

Form **990-PF**
 Department of the Treasury
 Internal Revenue Service

Return of Private Foundation
or Section 4947(a)(1) Trust Treated as Private Foundation
 ▶ Do not enter social security numbers on this form as it may be made public.
 ▶ Information about Form 990-PF and its instructions is at www.irs.gov/form990pf.

OMB No 1545-0052
2016
Open to Public Inspection

For calendar year 2016, or tax year beginning 01-01-2016, and ending 12-31-2016

Name of foundation ST JAMES MANOR INC		A Employer identification number 23-7375883
Number and street (or P O box number if mail is not delivered to street address) 3300 NORTH 60TH STREET	Room/suite	B Telephone number (see instructions) (402) 554-0520
City or town, state or province, country, and ZIP or foreign postal code OMAHA, NE 68104		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) ▶ \$ 2,009,720	J Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ (Part I, column (d) must be on cash basis)	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 <small>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))</small>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)				
	2 Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	1,410	1,410		
	4 Dividends and interest from securities				
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10	-40,300			
	b Gross sales price for all assets on line 6a				
	7 Capital gain net income (from Part IV, line 2)		0		
	8 Net short-term capital gain				
	9 Income modifications				
	10a Gross sales less returns and allowances				
b Less Cost of goods sold					
c Gross profit or (loss) (attach schedule)					
11 Other income (attach schedule)	691,635	0			
12 Total. Add lines 1 through 11	652,745	1,410			
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc	0	0		0
	14 Other employee salaries and wages	92,031	0		92,031
	15 Pension plans, employee benefits	9,851	0		9,851
	16a Legal fees (attach schedule)	7,008	0		7,008
	b Accounting fees (attach schedule)	10,282	0		10,282
	c Other professional fees (attach schedule)	166,237	0		166,237
	17 Interest	47,160	0		47,160
	18 Taxes (attach schedule) (see instructions)	5,720	0		5,720
	19 Depreciation (attach schedule) and depletion	137,569	0		
	20 Occupancy	101,606	0		101,606
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses (attach schedule)	68,436	0		68,436
	24 Total operating and administrative expenses. Add lines 13 through 23	645,900	0		508,331
	25 Contributions, gifts, grants paid	0			0
26 Total expenses and disbursements. Add lines 24 and 25	645,900	0		508,331	
27 Subtract line 26 from line 12					
a Excess of revenue over expenses and disbursements	6,845				
b Net investment income (if negative, enter -0-)		1,410			
c Adjusted net income (if negative, enter -0-)					

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	58,640	21,093	21,093
	2 Savings and temporary cash investments	93,396	130,732	130,732
	3 Accounts receivable ▶ <u>3,931</u>			
	Less allowance for doubtful accounts ▶ _____	4,787	3,931	3,931
	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	11,525	14,566	14,566
	10a Investments—U S and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)			
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment basis ▶ _____			
Less accumulated depreciation (attach schedule) ▶ _____				
12 Investments—mortgage loans				
13 Investments—other (attach schedule)				
14 Land, buildings, and equipment basis ▶ <u>3,750,016</u>				
Less accumulated depreciation (attach schedule) ▶ <u>2,155,103</u>	1,591,931	1,594,913	1,594,913	
15 Other assets (describe ▶ _____)	257,804	244,485	244,485	
16 Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	2,018,083	2,009,720	2,009,720	
Liabilities	17 Accounts payable and accrued expenses	47,988	55,052	
	18 Grants payable			
	19 Deferred revenue	839	4,559	
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)	1,637,713	1,612,493	
	22 Other liabilities (describe ▶ _____)	9,418	8,646	
	23 Total liabilities (add lines 17 through 22)	1,695,958	1,680,750	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 24 through 26 and lines 30 and 31.			
	24 Unrestricted	322,125	328,970	
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 27 through 31.			
	27 Capital stock, trust principal, or current funds			
	28 Paid-in or capital surplus, or land, bldg , and equipment fund			
29 Retained earnings, accumulated income, endowment, or other funds				
30 Total net assets or fund balances (see instructions)	322,125	328,970		
31 Total liabilities and net assets/fund balances (see instructions) .	2,018,083	2,009,720		

