

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

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▶ Go to www.irs.gov/Form990PF for instructions and the latest information.

Open to Public Inspection

For calendar year 2021, or tax year beginning 06-01-2021 , and ending 05-31-2022

Name of foundation DAVIES MANOR ASSOCIATION INC		A Employer identification number 51-0200117
Number and street (or P.O. box number if mail is not delivered to street address) 3570 DAVIESHIRE DRIVE	Room/suite	B Telephone number (see instructions) (901) 386-0715
City or town, state or province, country, and ZIP or foreign postal code BARTLETT, TN 381330901		C If exemption application is pending, check here <input type="checkbox"/>
G Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		D 1. Foreign organizations, check here..... <input type="checkbox"/> 2. Foreign organizations meeting the 85% test, check here and attach computation ... <input type="checkbox"/>
H Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>
I Fair market value of all assets at end of year (from Part II, col. (c), line 16) ▶ \$ <u>3,384,655</u>	J Accounting method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ <i>(Part I, column (d) must be on cash basis.)</i>	F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>

Part I Analysis of Revenue and Expenses <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)</i>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
1	Contributions, gifts, grants, etc., received (attach schedule)	47,531			
2	Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch. B				
3	Interest on savings and temporary cash investments	38	38	38	
4	Dividends and interest from securities	59,119	59,119	59,119	
5a	Gross rents				
b	Net rental income or (loss)				
6a	Net gain or (loss) from sale of assets not on line 10	115,382			
b	Gross sales price for all assets on line 6a	1,390,296			
7	Capital gain net income (from Part IV, line 2)				
8	Net short-term capital gain				
9	Income modifications				
10a	Gross sales less returns and allowances				
b	Less: Cost of goods sold				
c	Gross profit or (loss) (attach schedule)				
11	Other income (attach schedule)	188,539		188,539	
12	Total. Add lines 1 through 11	410,609	59,157	247,696	
13	Compensation of officers, directors, trustees, etc.	77,806		15,233	62,572
14	Other employee salaries and wages	119,463		50,959	68,504
15	Pension plans, employee benefits	18,973		6,366	12,607
16a	Legal fees (attach schedule)				
b	Accounting fees (attach schedule)	7,295			7,295
c	Other professional fees (attach schedule)				
17	Interest				
18	Taxes (attach schedule) (see instructions)	8,555			7,991
19	Depreciation (attach schedule) and depletion	9,448			
20	Occupancy	22,101		7,925	14,177
21	Travel, conferences, and meetings	550			550
22	Printing and publications				
23	Other expenses (attach schedule)	112,778	18,574	35,520	77,058
24	Total operating and administrative expenses.				
	Add lines 13 through 23	376,969	18,574	116,003	250,754
25	Contributions, gifts, grants paid	0			0
26	Total expenses and disbursements. Add lines 24 and 25	376,969	18,574	116,003	250,754
27	Subtract line 26 from line 12:				
a	Excess of revenue over expenses and disbursements	33,640			
b	Net investment income (if negative, enter -0-)		40,583		
c	Adjusted net income (if negative, enter -0-)			131,693	

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only. (See instructions.)

