

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

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.**

OMB No 1545-0052
2018
Open to Public Inspection

For calendar year 2018, or tax year beginning 01-01-2018, and ending 12-31-2018

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) ▶ \$ <u>2,990,367</u>	J Accounting method: <input type="checkbox"/> Cash <input checked="" 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)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)	3,000			
	2 Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	916	916		
	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	1,219,905			
	b Gross sales price for all assets on line 6a	2,650,000			
	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)	259,113	0			
12 Total. Add lines 1 through 11	1,482,934	916			
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc	0	0		0
	14 Other employee salaries and wages	39,574	0		39,574
	15 Pension plans, employee benefits	2,778	0		2,778
	16a Legal fees (attach schedule)	2,942	0		2,942
	b Accounting fees (attach schedule)	3,718	0		3,718
	c Other professional fees (attach schedule)	34,525	0		34,525
	17 Interest	45,656	0		45,656
	18 Taxes (attach schedule) (see instructions)	2,921	0		2,921
	19 Depreciation (attach schedule) and depletion	71,667	0		
	20 Occupancy	52,133	0		52,133
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses (attach schedule)	63,321	0		63,321
	24 Total operating and administrative expenses. Add lines 13 through 23	319,235	0		247,568
	25 Contributions, gifts, grants paid	0			0
26 Total expenses and disbursements. Add lines 24 and 25	319,235	0		247,568	
27 Subtract line 26 from line 12					
a Excess of revenue over expenses and disbursements	1,163,699				
b Net investment income (if negative, enter -0-)		916			
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	866	1,853	1,853
	2 Savings and temporary cash investments	91,606	60,437	60,437
	3 Accounts receivable ▶ _____ Less allowance for doubtful accounts ▶ _____	5,848		
	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) ▶ _____ 2,650,000 Less allowance for doubtful accounts ▶ _____ 0	0	2,650,000	2,650,000
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges	25,668		
	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 ▶ _____ Less accumulated depreciation (attach schedule) ▶ _____	1,491,678	0	0
15 Other assets (describe ▶ _____)	270,631	278,077	278,077	
16 Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	1,886,297	2,990,367	2,990,367	
Liabilities	17 Accounts payable and accrued expenses	63,505	27,837	
	18 Grants payable			
	19 Deferred revenue	1,825		
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)	1,586,531	1,573,266	
	22 Other liabilities (describe ▶ _____)	8,871	0	
	23 Total liabilities (add lines 17 through 22)	1,660,732	1,601,103	
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	225,565	1,389,264	
	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)	225,565	1,389,264		
31 Total liabilities and net assets/fund balances (see instructions) .	1,886,297	2,990,367		

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	225,565
2 Enter amount from Part I, line 27a	2	1,163,699
3 Other increases not included in line 2 (itemize) ▶ _____	3	0
4 Add lines 1, 2, and 3	4	1,389,264
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	1,389,264

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	P		
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			0
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			0
b			
c			
d			
e			

2 Capital gain net income or (net capital loss)	2	0
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? Yes No
 If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part.

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))
2017	539,602	154,423	3.494311
2016	508,331	200,882	2.530496
2015	432,380	140,444	3.078665
2014	37,690	5,375	7.012093
2013	37,643	66,419	0.566750

2 Total of line 1, column (d)	2	16.682315
3 Average distribution ratio for the 5-year base period—divide the total on line 2 by 5.0, or by the number of years the foundation has been in existence if less than 5 years	3	3.336463
4 Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	64,365
5 Multiply line 4 by line 3	5	214,751
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	9
7 Add lines 5 and 6	7	214,760
8 Enter qualifying distributions from Part XII, line 4	8	247,568

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 fields for exempt foundations, tax under section 511, subtitle A tax, and total tax due/overpayment. Includes sub-table for 2018 estimated tax payments (6a-6d).

Part VII-A Statements Regarding Activities

Table with 10 rows for activity statements. Columns include question number, 'Yes', and 'No' responses. Questions cover political campaign influence, political expenditures, unrelated business income, and state reporting requirements.

Part VII-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 N/A
14 The books are in care of MICHAEL KEAYS Telephone no (402) 829-9293

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 15

16 At any time during calendar year 2018, 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 country

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.

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. Organizations relying on a current notice regarding disaster assistance check here.
c 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 2018?
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 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018? 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 2018 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 2018).
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 2018?

