HILL	2,190	2,190	0
Page 1	1	149	BUILDING COSTS-100 SOUTH MAIN STREE	493	493	0
Page 1	1	150	BUILDING COSTS-190 STILLWATER	2,315	2,315	0
Page 1	1	151	CAPITALIZED INSURANCE-23 SPRUCE ST	200	200	0
Page 1	1	152	BUILDING COSTS-23 SPRUCE ST	17,443	17,443	0
Page 1	1	153	BUILDING COSTS-BERKLEY	2,338	2,338	0
Page 1	1	154	CAPITALIZED MORTGAGE INTEREST-BER	108	108	0
Page 1	1	156	BUILDING COSTS-190 STILLWATER	1,256	1,256	0
Page 1	1	157	CAPITALIZED INSURANCE-23 SPRUCE ST	353	353	0
Page 1	1	159	GENERATOR-PACIFIC STREET	2,466	2,466	0
Page 1	1	160	ARCH & CONSULTING FEES-PACIFIC STRI	687	687	0
Page 1	1	162	LIGHTING FIXTURES-PACIFIC STREET	1,678	1,678	0
Page 1	1	163	ROOF-PACIFIC STREET	1,627	1,627	0
Page 1	1	164	LAUNDRY ROOM UPGRADE-PACIFIC STRI	2,002	2,002	0
Page 1	1	165	DAY ROOM UPGRADE-PACIFIC STREET	330	330	0
Page 1	1	166	ELEVATOR PROJECT-PACIFIC STREET	1,454	1,454	0
Page 1	1	169	CAPITALIZED INSURANCE-104 RICHMOND	132	132	0
Page 1	1	170	CAPITALIZED MORTGAGE INTEREST-104 I	330	330	0
Page 1	1	171	CAPITALIZED BUILDING COSTS-104 RICHM	1,068	1,068	0
Page 1	1	172	ROOF REPLACEMENT-100 S.MAIN STREET	647	647	0
Page 1	1	173	WINDOW REPLACEMENT-100 S.MAIN STR	1,370	1,370	0
Page 1	1	174	SIDING REPLACEMENT-100 S.MAIN STREE	2,466	2,466	0
Page 1	1	175	ARCHITECT FEES-100 S.MAIN STREET	362	362	0
Page 1	1	176	LINE ASSOC COSTS-100 S. MAIN STREET	73	73	0
Page 1	1	177	CAPITALIZED INSURANCE-100 S.MAIN ST	76	76	0
Page 1	1	178	CAPITALIZED MORTGAGE INTEREST-23 SI	1,478	1,478	0
Page 1	1	179	BUILDING COSTS-23 SPRUCE ST	42,492	42,492	0