		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	378	378	378
	2 Savings and temporary cash investments	283,335	145,053	145,053
	3 Accounts receivable ▶ _____ Less: allowance for doubtful accounts ▶ _____			
	4 Pledges receivable ▶ _____ Less: allowance for doubtful accounts ▶ _____			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7 Other notes and loans receivable (attach schedule) ▶ _____ Less: allowance for doubtful accounts ▶ _____			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	1,851	3,287	3,287
	10a Investments—U.S. and state government obligations (attach schedule)	47,489		
	b Investments—corporate stock (attach schedule)	723,476	560,138	560,138
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment: basis ▶ _____ Less: accumulated depreciation (attach schedule) ▶ _____			
	12 Investments—mortgage loans			
	13 Investments—other (attach schedule)	1,176,484	1,188,069	1,188,069
	14 Land, buildings, and equipment: basis ▶ <u>1,627,388</u> Less: accumulated depreciation (attach schedule) ▶ <u>139,658</u>	1,471,678	1,487,730	1,487,730
15 Other assets (describe ▶ _____)				
16 Total assets (to be completed by all filers—see the instructions. Also, see page 1, item I)	3,704,691	3,384,655	3,384,655	
Liabilities	17 Accounts payable and accrued expenses	193	1,733	
	18 Grants payable			
	19 Deferred revenue.			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)			
	22 Other liabilities (describe ▶ _____)	40,530		
	23 Total liabilities (add lines 17 through 22)	40,723	1,733	
Net Assets or Fund Balances	Foundations that follow FASB ASC 958, check here ▶ <input type="checkbox"/> and complete lines 24, 25, 29 and 30.			
	24 Net assets without donor restrictions			
	25 Net assets with donor restrictions			
	Foundations that do not follow FASB ASC 958, check here ▶ <input checked="" type="checkbox"/> and complete lines 26 through 30.			
	26 Capital stock, trust principal, or current funds			
	27 Paid-in or capital surplus, or land, bldg., and equipment fund			
28 Retained earnings, accumulated income, endowment, or other funds	3,663,968	3,382,922		
29 Total net assets or fund balances (see instructions)	3,663,968	3,382,922		
30 Total liabilities and net assets/fund balances (see instructions)	3,704,691	3,384,655		

Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year—Part II, column (a), line 29 (must agree with end-of-year figure reported on prior year's return)	1	3,663,968
2 Enter amount from Part I, line 27a	2	33,640
3 Other increases not included in line 2 (itemize) ▶ _____	3	-314,686
4 Add lines 1, 2, and 3	4	3,382,922
5 Decreases not included in line 2 (itemize) ▶ _____	5	
6 Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29	6	3,382,922

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a			
b			
c			
d			
e			

(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a			
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l)
(i) F.M.V. as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col. (i) over col. (j), if any	Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))
a			
b			
c			
d			
e			

Capital gain net income or (net capital loss) } If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7	2	
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6): If gain, also enter in Part I, line 8, column (c) (see instructions). If (loss), enter -0- in Part I, line 8 }	3	

Part V Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

Exempt operating foundations described in section 4940(d)(2), check here [] and enter Bracket for line 1a "N/A" on line 1.
1a Date of ruling or determination letter: (attach copy of letter if necessary—see instructions)
b Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-) 2
Add lines 1 and 2. 3
Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-) 4
Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0- 5
Credits/Payments:
a 2021 estimated tax payments and 2020 overpayment credited to 2021 6a 3,851
b Exempt foreign organizations—tax withheld at source 6b
c Tax paid with application for extension of time to file (Form 8868) 6c
d Backup withholding erroneously withheld 6d
7 Total credits and payments. Add lines 6a through 6d 7 3,851
8 Enter any penalty for underpayment of estimated tax. Check here [] if Form 2220 is attached. 8
9 Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed 9
10 Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid. 10 3,287
11 Enter the amount of line 10 to be: Credited to 2022 estimated tax Refunded 11 2,287

Part VI-A Statements Regarding Activities

1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign? Yes No
1b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition. Yes No
If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.
1c Did the foundation file Form 1120-POL for this year? Yes No
1d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation. \$ (2) On foundation managers. \$
1e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. \$
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? Yes No
If "Yes," attach a detailed description of the activities.
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? If "Yes," attach a conformed copy of the changes Yes No
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year? Yes No
b If "Yes," has it filed a tax return on Form 990-T for this year? Yes No
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? Yes No
If "Yes," attach the statement required by General Instruction T.
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either:
• By language in the governing instrument, or
• By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument? Yes
7 Did the foundation have at least \$5,000 in assets at any time during the year? If "Yes," complete Part II, col. (c), and Part XIV. Yes
8a Enter the states to which the foundation reports or with which it is registered (see instructions) TN
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? If "No," attach explanation Yes
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2021 or the taxable year beginning in 2021? See the instructions for Part XIII. If "Yes," complete Part XIII Yes
10 Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses. No