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... (2) Influence the outcome of any specific public election... (3) Provide a grant to an individual for travel... (4) Provide a grant to an organization other than a charitable... (5) Provide for any purpose other than religious... b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify... c If the answer is "Yes" to question 5a(4), does the foundation claim exemption... 6a Did the foundation, during the year, receive any funds... b Did the foundation, during the year, pay premiums... 7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? b If yes, did the foundation receive any proceeds... 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?

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

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 GREGG WILSON, JAMES STOLZE, and ARCHBISHOP GEORGE LUCAS.

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. Includes a row for "NONE" and a total row at the bottom.

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	317,288
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	65,345
c	Fair market value of all other assets (see instructions).	1c	0
d	Total (add lines 1a, b, and c).	1d	65,345
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	65,345
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	980
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	64,365
6	Minimum investment return. Enter 5% of line 5.	6	3,218

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	3,218
2a	Tax on investment income for 2018 from Part VI, line 5.	2a	9
b	Income tax for 2018 (This does not include the tax from Part VI).	2b	
c	Add lines 2a and 2b.	2c	9
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	3,209
4	Recoveries of amounts treated as qualifying distributions.	4	0
5	Add lines 3 and 4.	5	3,209
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	3,209

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	247,568
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	247,568
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	9
6	Adjusted qualifying distributions. Subtract line 5 from line 4.	6	247,559

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 2017	(c) 2017	(d) 2018
1 Distributable amount for 2018 from Part XI, line 7				3,209
2 Undistributed income, if any, as of the end of 2018				
a Enter amount for 2017 only.			0	
b Total for prior years 20___, 20___, 20___		0		
3 Excess distributions carryover, if any, to 2018				
a From 2013.	34,322			
b From 2014.	37,421			
c From 2015.	425,377			
d From 2016.	498,315			
e From 2017.	531,909			
f Total of lines 3a through e.	1,527,344			
4 Qualifying distributions for 2018 from Part XII, line 4 ▶ \$ <u>247,568</u>				
a Applied to 2017, 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 2018 distributable amount.				3,209
e Remaining amount distributed out of corpus	244,359			
5 Excess distributions carryover applied to 2018 (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	1,771,703			
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 2017 Subtract line 4a from line 2a Taxable amount—see instructions			0	
f Undistributed income for 2018 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2019				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 2013 not applied on line 5 or line 7 (see instructions).	34,322			
9 Excess distributions carryover to 2019. Subtract lines 7 and 8 from line 6a	1,737,381			
10 Analysis of line 9				
a Excess from 2014.	37,421			
b Excess from 2015.	425,377			
c Excess from 2016.	498,315			
d Excess from 2017.	531,909			
e Excess from 2018.	244,359			

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 2018, 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) 2018	(b) 2017	(c) 2016	(d) 2015	
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 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 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				
b <i>Approved for future payment</i>				
Total ▶ 3b				

TY 2018 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	3,718	0		3,718

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

TY 2018 Depreciation Schedule

Name: ST JAMES MANOR INC

EIN: 23-7375883

Depreciation Schedule

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	2,141,779	SL	27 500000000000	60,036	0		
LEASEHOLD IMPROVEMENTS	2001-05-09	14,550	8,818	SL	27 500000000000	265	0		
LEASEHOLD IMPROVEMENTS	2002-07-01	28,489	16,058	SL	27 500000000000	518	0		
FURNISHINGS	2002-11-01	6,890	6,890	SL	7 000000000000	0	0		
LEASEHOLD IMPROVEMENTS	2003-06-30	20,175	10,639	SL	27 500000000000	367	0		
WATER HEATER	2003-05-16	6,616	6,616	SL	7 000000000000	0	0		
ROOF IMPROVEMENTS	2005-11-01	3,500	1,548	SL	27 500000000000	64	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		