06-1144355

Depreciation Adjustment Report

FYE: 6/30/2024

All Business Activities

Form	Unit	Asset	Description	Tax	AMT	AMT Adjustments/ Preferences
Page 1	1	180	BUILDING COSTS-BERKLEY	7,337	7,337	0
Page 1	1	181	APPLIANCES-BERKLEY	170	170	0
Page 1	1	185	CAPITALIZED MORTGAGE INTEREST-38 A	164	164	0
Page 1	1	186	CAPITALIZED INSURANCE-104 RICHMOND	208	208	0
Page 1	1	187	CAPITALIZED BUILDING COSTS-104 RICH	859	859	0
Page 1	1	188	CAPITALIZED MORTGAGE INTEREST-104 I	275	275	0
Page 1	1	190	CAPITALIZED INSURANCE-100 S.MAIN STI	132	132	0
Page 1	1	191	ARCHITECT FEES-100 S.MAIN STREET	340	340	0
Page 1	1	192	LINE ASSOC COSTS-100 S. MAIN STREET	354	354	0
Page 1	1	193	GUTTERS & LEADERS 100 S. MAIN STREET	97	97	0
Page 1	1	194	ARCHITECT FEES-100 S.MAIN STREET	168	168	0
Page 1	1	195	CAPITALIZED INSURANCE-190 STILLWATER	460	460	0
Page 1	1	196	BUILDING COSTS-190 STILLWATER	890	890	0
Page 1	1	197	ARCHITECT & ENGINEERING FEES-190 ST	2,343	2,343	0
Page 1	1	198	CAPITALIZED INSURANCE-23 SPRUCE ST	114	114	0
Page 1	1	205	CONSTRUCTION COSTS-23 SPRUCE STREE	207	207	0
Page 1	1	206	CAPITALIZED MORTGAGE INTEREST-23 SI	54	54	0
Page 1	1	207	BUILDING COSTS-BERKLEY	11,802	11,802	0
Page 1	1	208	ENTRY WAY CONSTRUCTION - PACIFIC S	851	851	0
Page 1	1	209	ENGINEERING FEES- PACIFIC STREET	296	296	0
Page 1	1	211	APPRAISAL- PACIFIC STREET	127	127	0
Page 1	1	214	ENTRY WAY CONSTRUCTION - PACIFIC S	1,000	1,000	0
Page 1	1	215	ARCHITECT FEES- PACIFIC STREET	148	148	0
Page 1	1	216	ENTRY WAY CONSTRUCTION - PACIFIC S	287	287	0
Page 1	1	217	FRONT BUILDING-100 S.MAIN STREET	1,337	1,337	0
Page 1	1	218	REAR BUILDING-100 S.MAIN STREET	366	366	0
Page 1	1	219	ARCHITECT FEES- PACIFIC STREET	352	352	0
Page 1	1	220	ELEVATOR PROJECT-PACIFIC STREET	1,022	1,022	0
Page 1	1	221	INTERIOR RENOVATIONS-PACIFIC STREE	1,857	1,857	0
Page 1	1	222	FLOORING-PACIFIC STREET	3,639	3,639	0
Page 1	1	224	SOLAR PROJECT-PACIFIC STREET	5,706	5,706	0
Page 1	1	226	CAPTALIZED MORTGAGE INTEREST-38 AN	397	397	0
Page 1	1	227	BUILDING COSTS-104 RICHMOND HILL	34,931	34,931	0
Page 1	1	228	MAIL BOXES-104 RICHMOND HILL	44	44	0
Page 1	1	230	BUILDING COSTS-23 SPRUCE ST	899	899	0
Page 1	1	231	BUILDING COSTS-BERKLEY	2,792	2,792	0
Page 1	1	232	BUILDING COSTS-FAIRFIELD COMMONS	184	184	0
Page 1	1	233	BUILDING COSTS-36 ANN STREET	6,519	6,519	0
Page 1	1	234	CAPITALIZED LOAN COSTS-100 SOUTH M.	154	154	0
Page 1	1	237	SECURITY SYSTEM-100 SOUTH MAIN	3,464	3,464	0
Page 1	1	239	GENERATOR-PACIFIC STREET	1,038	1,038	0
Page 1	1	240	FLOORING-PACIFIC STREET	145	145	0
Page 1	1	241	SOLAR PROJECT-PACIFIC STREET	170	170	0
Page 1	1	243	INTERIOR RENOVATIONS-PACIFIC STREE	1,454	1,454	0
Page 1	1	244	ARCHITECT FEES- PACIFIC STREET-DEPO:	400	400	0
Page 1	1	245	COMPUTER DOOR TO SERVER	0	0	0
Page 1	1	246	TELEPHONE-PACIFIC STREET	0	0	0
Page 1	1	248	BUILDING COSTS-38 ANN STREET	182	182	0
Page 1	1	250	BUILDING COSTS-104 RICHMOND HILL	6,155	6,155	0
Page 1	1	251	BUILDING COSTS-190 STILLWATER	3,127	3,127	0
Page 1	1	252	BUILDING COSTS-100 SOUTH MAIN STREE	3,288	3,288	0
Page 1	1	253	BUILDING COSTS-190 STILLWATER	54,991	54,991	0
				<u>300,744</u>	<u>300,744</u>	<u>0</u>