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 30 (must agree with end-of-year figure reported on prior year's return)		1	322,125
2 Enter amount from Part I, line 27a		2	6,845
3 Other increases not included in line 2 (itemize) ▶ _____		3	0
4 Add lines 1, 2, and 3		4	328,970
5 Decreases not included in line 2 (itemize) ▶ _____		5	0
6 Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30 .		6	328,970

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo, day, yr)	(d) Date sold (mo, day, yr)
1 a INVOLUNTARY CONVERSION - BUILDING DAMAGE	P	2000-01-28	2016-05-11
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	58,700	99,000	-40,300
b			
c			
d			
e			

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))
(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	
a			-40,300
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	2	-40,300
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8	3	

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period?
If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part

Yes No

1 Enter the appropriate amount in each column for each year, see instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2015	432,380	140,444	3 078665
2014	37,690	5,375	7 012093
2013	37,643	66,419	0 566750
2012	80,422	63,772	1 261086
2011	1,818,178	72,887	24 945162

2 Total of line 1, column (d)	2	36 863756
3 Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	7 372751
4 Enter the net value of noncharitable-use assets for 2016 from Part X, line 5	4	200,882
5 Multiply line 4 by line 3	5	1,481,053
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	14
7 Add lines 5 and 6	7	1,481,067
8 Enter qualifying distributions from Part XII, line 4	8	508,331

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions

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

Table with 11 rows for excise tax calculations. Includes sections for exempt foundations, domestic foundations, tax under section 511, subtitle A tax, tax based on investment income, and credits/payments. Total tax due is 28.

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Includes questions about political campaigns, political expenditures, unrelated business income, and substantial contributors. Includes Yes/No columns.

Part VII-A Statements Regarding Activities (continued)

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

Located at 3300 NORTH 60TH STREET OMAHA NE ZIP+4 68104

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.

Table with 3 columns: Question, Yes, No. Row 16 regarding interest in foreign countries.

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

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

Main table with 3 columns: Question, Yes, No. Rows 1a-4b regarding Form 4720 exceptions and requirements.

Part VII-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 (section 4945(e))? Yes No

(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? Yes No

(3) Provide a grant to an individual for travel, study, or other similar purposes? Yes No

(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? (see instructions). Yes No

(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? Yes No

b If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)? Yes No

Organizations relying on a current notice regarding disaster assistance check here.

c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? Yes No

If "Yes," attach the statement required by Regulations section 53.4945–5(d)

6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? Yes No

b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? Yes No

If "Yes" to 6b, file Form 8870

7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? Yes No

b If yes, did the foundation receive any proceeds or have any net income attributable to the transaction? Yes No

Part VIII 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).

(a) Name and address	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	Expense account, (e) other allowances
See Additional Data Table				

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

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

Total number of other employees paid over \$50,000. 0

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

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".		
(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		
Total number of others receiving over \$50,000 for professional services. ▶		0

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 PROVIDING LOW-INCOME AFFORDABLE HOUSING	645,649
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1	
2	
All other program-related investments. See instructions.	
3	
Total. Add lines 1 through 3 ▶	0

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
a	Average monthly fair market value of securities.	1a	0
b	Average of monthly cash balances.	1b	203,941
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	203,941
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	0
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	203,941
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	3,059
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4.	5	200,882
6	Minimum investment return. Enter 5% of line 5.	6	10,044

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

1	Minimum investment return from Part X, line 6.	1	10,044
2a	Tax on investment income for 2016 from Part VI, line 5.	2a	28
b	Income tax for 2016 (This does not include the tax from Part VI).	2b	
c	Add lines 2a and 2b.	2c	28
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	10,016
4	Recoveries of amounts treated as qualifying distributions.	4	0
5	Add lines 3 and 4.	5	10,016
6	Deduction from distributable amount (see instructions).	6	0
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1.	7	10,016