Part VI-A Statements Regarding Activities (continued)

11 At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions.
12 Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions
13 Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address HTTP://DAVIESMANORPLANTATION.ORG/
14 The books are in care of NANCY MCDONOUGH Telephone no. (901) 386-0715
Located at 1399 RIVERWOOD COVE GERMANTOWN TN 38138 ZIP+4
15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 - check here and enter the amount of tax-exempt interest received or accrued during the year. 15
16 At any time during calendar year 2021, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign

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

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

1a During the year did the foundation (either directly or indirectly):
(1) Engage in the sale or exchange, or leasing of property with a disqualified person?
(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?
(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?
(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?
(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?
(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.)
b If any answer is "Yes" to 1a(1)-(6); did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance? See instructions
c Organizations relying on a current notice regarding disaster assistance check here.
d Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2021?
2 Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):
a At the end of tax year 2021, did the foundation have any undistributed income (lines 6d and 6e, Part XII) for tax year(s) beginning before 2021? If "Yes," list the years 20, 20, 20, 20
b Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement-see instructions.)
c If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here. 20, 20, 20, 20
3a Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?
b If "Yes," did it have excess business holdings in 2021 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969; (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or (3) the lapse of the 10-, 15-, or 20-year first phase holding period?(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2021.)
4a Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?
b Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2021?

Part VI-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

- 5a During the year did the foundation pay or incur any amount to:
(1) Carry on propaganda, or otherwise attempt to influence legislation...
(2) Influence the outcome of any specific public election...
(3) Provide a grant to an individual for travel, study, or other similar purposes...
(4) Provide a grant to an organization other than a charitable, etc., organization...
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes...
b If any answer is "Yes" to 5a(1)-(5); did any of the transactions fail to qualify under the exceptions...
c Organizations relying on a current notice regarding disaster assistance check here...
d If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax...
6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?
6b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?
7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?
7b If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?
8 Is the foundation subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment during the year?

Table with 3 columns: Question ID, Yes, No. Rows include 5a(1) through 8.

Part VII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation. See instructions

Table with 5 columns: (a) Name and address, (b) Title, and average hours per week devoted to position, (c) Compensation (If not paid, enter -0-), (d) Contributions to employee benefit plans and deferred compensation, (e) Expense account, other allowances. Includes entries for KEVIN QUINN, RYAN PARRY, JULIE SEFTON, JUDY MILLS, ANDREW C ROSS, NANCY MCDONOUGH, HENRY BOYD, JACK COLEMAN, BONICE HENSON, KEVIN MCVAY, SUSIE SALLEY, JOHN SPAIN, JOHN CHARLES WILSON.

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

Table with 5 columns: (a) Name and address of each employee paid more than \$50,000, (b) Title, and average hours per week devoted to position, (c) Compensation, (d) Contributions to employee benefit plans and deferred compensation, (e) Expense account, other allowances. First row contains NONE.

Total number of other employees paid over \$50,000.

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

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		

Total number of others receiving over \$50,000 for professional services. 

Part VIII- Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.

Expenses

1 THE DAVIES MANOR ASSOCIATION PRESERVES AND INTERPRETS THE DAVIES MANOR LOG-HOUSE MUSEUM AND HISTORIC SITE. WE AIM TO PROVIDE AN INCLUSIVE, MULTI-FACETED SPACE FOR THE EDUCATIONAL STUDY OF THE DAVIES FAMILY, REGIONAL HISTORY, EARLY SHELBY COUNTY FARM LIFE AND THE NATURAL ENVIRONMENT; BY DOING SO, WE CREATE OPPORTUNITIES FOR THE PUBLIC TO MAKE MEANINGFUL CONNECTIONS BETWEEN THE PAST AND PRESENT.

250,754

2

3

4

Part VIII- Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.

Amount

1 N/A

2

All other program-related investments. See instructions.