Depreciation Schedule

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	1,063	SL	27 500000000000	56	0		
LEASEHOLD IMPROVEMENTS	2008-12-23	7,630	2,496	SL	27 500000000000	139	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	1,991	SL	7 000000000000	0	0		
LEASEHOLD IMPROVEMENTS	2009-06-02	3,915	1,221	SL	27 500000000000	71	0		
LEASEHOLD IMPROVEMENTS	2009-07-15	2,325	720	SL	27 500000000000	42	0		
OFFICE EQUIPMENT	2009-11-11	1,819	1,819	SL	5 000000000000	0	0		
WATER HEATER	2011-04-17	1,011	962	SL	7 000000000000	49	0		
WATER HEATER	2011-12-28	1,350	1,158	SL	7 000000000000	96	0		
GAS FURNACE	2012-01-27	1,445	1,048	SL	7 000000000000	103	0		
RETAINING WALL	2013-08-22	8,590	3,722	SL	10 000000000000	430	0		
PAINTING	2013-09-06	5,500	5,500	SL	3 000000000000	0	0		
ROOF	2013-10-29	17,250	7,188	SL	10 000000000000	863	0		
BUILDING FIXTURES	2013-09-01	39,030	33,826	SL	5 000000000000	3,903	0		
WATER HEATER	2016-02-01	6,673	1,827	SL	7 000000000000	477	0		
WATER HEATER	2016-10-21	7,457	1,243	SL	7 000000000000	533	0		
ROOF	2016-11-01	33,220	1,447	SL	27 500000000000	604	0		

Depreciation Schedule

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
ROOF	2017-10-25	167,784	1,017	SL	27 5000000000000	3,051	0		
CARPET	2018-06-28	4,460		SL	7 0000000000000	0	0		
IMPROVEMENTS	2018-06-28	5,623		SL	7 0000000000000	0	0		

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TY 2018 Gain/Loss from Sale of Other Assets Schedule

Name: ST JAMES MANOR INC

EIN: 23-7375883

Gain Loss Sale Other Assets Schedule

Name	Date Acquired	How Acquired	Date Sold	Purchaser Name	Gross Sales Price	Basis	Basis Method	Sales Expenses	Total (net)	Accumulated Depreciation
3102/3106 NORTH 60TH STREET, OMAHA, NE, 68104	2000-01	PURCHASED	2018-06	SAINT JAMES APARTMENT PARTNERS LLC	2,650,000	3,794,383		0	1,219,905	2,364,288

TY 2018 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 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 ST JAMES MANOR, INC SOLD THE AFFORDABLE HOUSING UNITS AS OF JUNE 29, 2018 AND HAS AN OUTSTANDING NOTE RECEIVABLE FROM THE PURCHASER IS CURRENTLY IN FINANCIAL TROUBLE AND IT IS UNKNOWN AT THIS TIME WHETHER THE NOTE WILL BE PAID IN FULL OR WHETHER THE PROPERTY WILL REVERT BACK TO ST JAMES MANOR, INC IT IS POSSIBLE THAT ST JAMES MANOR, INC WILL TAKE BACK THE PROPERTY AND SEARCH FOR ANOTHER BUYER.</p>

TY 2018 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	2,942	0		2,942

TY 2018 Mortgages and Notes Payable Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883**Total Mortgage Amount:****Mortgages and Notes Payable Schedule**

Item No.	1
Lender's Name	CATHOLIC CHARITIES FOUNDATION
Lender's Title	
Relationship to Insider	RELATED TAX EXEMPT ORGANIZATION
Original Amount of Loan	1,791,813
Balance Due	1,573,266
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 2018 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	10,304	10,304	10,304
OPERATING AND REPLACEMENT RESERVE	260,327	267,773	267,773

TY 2018 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	13,428	0		13,428
MISCELLANEOUS EXPENSE	29,325	0		29,325
ADVERTISING EXPENSE	430	0		430
OFFICE EXPENSE	20,138	0		20,138

TY 2018 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	254,916		254,916
LAUNDRY AND VENDING	758		758
MISCELLAENOUS	3,439		3,439

TY 2018 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	8,871	0

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**TY 2018 Other
Notes/Loans Receivable
Long Schedule**

Name: ST JAMES MANOR INC
EIN: 23-7375883

Borrower's Name	Relationship to Insider	Original Amount of Loan	Balance Due	Date of Note	Maturity Date	Repayment Terms	Interest Rate	Security Provided by Borrower	Purpose of Loan	Description of Lender Consideration	Consideration FMV
SAINT JAMES APARTMENT PARTNERS LLC	NONE	2,650,000	2,650,000	2018-06	2019-03	PRINCIPAL AND INTEREST AT 9 MONTHS	450 0000000000 %	REAL PROPERTY AND PERSONAL PROPERTY OWNED BY LENDER	SALE OF APARTMENT BUILDINGS	3102/3106 NORTH 60TH STREET, OMAHA, NE, 68104	2,650,000

TY 2018 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	24,606	0		24,606
MANAGEMENT FEES	9,919	0		9,919

TY 2018 Taxes Schedule**Name:** ST JAMES MANOR INC**EIN:** 23-7375883

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PAYROLL TAXES	2,921	0		2,921