Asset	Description	Date In Service	Cost	Tax	AMT
Prior MACRS:					
97	BUILDING-HALFWAY HOUSE 100 SOUTH MAIN STREET	5/16/14	65,466	2,381	2,381
98	BUILDING-APTS 100 SOUTH MAIN STREET	5/16/14	45,950	1,671	1,671
99	BUILDING COSTS-100 SOUTH MAIN STREET	6/30/14	1,237	45	45
100	LINE ASSOC COSTS-100 SOUTH MAIN STREET	6/30/14	12,737	463	463
101	BUILDING-190 STILLWATER AVE	6/05/14	42,209	1,535	1,535
102	ARCH & ENG COSTS-190 STILLWATER AVE	6/05/14	45,463	1,653	1,653
103	BUILDING-190 STILLWATER AVE	6/05/14	15,095	549	549
104	BUILDING-104 RICHMOND HILL	5/01/14	134,302	4,884	4,884
105	BUILDING COSTS-104 RICHMOND HILL	6/30/14	278	11	11
106	LINE ASSOC FEES-104 RICHMOND HILL	6/30/14	12,737	463	463
107	BUILDING COSTS-23 SPRUCE ST	7/01/13	33,421	1,216	1,216
108	BUILDING COSTS-23 SPRUCE ST	6/30/14	2,556	93	93
109	RELOCATION COSTS-23 SPRUCE ST	6/30/14	29,118	1,059	1,059
110	ARCH & ENG COSTS-23 SPRUCE ST	6/30/14	64,224	2,335	2,335
111	CLOSING COSTS-23 SPRUCE ST	8/23/13	14,740	536	536
112	BERKLEY HOUSE-ENVIRONMENTAL	6/30/14	1,800	65	65
113	BERKLEY HOUSE-ENGINEER	6/30/14	1,550	57	57
117	KITCHEN UPGRADE-PACIFIC HOUSE	4/23/14	7,950	289	289
118	RENOVATIONS-PACIFIC HOUSE	3/10/14	51,269	1,865	1,865
119	RENOVATION-PACIFIC STREET	3/10/14	7,930	289	289
120	EXTERNAL REPAIR-PACIFIC HOUSE	8/28/13	15,485	563	563
121	COMPUTER	7/11/13	1,250	0	0
124	BUILDING COSTS-38 ANN STREET	7/01/13	57,045	2,075	2,075
125	IMPROVEMENTS-ANN STREET	6/30/14	450,104	16,367	16,367
126	ARCH & ENG COSTS-38 ANN STREET	6/30/14	4,378	159	159
127	BUILDING COSTS-38 ANN STREET	6/30/14	7,654	279	279
130	137 HENRY STREET IMPROVEMENTS	7/23/14	4,643	119	119
132	KITCHEN UPGRADE-PACIFIC STREET	12/11/14	25,380	923	923
133	PROFESSIONAL FEES PACIFIC STREET	5/21/15	11,335	412	412
134	PROFESSIONAL FEES PACIFIC STREET-GE	5/21/15	1,350	49	49
135	COMPUTER	9/30/14	8,980	0	0
136	RECORDING FEES 38 ANN STREET	10/22/14	58	3	3
137	ENVIRONMENTAL FEES 38 ANN STREET	7/23/14	1,800	65	65
138	ARCHITECT & ENGINEERING FEES 38 ANN STREET	7/22/14	6,700	243	243
139	CONSULTING FEES 38 ANN STREET	5/06/15	11,200	407	407
140	BUILDING COSTS-38 ANN STREET	11/21/14	118,077	4,294	4,294
143	CAPITALIZED MORTGAGE INTEREST-38 ANN STREET	2/28/15	11,738	427	427
144	BUILDING COSTS-38 ANN STREET	2/28/15	55,646	2,023	2,023
146	INSURANCE-104 RICHMOND HILL	6/30/15	4,169	152	152
147	BUILDING COSTS-104 RICHMOND HILL	6/30/15	60,210	2,189	2,189
149	BUILDING COSTS-100 SOUTH MAIN STREET	6/30/15	13,559	493	493
150	BUILDING COSTS-190 STILLWATER	6/30/15	63,686	2,316	2,316
151	CAPITALIZED INSURANCE-23 SPRUCE ST	6/30/15	5,500	200	200
152	BUILDING COSTS-23 SPRUCE ST	6/30/15	479,666	17,442	17,442
153	BUILDING COSTS-BERKLEY	6/30/15	64,318	2,339	2,339
154	CAPITALIZED MORTGAGE INTEREST-BERKLEY	6/30/15	2,964	108	108
156	BUILDING COSTS-190 STILLWATER	6/30/16	34,563	1,257	1,257
157	CAPITALIZED INSURANCE-23 SPRUCE ST	6/30/16	9,731	354	354
159	GENERATOR-PACIFIC STREET	7/29/15	67,806	2,465	2,465
160	ARCH & CONSULTING FEES-PACIFIC STREET	1/01/16	18,884	686	686
162	LIGHTING FIXTURES-PACIFIC STREET	10/01/15	46,144	1,678	1,678
163	ROOF-PACIFIC STREET	11/01/15	44,750	1,627	1,627
164	LAUNDRY ROOM UPGRADE-PACIFIC STREET	12/01/15	55,058	2,003	2,003
165	DAY ROOM UPGRADE-PACIFIC STREET	12/01/15	9,089	331	331
166	ELEVATOR PROJECT-PACIFIC STREET	4/01/16	40,000	1,455	1,455
169	CAPITALIZED INSURANCE-104 RICHMOND HILL	6/30/16	3,628	132	132
170	CAPITALIZED MORTGAGE INTEREST-104 RICHMOND HILL	6/30/16	9,068	330	330
171	CAPITALIZED BUILDING COSTS-104 RICHMOND HILL	6/30/16	29,386	1,069	1,069
172	ROOF REPLACEMENT-100 S.MAIN STREET	10/01/15	17,800	647	647
173	WINDOW REPLACEMENT-100 S.MAIN STREET	10/01/15	37,665	1,369	1,369
174	SIDING REPLACEMENT-100 S.MAIN STREET	10/01/15	67,800	2,465	2,465
175	ARCHITECT FEES-100 S.MAIN STREET	10/01/15	9,961	362	362
176	LINE ASSOC COSTS-100 S. MAIN STREET	6/30/16	2,000	73	73
177	CAPITALIZED INSURANCE-100 S.MAIN STREET	6/30/16	2,080	75	75
178	CAPITALIZED MORTGAGE INTEREST-23 SPRUCE ST	6/30/16	40,661	1,479	1,479
179	BUILDING COSTS-23 SPRUCE ST	6/30/16	1,168,553	42,493	42,493
180	BUILDING COSTS-BERKLEY	6/30/16	201,768	7,337	7,337