3

Total. Add lines 1 through 3

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:		
a	Average monthly fair market value of securities.	1a	1,797,491
b	Average of monthly cash balances.	1b	337,983
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	2,135,474
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d.	3	2,135,474
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions).	4	32,032
5	Net value of noncharitable-use assets. Subtract line 4 from line 3.	5	2,103,442
6	Minimum investment return. Enter 5% (0.05) of line 5.	6	105,172

Part X Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here and do not complete this part.)

1	Minimum investment return from Part IX, line 6.	1	
2a	Tax on investment income for 2021 from Part V, line 5.	2a	
b	Income tax for 2021. (This does not include the tax from Part V.).	2b	
c	Add lines 2a and 2b.	2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	
4	Recoveries of amounts treated as qualifying distributions.	4	
5	Add lines 3 and 4.	5	
6	Deduction from distributable amount (see instructions).	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XII, line 1.	7	

Part XI Qualifying Distributions (see instructions)

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

Part XII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2020	(c) 2020	(d) 2021
1 Distributable amount for 2021 from Part X, line 7				
2 Undistributed income, if any, as of the end of 2021:				
a Enter amount for 2020 only.				
b Total for prior years: 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2021:				
a From 2016.				
b From 2017.				
c From 2018.				
d From 2019.				
e From 2020.				
f Total of lines 3a through e.				
4 Qualifying distributions for 2021 from Part XI, line 4: ▶ \$ <u>250,754</u>				
a Applied to 2020, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2021 distributable amount				
e Remaining amount distributed out of corpus	250,754			
5 Excess distributions carryover applied to 2021. (If an amount appears in column (d), the same amount must be shown in column (a).)				
6 Enter the net total of each column as indicated below:				
a Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	250,754			
b Prior years' undistributed income. Subtract line 4b from line 2b.				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b. Taxable amount—see instructions.				
e Undistributed income for 2019. Subtract line 4a from line 2a. Taxable amount—see instructions.				
f Undistributed income for 2021. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2022				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions).				
8 Excess distributions carryover from 2016 not applied on line 5 or line 7 (see instructions)				
9 Excess distributions carryover to 2022. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9:				
a Excess from 2017				
b Excess from 2018				
c Excess from 2019.				
d Excess from 2020				
e Excess from 2021				

Part XIII Private Operating Foundations (see instructions and Part VI-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2021, enter the date of the ruling

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

2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed

Tax year	Prior 3 years			(e) Total	
	(a) 2021	(b) 2020	(c) 2019		(d) 2018
	105,172	106,477	94,126	93,953	399,728

b 85% (0.85) of line 2a

	89,396	90,505	80,007	79,860	339,768
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c Qualifying distributions from Part XI, line 4 for each year listed

	250,754	223,275	250,630	264,743	989,402
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d Amounts included in line 2c not used directly for active conduct of exempt activities

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e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c

	250,754	223,275	250,630	264,743	989,402
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3 Complete 3a, b, or c for the alternative test relied upon:

a "Assets" alternative test—enter:
(1) Value of all assets
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)

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b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part IX, line 6 for each year listed

	70,115	116,239	111,232	62,635	360,221
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c "Support" alternative test—enter:

(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)

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(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).

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(3) Largest amount of support from an exempt organization

--	--	--	--	--	--

(4) Gross investment income

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Part Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year—see instructions.)

1 Information Regarding Foundation Managers:
a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000). (See section 507(d)(2).)

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest.

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:
 Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions

a The name, address, and telephone number or email address of the person to whom applications should be addressed:



b The form in which applications should be submitted and information and materials they should include:

c Any submission deadlines:

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors:

Part **Supplementary Information** (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a <i>Paid during the year</i>				
Total  3a				
b <i>Approved for future payment</i>				
Total  3b				

Part XV-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.