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
a	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26.	1a	508,331
b	Program-related investments—total from Part IX-B.	1b	0
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required).	3a	
b	Cash distribution test (attach the required schedule).	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4.	4	508,331
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b (see instructions).	5	0
6	Adjusted qualifying distributions. Subtract line 5 from line 4.	6	508,331

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

		(a) Corpus	(b) Years prior to 2015	(c) 2015	(d) 2016
1	Distributable amount for 2016 from Part XI, line 7				10,016
2	Undistributed income, if any, as of the end of 2016				
a	Enter amount for 2015 only.			0	
b	Total for prior years 20___, 20___, 20___		0		
3	Excess distributions carryover, if any, to 2016				
a	From 2011.	1,815,208			
b	From 2012.	77,233			
c	From 2013.	34,322			
d	From 2014.	37,421			
e	From 2015.	425,377			
f	Total of lines 3a through e.	2,389,561			
4	Qualifying distributions for 2016 from Part XII, line 4 ▶ \$ <u>508,331</u>				
a	Applied to 2015, but not more than line 2a			0	
b	Applied to undistributed income of prior years (Election required—see instructions).		0		
c	Treated as distributions out of corpus (Election required—see instructions).	0			
d	Applied to 2016 distributable amount.				10,016
e	Remaining amount distributed out of corpus	498,315			
5	Excess distributions carryover applied to 2016 (If an amount appears in column (d), the same amount must be shown in column (a))				0
6	Enter the net total of each column as indicated below:				
a	Corpus Add lines 3f, 4c, and 4e Subtract line 5	2,887,876			
b	Prior years' undistributed income Subtract line 4b from line 2b		0		
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.		0		
d	Subtract line 6c from line 6b Taxable amount—see instructions		0		
e	Undistributed income for 2015 Subtract line 4a from line 2a Taxable amount—see instructions			0	
f	Undistributed income for 2016 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2017				0
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).		0		
8	Excess distributions carryover from 2011 not applied on line 5 or line 7 (see instructions).	1,815,208			
9	Excess distributions carryover to 2017. Subtract lines 7 and 8 from line 6a	1,072,668			
10	Analysis of line 9				
a	Excess from 2012.	77,233			
b	Excess from 2013.	34,322			
c	Excess from 2014.	37,421			
d	Excess from 2015.	425,377			
e	Excess from 2016.	498,315			

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2016, 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) 2016	(b) 2015	(c) 2014	(d) 2013	
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					

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)

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

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)

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

(3) Largest amount of support from an exempt organization

(4) Gross investment income

Part XV Supplementary Information (Complete this part only if the organization 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 (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

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

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

c Any submission deadlines

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

Part XV **Supplementary Information** (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a <i>Paid during the year</i>				
Total			▶ 3a	0
b <i>Approved for future payment</i>				
Total			▶ 3b	0

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(a) Name and address	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	Expense account, (e) other allowances
ARCHBISHOP GEORGE LUCAS 3300 NORTH 60TH STREET OMAHA, NE 68104	EX OFFICIO 1 00	0	0	0
JOHN J GRIFFITH 3300 NORTH 60TH STREET OMAHA, NE 68104	EX OFFICIO & PRESIDENT 1 00	0	0	0
LINDA BUTKUS 3300 NORTH 60TH STREET OMAHA, NE 68104	VICE PRESIDENT/SECRETARY 1 00	0	0	0
THERESA ROSS 3300 NORTH 60TH STREET OMAHA, NE 68104	TREASURER 1 00	0	0	0
JAMES STOLZE 3300 NORTH 60TH STREET OMAHA, NE 68104	MEMBER 1 00	0	0	0