06-1144355

Future Depreciation Report**FYE: 6/30/25**

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Tax	AMT
181	APPLIANCES-BERKLEY	6/30/16	4,667	170	170
185	CAPITALIZED MORTGAGE INTEREST-38 A	6/30/17	4,503	164	164
186	CAPITALIZED INSURANCE-104 RICHMOND	6/30/17	5,696	207	207
187	CAPITALIZED BUILDING COSTS-104 RICHM	6/30/17	23,630	859	859
188	CAPITALIZED MORTGAGE INTEREST-104 I	6/30/17	7,564	275	275
190	CAPITALIZED INSURANCE-100 S.MAIN STI	6/30/17	3,628	132	132
191	ARCHITECT FEES-100 S.MAIN STREET	6/30/17	9,343	340	340
192	LINE ASSOC COSTS-100 S. MAIN STREET	6/30/17	9,720	353	353
193	GUTTERS & LEADERS 100 S. MAIN STREE1	11/07/16	2,683	98	98
194	ARCHITECT FEES-100 S.MAIN STREET	12/12/16	4,620	168	168
195	CAPITALIZED INSURANCE-190 STILLWATI	6/30/17	12,659	461	461
196	BUILDING COSTS-190 STILLWATER	6/30/17	24,484	891	891
197	ARCHITECT & ENGINEERING FEES-190 ST	6/30/17	64,431	2,343	2,343
198	CAPITALIZED INSURANCE-23 SPRUCE STI	6/30/17	3,150	115	115
205	CONSTRUCTION COSTS-23 SPRUCE STREE	12/31/16	5,687	207	207
206	CAPITALIZED MORTGAGE INTEREST-23 SI	6/30/17	1,493	54	54
207	BUILDING COSTS-BERKLEY	6/30/17	324,552	11,801	11,801
208	ENTRY WAY CONSTRUCTION - PACIFIC S'	4/18/17	23,410	851	851
209	ENGINEERING FEES- PACIFIC STREET	1/22/17	8,141	296	296
211	APPRAISAL- PACIFIC STREET	1/18/17	3,500	127	127
214	ENTRY WAY CONSTRUCTION - PACIFIC S'	6/10/17	27,523	1,001	1,001
215	ARCHITECT FEES- PACIFIC STREET	4/30/17	4,070	148	148
216	ENTRY WAY CONSTRUCTION - PACIFIC S'	6/30/18	7,878	286	286
217	FRONT BUILDING-100 S.MAIN STREET	6/30/18	36,762	1,337	1,337
218	REAR BUILDING-100 S.MAIN STREET	6/30/18	10,082	367	367
219	ARCHITECT FEES- PACIFIC STREET	6/30/18	9,679	352	352
220	ELEVATOR PROJECT-PACIFIC STREET	6/30/18	28,113	1,022	1,022
221	INTERIOR RENOVATIONS-PACIFIC STREE'	6/30/18	51,053	1,856	1,856
222	FLOORING-PACIFIC STREET	6/30/18	100,066	3,639	3,639
224	SOLAR PROJECT-PACIFIC STREET	6/30/18	156,917	5,706	5,706
226	CAPTALIZED MORTGAGE INTEREST-38 AN	6/30/18	10,920	397	397
227	BUILDING COSTS-104 RICHMOND HILL	6/30/18	960,586	34,930	34,930
228	MAIL BOXES-104 RICHMOND HILL	6/30/18	1,200	43	43
230	BUILDING COSTS-23 SPRUCE ST	6/30/18	24,714	898	898
231	BUILDING COSTS-BERKLEY	6/30/18	76,775	2,792	2,792
232	BUILDING COSTS-FAIRFIELD COMMONS	6/30/19	5,058	184	184
233	BUILDING COSTS-36 ANN STREET	6/30/19	179,264	6,518	6,518
234	CAPITALIZED LOAN COSTS-100 SOUTH M.	6/30/18	4,250	155	155
237	SECURITY SYSTEM-100 SOUTH MAIN	6/30/19	95,250	3,463	3,463
239	GENERATOR-PACIFIC STREET	10/31/18	28,540	1,038	1,038
240	FLOORING-PACIFIC STREET	10/24/18	4,004	146	146
241	SOLAR PROJECT-PACIFIC STREET	10/24/18	4,658	169	169
243	INTERIOR RENOVATIONS-PACIFIC STREE'	12/11/18	40,000	1,455	1,455
244	ARCHITECT FEES- PACIFIC STREET-DEPO'	6/23/19	11,000	400	400
245	COMPUTER DOOR TO SERVER	11/13/09	1,900	0	0
246	TELEPHONE-PACIFIC STREET	4/27/10	5,300	0	0
248	BUILDING COSTS-38 ANN STREET	6/30/12	5,006	182	182
250	BUILDING COSTS-104 RICHMOND HILL	6/30/19	169,247	6,154	6,154
251	BUILDING COSTS-190 STILLWATER	6/30/18	86,007	3,128	3,128
252	BUILDING COSTS-100 SOUTH MAIN STREE	6/30/19	90,434	3,289	3,289
253	BUILDING COSTS-190 STILLWATER	6/30/19	1,512,252	54,991	54,991
			<u>8,289,391</u>	<u>300,751</u>	<u>300,751</u>

Other Depreciation:

1	COPIER DL55	11/01/02	7,150	0	0
2	WASHER	4/28/04	6,704	0	0
3	COMPUTER SERVER	6/30/04	10,170	0	0
4	BATHROOM IMPROVEMENTS-STONE STR	6/22/04	9,600	246	246
5	BUILDING-STONE STREET	4/12/07	519,817	13,328	13,328
6	BUILDING-PACIFIC STREET	6/01/90	1,557,332	0	0
7	IMPROVEMENTS-PACIFIC STREET	9/01/92	1,116	0	0
8	IMPROVEMENTS-PACIFIC STREET	1/01/95	1,135	30	30
9	IMPROVEMENTS-PACIFIC STREET	3/01/96	870	23	23
10	IMPROVEMENTS-PACIFIC STREET	7/01/96	9,943	255	255
11	IMPROVEMENTS-PACIFIC STREET	1/31/97	8,580	220	220
12	RENOVATION-PACIFIC STREET	4/01/99	13,678	351	351
13	IMPROVEMENTS-PACIFIC STREET	9/01/91	3,000	0	0
14	BUILDING-BERKELEY	11/01/99	188,300	4,708	4,708