- 1 Program service revenue:
a
b
c
d
e
f
g Fees and contracts from government agencies
2 Membership dues and assessments
3 Interest on savings and temporary cash investments
4 Dividends and interest from securities
5 Net rental income or (loss) from real estate:
a Debt-financed property.
b Not debt-financed property.
6 Net rental income or (loss) from personal property
7 Other investment income
8 Gain or (loss) from sales of assets other than inventory
9 Net income or (loss) from special events:
10 Gross profit or (loss) from sales of inventory
11 Other revenue:
a RENTAL INCOME
b MANOR TOUR INCOME
c MISCELLANEOUS INCOME
d EXCISE TAX REFUND
e
12 Subtotal. Add columns (b), (d), and (e)
13 Total. Add line 12, columns (b), (d), and (e).

Table with 5 columns: (a) Business code, (b) Amount, (c) Exclusion code, (d) Amount, (e) Related or exempt function income. Includes rows for various income categories and a total row at the bottom.

Part XV-B Relationship of Activities to the Accomplishment of Exempt Purposes

Table with 2 columns: Line No., Explain below how each activity for which income is reported in column (e) of Part XV-A contributed importantly to the accomplishment of the foundation's exempt purposes.

Additional Data

[Return to Form](#)

Software ID:

Software Version:

Form 990PF - Special Condition Description:

Special Condition Description

TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING	7,295			7,295

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Description of Property	Date Acquired	Cost or Other Basis	Prior Years' Depreciation	Computation Method	Rate / Life (# of years)	Current Year's Depreciation Expense	Net Investment Income	Adjusted Net Income	Cost of Goods Sold Not Included
FAX MACHINE	1998-07-22	215	215	200DB	5.0000				
USED REFRIGERATOR	1998-07-28	100	100	200DB	5.0000				
GE HEAT/COOL	2000-05-17	659	610	200DB	5.0000				
WASHER/DRYER	2000-05-26	721	667	200DB	5.0000				
AIR CONDITIONER	2001-06-19	314	314	200DB	5.0000				
COMPUTER MONITOR	2002-04-02	210	210	200DB	5.0000				
LOG CABINS	2007-04-30	109,059	39,497	S/L	39.0000	2,797			
DIGITAL CAMERA	2006-12-12	500	500	200DB	7.0000				
COPY MACHINE	2007-02-08	800	800	200DB	7.0000				
IMPROVEMENTS TO LOG CABINS	2007-09-01	13,107	4,607	S/L	39.0000	336			
2 AIR CONDITIONERS	2007-09-05	658	658	200DB	7.0000				
WEBSITE	2008-07-29	1,100	1,100	S/L	3.0000				
BOOKCASE	2008-08-29	125	125	200DB	7.0000				
COMPUTER	2009-01-02	2,500	2,500	200DB	5.0000				
SOUND SYSTEM	2010-03-23	5,028	5,028	200DB	7.0000				
FURNITURE	2010-06-23	1,200	1,200	200DB	7.0000				
VIDEO CAMERA	2010-07-21	455	455	200DB	7.0000				
WEBSITE	2011-03-18	1,100	1,100	S/L	3.0000				
MANURE SPREADER	2011-04-08	800	800	200DB	7.0000				
DOCTOR'S CARRIAGE	2011-07-13	850	850	200DB	7.0000				
A/C UNIT	2011-08-03	2,350	2,350	200DB	7.0000				
PROJECTOR	2012-02-29	2,390	2,390	200DB	7.0000				
BUCKBOARD	2011-12-14	440	440	200DB	7.0000				
LIGHTING DECORATIVE	2012-02-29	4,330	4,330	200DB	7.0000				
8.61 ACRES INCLUDING FAA	1998-07-22	101,000							
31.7 ACRES "BOG" BRUNSWICK RD	1998-07-22	143,000							
MANOR HILLWOOD PASTURE INCL 4 OUT BUILDINGS	2011-06-01	926,943	4,753						
WINDOWS - HILLWOOD	2012-12-07	1,200	260	S/L	39.0000	31			
RESTORATION - MANOR	2013-05-15	13,530	2,790	S/L	39.0000	347			
LAND IMPS TO BALANCE	2012-05-31	16,694							
ROOF WORK	2013-08-06	20,883	4,172	S/L	39.0000	536			
MANOR IMPROVMENTS	2015-04-01	39,125	6,145	S/L	39.0000	1,003			
HILLWOOD IMPRV TO LIGHTING & ELECTRIC	2014-10-03	9,925	1,686	S/L	39.0000	254			
MANOR DRIVEWAY & PARKING	2014-10-23	22,630	3,844	S/L	39.0000	580			
HILLWOOD PARKING & DRIVEWAY	2014-10-23	22,630	3,844	S/L	39.0000	580			
MANOR IMPRV TO LOGS, ROOF & SIDING	2015-01-09	39,950	6,530	S/L	39.0000	1,025			
ICE MAKER	2015-12-02	1,264	1,264	200DB	5.0000				
HILLWOOD RAIL FENCE	2015-10-07	2,400	1,727	150DB	15.0000	71			
SECURITY DOORS AT HILLWOOD	2017-02-15	18,000	1,981	S/L	39.0000	461			
CHAIRS	2018-06-01	8,215	8,215	200DB	7.0000				
ELECTRICAL IMPROVEMENTS-MANOR HOUSE	2019-09-27	4,081	179	S/L	39.0000	104			
MANOR HOUSE ROOF	2020-04-27	4,945	143	S/L	39.0000	126			
ELECTRICAL IMPROVEMENTS-HILLWOOD	2019-09-27	7,147	313	S/L	39.0000	183			
DIXIE CHOPPER	2021-04-15	8,000	8,000	200DB	5.0000				
TRUCK	2020-06-01	3,314	3,314	200DB	5.0000				
AMPHITHEATER	2021-03-01	38,000	203	S/L	39.0000	974			
SCHOOL HOUSE IMPROVEMENTS	2022-05-24	16,000		S/L	39.0000	17			
SCHOOLHOUSE FOUNDATION	2022-01-11	1,500		S/L	39.0000	14			
SCHOOLHOUSE FOOTER	2022-05-06	8,000		S/L	39.0000	9			