TY 2016 Accounting Fees Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING FEES	10,282	0		10,282

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2016 Depreciation Schedule

Name: ST JAMES MANOR INC

EIN: 23-7375883

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
LAND	2000-01-28	60,000		L		0	0		
PERSONAL PROPERTY	2000-01-28	7,539	7,539	SL	7 000000000000	0	0		
BUILDING	2000-01-28	3,301,964	1,901,637	SL	27 500000000000	120,071	0		
LEASEHOLD IMPROVEMENTS	2001-05-09	14,550	7,760	SL	27 500000000000	529	0		
LEASEHOLD IMPROVEMENTS	2002-07-01	28,489	13,986	SL	27 500000000000	1,036	0		
FURNISHINGS	2002-11-01	6,890	6,890	SL	7 000000000000	0	0		
LEASEHOLD IMPROVEMENTS	2003-06-30	20,175	9,171	SL	27 500000000000	734	0		
WATER HEATER	2003-05-16	6,616	6,616	SL	7 000000000000	0	0		
ROOF IMPROVEMENTS	2005-11-01	3,500	1,294	SL	27 500000000000	127	0		
WATER HEATER	2005-08-01	931	931	SL	7 000000000000	0	0		
WATER HEATER	2005-12-05	2,126	2,126	SL	7 000000000000	0	0		
RANGE	2005-04-15	603	603	SL	7 000000000000	0	0		
REFRIGERATOR	2005-12-01	1,078	1,078	SL	7 000000000000	0	0		
IMPROVEMENTS	2004-01-01	3,934	3,934	SL	7 000000000000	0	0		
SECURITY CAMERAS	2006-10-02	5,824	5,824	SL	7 000000000000	0	0		
IMPROVEMENTS	2006-06-22	1,493	1,493	SL	7 000000000000	0	0		
REFRIGERATOR	2007-02-07	306	306	SL	7 000000000000	0	0		
REFRIGERATOR	2007-03-08	419	419	SL	7 000000000000	0	0		
RANGE	2007-03-08	308	308	SL	7 000000000000	0	0		
AC COMPRESSOR	2007-06-01	1,160	1,160	SL	7 000000000000	0	0		

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
RANGES	2007-07-31	668	668	SL	7 000000000000	0	0		
REFRIGERATOR	2007-09-28	419	419	SL	7 000000000000	0	0		
ROOF IMPROVEMENTS	2008-07-24	3,100	837	SL	27 500000000000	113	0		
LEASEHOLD IMPROVEMENTS	2008-12-23	7,630	1,942	SL	27 500000000000	277	0		
SECURITY EQUIPMENT	2008-04-01	4,581	4,581	SL	7 000000000000	0	0		
SECURITY EQUIPMENT	2008-08-05	637	637	SL	7 000000000000	0	0		
WATER HEATER	2009-11-11	1,991	1,754	SL	7 000000000000	237	0		
LEASEHOLD IMPROVEMENTS	2009-06-02	3,915	937	SL	27 500000000000	142	0		
LEASEHOLD IMPROVEMENTS	2009-07-15	2,325	550	SL	27 500000000000	85	0		
OFFICE EQUIPMENT	2009-11-11	1,819	1,819	SL	5 000000000000	0	0		
WATER HEATER	2011-04-17	1,011	674	SL	7 000000000000	144	0		
WATER HEATER	2011-12-28	1,350	772	SL	7 000000000000	193	0		
GAS FURNACE	2012-01-27	1,445	636	SL	7 000000000000	206	0		
RETAINING WALL	2013-08-22	8,590	2,004	SL	10 000000000000	859	0		
PAINTING	2013-09-06	5,500	4,277	SL	3 000000000000	1,223	0		
ROOF	2013-10-29	17,250	3,738	SL	10 000000000000	1,725	0		
BUILDING FIXTURES	2013-09-01	39,030	18,214	SL	5 000000000000	7,806	0		
BUILDING	2000-01-28	99,000	58,700	SL	27 500000000000	0	0		
ROOF	2016-11-01	166,720		SL	27 500000000000	1,010	0		
WATER HEATER	2016-02-01	6,673		SL	7 000000000000	874	0		