06-1144355

Future Depreciation Report**FYE: 6/30/25**

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Tax	AMT
15	IMPROVEMENTS-BERKELEY	11/01/99	373,932	9,348	9,348
16	SECURITY SYSTEM-PACIFIC STREET	4/17/00	5,088	0	0
17	FENCE-BERKELEY	2/28/00	4,660	0	0
18	SECURITY SYSTEM-BERKELEY	2/28/00	10,110	0	0
19	AIR CONDITIONER-PACIFIC STREET	8/04/99	6,970	0	0
20	ALARM CONTROL PANEL	3/28/01	910	22	22
21	IMPROVEMENTS-PACIFIC STREET	3/15/05	115,922	2,973	2,973
22	BATHROOM IMPROVEMENTS-PACIFIC ST.	6/30/07	105,448	2,704	2,704
23	IMPROVEMENTS-PACIFIC STREET	8/24/04	1,800	46	46
24	IMPROVEMENTS-PACIFIC STREET	8/24/04	586	15	15
25	IMPROVEMENTS-PACIFIC STREET	2/17/05	900	23	23
26	IMPROVEMENTS-PACIFIC STREET	11/19/04	517	13	13
27	IMPROVEMENTS-PACIFIC STREET	2/07/05	1,703	43	43
28	IMPROVEMENTS-PACIFIC STREET	9/28/04	676	18	18
29	IMPROVEMENTS-PACIFIC STREET-HVAC	6/30/07	30,868	1,543	1,543
30	BUILDING IMPROVEMENTS-BATHROOM	11/15/06	243,202	6,236	6,236
31	REPAIRS-STONE ST	9/01/06	13,018	334	334
32	LAND-PACIFIC	6/01/90	200,000	0	0
33	LAND-BERKELEY	11/01/99	80,700	0	0
34	LAND-STONE STREET	4/12/07	120,000	0	0
35	OFFICE EQUIPMENT-PACIFIC	1/01/92	600	0	0
36	OFFICE EQUIPMENT-PACIFIC	11/01/93	1,720	0	0
37	OFFICE EQUIPMENT-PACIFIC	5/01/95	1,442	0	0
38	OFFICE EQUIPMENT-PACIFIC	9/01/95	12,629	0	0
39	OFFICE EQUIPMENT-PACIFIC	6/01/90	29,575	0	0
40	TELEPHONE SYSTEM-PACIFIC	5/01/00	9,850	0	0
41	FILES/CHAIRS/DESKS	3/06/01	2,400	0	0
42	DESKS	6/25/01	878	0	0
43	DESK/FILE	3/07/01	800	0	0
44	MAHOGANY DESK	8/20/01	285	0	0
45	DESK AND CHAIR (GREY)	11/29/01	380	0	0
46	DESK AND CHAIR (BLACK)	11/29/01	409	0	0
47	MISC-ADDITION	1/01/07	7,058	0	0
48	COMPUTER EQUIPMENT-PACIFIC	2/01/96	1,428	0	0
49	COMPUTERS-PACIFIC	1/01/99	43,801	0	0
50	SYSTEM SERVER	6/30/01	2,026	0	0
51	COMPUTER (J.KARAS)	1/07/02	634	0	0
52	COMPUTER	12/13/01	1,224	0	0
53	COMPUTER-BERKELEY	1/28/02	639	0	0
54	FREEZER-PACIFIC	11/17/99	2,550	0	0
55	COMPUTERS-PACIFIC	2/04/00	1,250	0	0
56	MITSUBISHI VCR-PACIFIC	12/15/99	100	0	0
57	MITSUBISHI 60 TV-PACIFIC	12/15/99	2,460	0	0
58	SAMSUNG VCR-BERKELEY	12/15/99	300	0	0
59	PIANO-PACIFIC	12/07/99	1,000	0	0
60	IMPROVEMENTS-Stone street	1/01/08	4,000	103	103
61	impROVEMENTS	4/10/08	33,675	863	863
62	COMPUTER	1/01/08	8,000	0	0
63	PACIFIC STREET BOILER	4/01/09	13,115	437	437
64	137 HENRY STREET IMPROVEMENTS	4/01/09	34,357	881	881
65	REFRIGERATOR-PACIFIC	1/01/09	2,117	0	0
66	COMPUTER EQUIPMENT	1/01/09	9,578	0	0
67	DODGE CARAVAN	5/01/09	21,430	0	0
68	HVAC PROJECT-PACIFIC STREET	9/13/09	1,800	46	46
69	BACKUP SERVER-HENRY STREET	3/26/10	1,218	0	0
70	137 HENRY STREET IMPROVEMENTS	7/01/09	692	18	18
71	137 HENRY STREET IMPROVEMENTS	7/01/09	4,650	119	119
72	STEAM SANITATION SYSTEM-PACIFIC STI	2/03/11	2,950	0	0
73	BERKLEY ST NEW ROOM	1/19/11	2,300	83	83
74	PACIFIC STREET FREEZER	8/01/10	2,785	0	0
75	PACIFIC STREET FURNITURE & FIXTURES	11/21/10	36,391	0	0
76	PORTABLE WATER SYSTEM	7/01/10	1,671	0	0
77	HVAC PROJECT-PACIFIC STREET	7/01/10	3,200	119	119
78	HVAC PACIFIC STREET	3/12/12	331,793	16,589	16,589
79	38 ANN STREET-NEW STEPS	6/01/12	1,500	75	75
80	38 ANN STREET-LAND	2/29/12	194,545	0	0
81	38 ANN STREET-BUILDING	2/29/12	194,545	7,075	7,075
82	PACIFIC HOUSE-65 TV	1/30/13	1,290	0	0
83	PACIFIC HOUSE-REFRIGERATOR	5/10/13	2,959	0	0
84	PACIFIC HOUSE-FLOOR POLISHER	11/29/12	1,065	0	0
85	PACIFIC HOUSE-TILING	4/02/13	10,569	385	385