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TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Name	Date Acquired	How Acquired	Date Sold	Purchaser Name	Gross Sales Price	Basis	Basis Method	Sales Expenses	Total (net)	Accumulated Depreciation
PUBLICALLY TRADED SECURITIES (ST)	2021-06	PURCHASE	2022-05		942,417	935,923			6,494	
PUBLICALLY TRADED SECURITES (LT)	2020-06	PURCHASE	2022-05		447,879	338,991			108,888	

TY 2021 IRS 990 e-File Render**Name:** DAVIES MANOR ASSOCIATION INC**EIN:** 51-0200117

Name of Stock	End of Year Book Value	End of Year Fair Market Value
AFLAC		
ALTRIA GROUP		
ALTITUDE ACQUISITION		
AMAZON		
AMERISOURCE BERGEN	26,314	26,314
AMGEN	19,256	19,256
AUTOMATIC DATA PROCESSI	12,039	12,039
CHEVRON CORP	20,086	20,086
CHURCHILL CAPITAL		
COCA COLA	18,570	18,570
CONAGRA FOODS	14,439	14,439
CVS CAREMARK	26,219	26,219
DOLLAR GENERAL	26,661	26,661
GLOBAL PAYMENTS	18,608	18,608
GRAINGER WW	20,457	20,457
HIGHCAPE		
HOLICITY		
JOHNSON & JOHNSON	23,339	23,339
KROGER	12,448	12,448
LORDSTOWN MOTORS		
LOWES COS	24,022	24,022
MARSH & MCLENNAN	18,874	18,874
MEDTRONIC	16,625	16,625
MERCK & CO		
MICROCHIP TECHNOLOGY	20,923	20,923
MONDELEZ INTL	13,793	13,793
OSPREY TECH		
PERRIGO CO	13,552	13,552
PHILIP MORRIS	17,213	17,213
ROSS STORE	19,385	19,385
SOARING EAGLE		
SOARING EAGLE ACQUISTIO		
SOCAIL CAP		
SMUCKER JM	11,534	11,534
STANLEY BLACK	11,157	11,157
STATE STR CORP	17,253	17,253
SYSSO CORP	27,274	27,274
THERMO FISHER	17,027	17,027
UNILEVER		
UNITED HEALTHCARE		
UNITED PARCEL SERVICE	17,314	17,314
UNITEDHEALTH GROUP	21,858	21,858
US BANCORP	22,608	22,608
WALT DISNEY CO	14,026	14,026
AURINIA PRARMACEUTICALS	11,280	11,280
SOFI TECHNOLOGIES	5,984	5,984