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
WATER HEATER	2016-10-21	7,457		SL	7 00000000000000	178	0		

TY 2016 General Explanation Attachment

Name: ST JAMES MANOR INC

EIN: 23-7375883

General Explanation Attachment

Identifier	Return Reference	Explanation	
1	EXEMPT PURPOSE ACTIVITIES	FORM 990-PF, PART VII-A, LINE 2	<p>THERE HAVE BEEN NO CHANGES IN ANY ACTIVITIES PREVIOUSLY REPORTED OR ANY CHANGES TO ANY GOVERNING DOCUMENTS, BY-LAWS, ETC HOWEVER, ST JAMES MANOR, INC RE-AQUIRED LOW-INCOME AFFORDABLE HOUSING IN DECEMBER 1999, ST JAMES MANOR, INC , A NEBRASKA TAX EXEMPT ORGANIZATION WITH AN EXEMPT PURPOSE TO PROVIDE LOW-INCOME AFFORDABLE HOUSING, SOLD ITS LOW-INCOME AFFORDABLE HOUSING UNITS TO ST JAMES MANOR, L P , A NEBRASKA TAXABLE PARTNERSHIP, EIN 47-0819602, IN EXCHANGE FOR A NOTE RECEIVABLE AND A 0 01% PARTNERSHIP INTEREST IN ST JAMES MANOR, L P ON DECEMBER 31, 2014, ST JAMES MANOR, INC RE-AQUIRED THE LOW-INCOME AFFORDABLE HOUSING UNITS BY PURCHASING THE REMAINING 99 99% INTEREST OF ST JAMES MANOR, L P THE PURCHASE CREATED A TECHNICAL TERMINATION OF ST JAMES MANOR, L P AND THERFORE ST JAMES MANOR, L P BECAME A DISREGARDED ENTITY , SOLELY OWNED BY ST JAMES MANOR, INC ST JAMES MANOR, L P IS NO LONGER REQUIRED TO FILE INCOME TAX RETURNS FOR YEARS BEGINNING ON OR AFTER DECEMBER 31, 2014 AND ITS ACTIVITY IS NOW REPORTED BY ST JAMES MANOR, INC ON FORM 990-PF PRIOR TO THE TRANSACTION IN 1999, ST JAMES MANOR, INC QUALIFIED AS A 501(C)(3) ORGANIZATION AND HAD MET THE PUBLIC SUPPORT TEST UNDER 509(A)(2) ST JAMES MANOR CONTINUED TO MEET THE PUBLIC SUPPORT TEST UNTIL FAILING TO MEET THE PUBLIC SUPPORT TEST ON THE 2010 FORM 990, SCHEDULE A, PART III WITH THE TRANSACTION ON DECEMBER 31, 2014, ST JAMES MANOR, INC WOULD NOW MEET THE PUBLIC SUPPORT TEST ON FORM 990, SCHEDULE A, PART III BEGINNING WITH THE 2015 TAX YEAR, BUT BECAUSE OF FUTURE UNCERTAINTIES AND RELATED COSTS INVOLVED IN THE REINSTATEMENT OF PUBLIC CHARITY STATUS, MANAGEMENT HAS ELECTED TO CONTINUE FILING A FORM 990-PF</p>