06-1144355

Future Depreciation Report**FYE: 6/30/25**

FYE: 6/30/2024

Form 990, Page 1

Asset	Description	Date In Service	Cost	Tax	AMT
86	PACIFIC HOUSE-GAS LINE BURNERS	9/07/12	6,668	242	242
87	PACIFIC HOUSE-EXTERIOR REPAIRS	3/07/13	27,475	999	999
88	PACIFIC HOUSE-FLOOR REPLACEMENT	3/14/13	86,151	3,133	3,133
89	PACIFIC HOUSE-REPOINTING	5/22/13	41,040	1,493	1,493
90	38 ANN STREET-DEMOLITION	6/11/13	35,360	1,286	1,286
91	PACIFIC HOUSE-BEDS	6/01/13	6,399	427	427
92	LAND-23 SPRUCE STREET	2/13/13	139,848	0	0
93	BUILDING-23 SPRUCE STREET	2/13/13	170,935	0	0
94	38 ANN STREET-CONSULTING FEES	6/30/13	43,450	1,580	1,580
95	38 ANN STREET-CONSTRUCTION COSTS	6/30/13	26,529	964	964
96	CONSTRUCTION COSTS-23 SPRUCE STREE	6/30/13	12,111	440	440
114	LAND-104 RICHMOND HILL	5/01/14	151,447	0	0
115	LAND-100 SOUTH MAIN STREET	5/16/14	21,222	0	0
116	LAND-190 STILLWATER	5/16/14	237,290	0	0
122	PROGRAM EQUIPMENT	6/30/01	2,944	0	0
123	IMPROVEMENTS-Stone street	4/10/08	3,226	83	83
129	HVAC PACIFIC STREET	7/01/13	9,709	0	0
131	LOCKERS PACIFIC STREET	11/17/14	5,468	365	365
141	FENCE-38 ANN STREET	9/17/14	19,457	1,297	1,297
142	FURNITURE-38 ANN STREET	12/05/14	4,677	0	0
145	FIRE & SECURITY-104 RICHMOND HILL	10/31/14	4,300	286	286
148	FIRE SYSTEM-100 SOUTH MAIN STREET	6/30/15	625	0	0
155	COPIER DL55	11/01/02	7,150	0	0
158	C.I.P.-LIGHTHOUSE	6/30/16	18,323	916	916
161	ALARM SYSTEM UPGRADE-PACIFIC STRE	9/01/15	9,975	499	499
167	TELEPHONE	3/14/16	7,800	0	0
168	WASHER & DRYER-STONE STREET	4/05/16	1,169	116	116
182	HONDA ODESSY	11/21/16	28,889	0	0
183	HONDA CRV	11/21/16	26,602	0	0
184	APPLIANCES-38 ANN STREET	1/10/17	2,118	212	212
189	WASHER & DRYER-100 SOUTH MAIN STRE	6/30/17	2,324	232	232
199	FURNITURE-23 SPRUCE STREET	12/28/16	29,754	0	0
200	SHED-23 SPRUCE STREET	12/28/16	4,988	499	499
201	FENCE-23 SPRUCE STREET	7/22/16	25,100	2,510	2,510
202	BLACKTOP-23 SPRUCE STREET	9/06/16	17,100	855	855
203	APPLIANCES-23 SPRUCE STREET	9/06/16	15,500	1,550	1,550
204	SECURITY CAMERA-23 SPRUCE STREET	9/06/16	19,641	1,309	1,309
210	COMPRESSOR- PACIFIC STREET	1/16/17	7,301	731	731
212	CAMERAS- PACIFIC STREET	3/22/17	15,289	1,529	1,529
213	2 STEAMCLEANERS- PACIFIC STREET	9/15/16	7,390	739	739
223	(3)DRYERS-PACIFIC STREET	6/30/18	2,258	0	0
225	WASHER & DRYER-STONE STREET	6/30/18	1,356	136	136
229	BUILDING COSTS-100 S. MAIN FRONT	6/30/18	89,065	3,239	3,239
235	FURNITURE-100 SOUTH MAIN	11/02/18	11,508	1,234	1,234
236	FIRE PANEL-100 SOUTH MAIN	6/30/19	5,249	525	525
238	LAND-36 ANN STREET	5/10/19	206,065	0	0
242	WASHER & DRYER-PACIFIC STREET	11/19/18	18,274	1,827	1,827
247	WEBSITE-137 HENRY STREET	7/31/18	2,112	0	0
249	FURNITURE-104 RICHMOND HILL	12/14/18	11,195	1,599	1,599
254	BUILDING COSTS-190 STILLWATER	6/30/17	105,589	3,840	3,840
255	LAND	4/30/21	925,000	0	0
256	BUILDINGS & IMPROVEMENTS	12/31/20	1,072,654	39,005	0
257	EQUIPMENT	7/01/20	2,725	545	0
258	EQUIPMENT	7/01/20	27,163	3,880	0
259	EQUIPMENT	7/01/20	42,371	4,238	0
260	HOTEL DANBURY	4/01/21	3,732,239	135,718	0
261	BUILDING COSTS-100 SOUTH MAIN STREE	6/30/20	1,000,616	36,386	36,386
262	BUILDING COSTS-PACIFIC HOUSE	6/30/20	308,115	11,204	11,204
263	SECURITY SYSTEM-100 SOUTH MAIN-REA	8/23/19	5,303	193	193
264	DOOR REPLACEMENT -100 SOUTH MAIN S	10/29/19	1,665	61	61
265	MAIN -REAR	12/16/19	2,600	95	95
266	RENOVATION-FAIRFIELD COMMONS # 24	6/30/20	35,300	1,283	1,283
267	RENOVATON-FAIRFIELD COMMONS # 26	6/30/20	9,600	349	349
268	RENOVATION-FAIRFIELD COMMONS # 28	6/30/20	183,621	6,677	6,677
269	CLOSING COSTS -FAIRFIELD COMMONS	1/15/20	2,123	77	77
270	SECURITY CAMERA -190 STILLWATER	10/17/19	7,198	720	720
271	LAND-FAIRFIELD COMMONS	1/15/20	245,000	0	0
272	DOOR REPLACEMENT-100 SOUTH MAIN S	12/16/19	2,750	100	100
273	ENGINEERING FEES-100 S. MAIN -REAR	6/30/20	19,700	717	717
274	PRINTING-100 S.MAIN REAR	6/30/20	157	6	6
275	BUILDING COSTS-190 STILLWATER	6/30/20	148,301	5,393	5,393