TY 2021 IRS 990 e-File Render**Name:** DAVIES MANOR ASSOCIATION INC**EIN:** 51-0200117

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
MFS INTERNATIONAL VALUE	FMV	222,103	222,103
WCM FOCUSED	FMV	232,048	232,048
ADVISOR SER TR	FMV	79,431	79,431
AMERICAN FUNDS	FMV		
LEGG MASON	FMV	138,169	138,169
METROPOLITAN WEST FUNDS	FMV	49,202	49,202
MFS INTERNATIONAL VALUE	FMV		
THORNBURG FUNDS	FMV	49,627	49,627
ISHARE TRUST	FMV	139,872	139,872
SELECT SECTOR	FMV		
SPDR GOLD	FMV		
BLACKROCK	FMV	30,397	30,397
CHEVRON	FMV	18,081	18,081
GEICO	FMV	20,981	20,981
GLAXOSMITHKLINE CAPITAL	FMV	20,211	20,211
HERSEY	FMV	20,019	20,019
JPMORGAN CHASE	FMV	24,995	24,995
LA VERNE CALIF	FMV	10,189	10,189
MASSACHUSETTS ST HSG	FMV	4,950	4,950
NEW JERSEY ST HSG	FMV	18,970	18,970
PAYPAL	FMV	19,763	19,763
PROCTOR & GAMBLE	FMV	20,162	20,162
TJX COS	FMV	20,032	20,032
US TREASURY	FMV	48,867	48,867

TY 2021 IRS 990 e-File Render**Name:** DAVIES MANOR ASSOCIATION INC**EIN:** 51-0200117

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
BUILDINGS, EQUIPMENT	1,383,388	139,658	1,243,730	1,243,730
LAND	244,000		244,000	244,000

TY 2021 IRS 990 e-File Render**Name:** DAVIES MANOR ASSOCIATION INC**EIN:** 51-0200117

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
EXPENSES				
ADVERTISING	2,475		1,137	1,138
AUTO & TRUCK	2,316			2,316
BANK FEES	266			266
DUES & SUBSCRIPTIONS	1,995			1,995
MANOR HOUSE EXHIBITS & EDUCAT	2,351			2,351
INSURANCE	19,551		1,123	18,428
INVESTMENT FEES	18,574	18,574	18,574	
SUBCONTRACTORS	15,356			15,356
REPAIRS & MAINTENANCE	31,500		12,720	18,780
MISCELLANEOUS	6,476		574	5,902
OFFICE EXPENSE	11,918		1,392	10,526

TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
MEMBERSHIP DUES	222		222
RENTAL INCOME	178,554		178,554
MANOR TOUR INCOME	2,721		2,721
MISCELLANEOUS INCOME	1,609		1,609
EXCISE TAX REFUND	5,433		5,433

TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Description	Amount
UNREALIZED GAIN	-314,686

TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Description	Beginning of Year - Book Value	End of Year - Book Value
PPP LOAN	40,530	

TY 2021 IRS 990 e-File Render

Name: DAVIES MANOR ASSOCIATION INC

EIN: 51-0200117

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
TAXES & LICENSES	7,991			7,991
FEDERAL EXCISE TAX	564			