**TY 2016 Land, Etc.
Schedule**

Name: ST JAMES MANOR INC

EIN: 23-7375883

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND	60,000	0	60,000	
PERSONAL PROPERTY	7,539	7,539	0	
BUILDING	3,301,964	2,021,708	1,280,256	
LEASEHOLD IMPROVEMENTS	14,550	8,289	6,261	
LEASEHOLD IMPROVEMENTS	28,489	15,022	13,467	
FURNISHINGS	6,890	6,890	0	
LEASEHOLD IMPROVEMENTS	20,175	9,905	10,270	
WATER HEATER	6,616	6,616	0	
ROOF IMPROVEMENTS	3,500	1,421	2,079	
WATER HEATER	931	931	0	
WATER HEATER	2,126	2,126	0	
RANGE	603	603	0	
REFRIGERATOR	1,078	1,078	0	
IMPROVEMENTS	3,934	3,934	0	
SECURITY CAMERAS	5,824	5,824	0	
IMPROVEMENTS	1,493	1,493	0	
REFRIGERATOR	306	306	0	
REFRIGERATOR	419	419	0	
RANGE	308	308	0	
AC COMPRESSOR	1,160	1,160	0	
RANGES	668	668	0	
REFRIGERATOR	419	419	0	
ROOF IMPROVEMENTS	3,100	950	2,150	
LEASEHOLD IMPROVEMENTS	7,630	2,219	5,411	
SECURITY EQUIPMENT	4,581	4,581	0	
SECURITY EQUIPMENT	637	637	0	
WATER HEATER	1,991	1,991	0	
LEASEHOLD IMPROVEMENTS	3,915	1,079	2,836	
LEASEHOLD IMPROVEMENTS	2,325	635	1,690	
OFFICE EQUIPMENT	1,819	1,819	0	

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
WATER HEATER	1,011	818	193	
WATER HEATER	1,350	965	385	
GAS FURNACE	1,445	842	603	
RETAINING WALL	8,590	2,863	5,727	
PAINTING	5,500	5,500	0	
ROOF	17,250	5,463	11,787	
BUILDING FIXTURES	39,030	26,020	13,010	
ROOF	166,720	1,010	165,710	
WATER HEATER	6,673	874	5,799	
WATER HEATER	7,457	178	7,279	

TY 2016 Legal Fees Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LEGAL FEES	7,008	0		7,008

TY 2016 Mortgages and Notes Payable Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883**Total Mortgage Amount:**

Item No.	1
Lender's Name	CATHOLIC CHARITIES FOUNDATION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	1,791,813
Balance Due	1,612,493
Date of Note	2009-02
Maturity Date	2052-10
Repayment Terms	PRINCIPAL AND INTEREST OF \$6,031.69 OVER 524 MONTHS
Interest Rate	2.920000000000
Security Provided by Borrower	REAL PROPERTY AND PERSONAL PROPERTY OWNED BY BORROWER.
Purpose of Loan	OPERATING CAPITAL AND IMPROVEMENTS FOR LOW-INCOME HOUSING
Description of Lender Consideration	CASH
Consideration FMV	1791813

TY 2016 Other Assets Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883**Other Assets Schedule**

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
RESIDENT SECURITY DEPOSITS	11,065	11,104	11,104
OPERATING AND REPLACEMENT RESERVE	246,739	233,381	233,381

TY 2016 Other Expenses Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
INSURANCE EXPENSE	25,341	0		25,341
MISCELLANEOUS EXPENSE	2,377	0		2,377
BAD DEBT	2,463	0		2,463
ADVERTISING EXPENSE	1,624	0		1,624
OFFICE EXPENSE	36,631	0		36,631

TY 2016 Other Income Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883**Other Income Schedule**

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
LOW-INCOME AFFORDABLE HOUSING RENTAL	559,499		559,499
LOAN FORGIVENESS	5,000		5,000
LAUNDRY AND VENDING	591		591
INSURANCE PROCEEDS	126,545		126,545

TY 2016 Other Liabilities Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Description	Beginning of Year - Book Value	End of Year - Book Value
RESIDENT SECURITY DEPOSITS	9,418	8,646

TY 2016 Other Professional Fees Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
CONTRACTED SERVICES	135,736	0		135,736
MANAGEMENT FEES	30,501	0		30,501

TY 2016 Taxes Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL TAXES	5,720	0		5,720