06-1144355

Future Depreciation Report**FYE: 6/30/25**

FYE: 6/30/2024

Form 990, Page 1

<u>Asset</u>	<u>Description</u>	<u>Date In Service</u>	<u>Cost</u>	<u>Tax</u>	<u>AMT</u>
276	RECORDING FEES063020	6/30/20	12,000	437	437
277	ARCHITECTS-190 STILLWATER	6/30/20	4,988	181	181
278	ENGINEERINF FEES-190 STILLWATER	6/30/20	15,242	554	554
279	STILLWATER PRINTNG COSTS	6/30/20	730	27	27
280	CAPITALIZED INTEREST-190 STILLWATER	6/30/20	15,496	563	563
281	ENVIRONMENTAL FEES-23 SPRUCE	6/30/20	3,750	137	137
282	CAPITALIZED COSTS-36 ANN STREET	6/30/20	26,572	966	966
283	BUILDING COSTS-FAIRFIELD COMMONS	6/30/20	2,221,921	80,798	80,798
284	HOUSING DEV. FEES-FAIRFIELD COMMON	6/30/20	16,390	596	596
285	RENOVATION-FAIRFIELD COMMONS # 20	6/30/20	108,016	3,928	3,928
286	PH-KITCHEN UPGRADE	6/30/22	12,410	451	0
287	PH-AWNING	6/30/22	2,600	520	0
288	PH-BATHROOM UPGRADE	6/30/22	14,200	516	0
289	HONDA ODESSY 2012	2/17/22	8,500	0	0
290	FORD ESCAPE 2013	2/01/22	4,000	0	0
291	23 SPRUCE-WASHER DRYER	11/19/21	1,900	190	0
292	17 BERKELEY-STOVE	11/19/21	1,474	147	0
293	F.COMMONS-REFRIGERATOR	11/05/21	2,950	295	0
294	PH KITCHEN UPGRADE	2/07/23	5,000	500	500
295	PH ELECTRICAL	3/24/23	12,387	826	826
296	PH BEDS	6/23/23	8,040	1,608	1,608
297	HENRY STREET SERVER	5/23/23	25,946	5,189	5,189
298	100 S.MAIN ST. REAR-BUILDING IMPROVE	6/30/23	606,467	22,054	22,054
299	22 FAIFIELD COMMONS RENOVATIONS	6/30/23	89,250	5,950	5,950
300	24 FAIRFIELD COMMONS RENOVATIONS	6/30/23	107,921	7,194	7,194
301	26 FAIRFIELD COMMONS -RENOVATIONS	6/30/23	42,000	2,800	2,800
302	28 FAIRFIELD COMMONS- RENOVATIONS	6/30/23	17,000	1,134	1,134
303	Fairfield Commons-Build Impr	1/01/24	199,278	7,247	0
304	Land-269 Hoyt St. Darien, CT	5/23/24	539,500	0	0
305	Building-269 Hoyt St., Darien CT	5/23/24	299,674	10,897	0
Total Other Depreciation			18,657,256	508,316	304,667
Total ACRS and Other Depreciation			18,657,256	508,316	304,667
Amortization:					
128	MORTGAGE COSTS-BEACON 11	1/28/14	20,282	1,015	1,015
			20,282	1,015	1,015
Grand Totals			26,966,929	810,082	606,433

Electronic Filing - PDF Attachment Report

Form **990/**
990-PF

For calendar year 2023, or tax year beginning **07/01/23**, and ending **06/30/24**

Name

PACIFIC HOUSE, INC. & SUBSIDIARY

Title	Attachment Source
MANUALLY ATTACHED TO RETURN Schedule B (Form 965)	S:\shelter For The Homeless\Fin 20 ONS LIST of \$5,000 and over (Form

Form **990****Two Year Comparison Report****2022 & 2023**For calendar year 2023, or tax year beginning **07/01/23**, ending **06/30/24**

Name

Taxpayer Identification Number

PACIFIC HOUSE, INC. & SUBSIDIARY**06-1144355**

		2022	2023	Differences
Revenue	1. Contributions, gifts, grants	1. 787,897	2,242,902	1,455,005
	2. Membership dues and assessments	2.		
	3. Government contributions and grants	3. 4,299,439	2,644,925	-1,654,514
	4. Program service revenue	4. 1,378,932	1,202,842	-176,090
	5. Investment income	5. 1,870	28,461	26,591
	6. Proceeds from tax exempt bonds	6.		
	7. Net gain or (loss) from sale of assets other than inventory	7.		
	8. Net income or (loss) from fundraising events	8. 925,403	1,003,127	77,724
	9. Net income or (loss) from gaming	9.		
	10. Net gain or (loss) on sales of inventory	10.		
	11. Other revenue	11.		
	12. Total revenue. Add lines 1 through 11	12. 7,393,541	7,122,257	-271,284
Expenses	13. Grants and similar amounts paid	13.		
	14. Benefits paid to or for members	14.		
	15. Compensation of officers, directors, trustees, etc.	15.		
	16. Salaries, other compensation, and employee benefits	16. 3,249,508	3,205,650	-43,858
	17. Professional fundraising fees	17.		
	18. Other professional fees	18.		
	19. Occupancy, rent, utilities, and maintenance	19. 821,679	869,979	48,300
	20. Depreciation and Depletion	20. 758,960	799,765	40,805
	21. Other expenses	21. 1,165,540	1,310,060	144,520
	22. Total expenses. Add lines 13 through 21	22. 5,995,687	6,185,454	189,767
	23. Excess or (Deficit). Subtract line 22 from line 12	23. 1,397,854	936,803	-461,051
Other Information	24. Total exempt revenue	24. 7,393,541	7,122,257	-271,284
	25. Total unrelated revenue	25.		
	26. Total excludable revenue	26. 2,306,205	2,234,430	-71,775
	27. Total assets	27. 24,184,152	32,567,888	8,383,736
	28. Total liabilities	28. 15,581,060	23,027,993	7,446,933
	29. Retained earnings	29. 8,603,092	9,539,895	936,803
	30. Number of voting members of governing body	30. 13	12	
	31. Number of independent voting members of governing body	31. 13	12	
	32. Number of employees	32. 86	76	
	33. Number of volunteers	33. 125	96	

Form **990****Tax Return History**

Name

PACIFIC HOUSE, INC. & SUBSIDIARY

	2019	2020	2021	2022
Contributions, gifts, grants		4,436,842	4,829,588	5,087,336
Membership dues				
Program service revenue		952,802	1,244,577	1,378,932
Capital gain or loss				
Investment income		206	3,976	1,870
Fundraising revenue (income/loss)		960,375	1,058,733	925,403
Gaming revenue (income/loss)				
Other revenue				
Total revenue		6,350,225	7,136,874	7,393,541
Grants and similar amounts paid				
Benefits paid to or for members				
Compensation of officers, etc.				
Other compensation		2,662,377	3,409,632	3,249,508
Professional fees		38,033	29,564	
Occupancy costs		555,306	874,529	821,679
Depreciation and depletion		633,383	754,613	758,960
Other expenses		1,122,341	1,174,257	1,165,540
Total expenses		5,011,440	6,242,595	5,995,687
Excess or (Deficit)		1,338,785	894,279	1,397,854
Total exempt revenue		6,350,225	7,136,874	7,393,541
Total unrelated revenue				
Total excludable revenue		1,913,383	2,307,286	2,306,205
Total Assets		22,871,999	23,158,801	24,184,152
Total Liabilities		16,561,040	15,953,563	15,581,060
Net Fund Balances		6,310,959	7,205,238	8,603,092

Federal Statements

Taxable Interest on Investments

<u>Description</u>	<u>Amount</u>	<u>Unrelated</u>	<u>Exclusion</u>	<u>Postal</u>	<u>Acquired after</u>	<u>US</u>
		<u>Business</u>	<u>Code</u>	<u>Code</u>	<u>6/30/75</u>	<u>Obs (\$ or %)</u>
INVESTMENT INCOME	\$ 28,461					
Total	<u>\$ 28,461</u>					

Federal Statements**Form 990, Part IX, Line 24e - All Other Expenses**

<u>Description</u>	<u>Total Expenses</u>	<u>Program Service</u>	<u>Managem Gener</u>
BUTLER PROJECTS	\$ 85,451	\$ 85,451	\$
PROFESSIONAL FEES	43,362	24,387	1
TELEPHONE	30,513	29,884	
CLIENT ASSESSMENT	11,003	11,003	
DANBURY PROJECTS	5,780	5,780	
TRAINING AND EDUCATION	5,384	5,384	
PRINTING	5,293	1,981	
DUES AND SUBSCRIPTIONS	2,499	1,180	
POSTAGE	1,895	351	
Total	<u>\$ 191,180</u>	<u>\$ 165,401</u>	<u>\$ 2</u>