

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

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
 ▶ Information about Form 990 and its instructions is at www.irs.gov/foi990

OMB No 1545-0047
2015
Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 01-01-2015, and ending 12-31-2015

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization ST MARY DEVELOPMENT CORPORATION Doing business as Number and street (or P O box if mail is not delivered to street address) Room/suite 2160 E FIFTH STREET City or town, state or province, country, and ZIP or foreign postal code DAYTON, OH 45403	D Employer identification number 31-1275208 E Telephone number (937) 277-8149 G Gross receipts \$ 4,460,573
F Name and address of principal officer TIMOTHY BETE 2160 E FIFTH STREET DAYTON, OH 45403		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions) H(c) Group exemption number ▶
I Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		L Year of formation 1989 M State of legal domicile OH
J Website: ▶ WWW.STMARYDEVELOPMENT.ORG		
K Form of organization <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		

Part I Summary

1	Briefly describe the organization's mission or most significant activities CREATE LASTING, AFFORDABLE HOUSING SOLUTIONS IN SOUTHWEST OHIO AND VARIOUS STATES THROUGH REAL ESTATE DEVELOPMENT AND MANAGEMENT, RESIDENT SERVICES AND FUNDRAISING, AND COMMUNITY DEVELOPMENT		
2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets		
3	Number of voting members of the governing body (Part VI, line 1a)	3	9
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	9
5	Total number of individuals employed in calendar year 2015 (Part V, line 2a)	5	24
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
7b	Net unrelated business taxable income from Form 990-T, line 34	7b	0
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)	644,503	596,338
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	914,056	2,004,519
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	362,519	174,663
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	248,331	326,654
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	2,169,409	3,102,174
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0	0
	16a Professional fundraising fees (Part IX, column (A), line 11e)	849,689	921,133
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 44,928	0	0
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	2,057,565	1,864,671
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	2,907,254	2,785,804	
19 Revenue less expenses Subtract line 18 from line 12	-737,845	316,370	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21 Total liabilities (Part X, line 26)	28,531,877	30,742,447
	22 Net assets or fund balances Subtract line 21 from line 20	11,166,449	12,941,982
		17,365,428	17,800,465

Part II Signature Block

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

Sign Here	***** Signature of officer TIMOTHY BETE PRESIDENT Type or print name and title	2016-11-15 Date		
Paid Preparer Use Only	Print/Type preparer's name CHARLES CRAFT	Preparer's signature CHARLES CRAFT	Date	Check <input type="checkbox"/> if self-employed PTIN P00013094
	Firm's name ▶ FLAGEL HUBER FLAGEL		Firm's EIN ▶ 31-0796034	
	Firm's address ▶ 3400 SOUTH DIXIE DRIVE DAYTON, OH 45439		Phone no (937) 299-3400	

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

Part III Statement of Program Service Accomplishments

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

1 Briefly describe the organization's mission

CREATE LASTING, AFFORDABLE HOUSING SOLUTIONS IN SOUTHWEST OHIO AND VARIOUS STATES THROUGH REAL ESTATE DEVELOPMENT AND MANAGEMENT, RESIDENT SERVICES AND FUNDRAISING, AND COMMUNITY DEVELOPMENT

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

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

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O

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

4a (Code) (Expenses \$ 554,621 including grants of \$) (Revenue \$ 127,724)
RESIDENT SERVICES/FUNDRAISING - TO PROVIDE SERVICES TO AGING RESIDENTS TO ALLOW THEM TO MAINTAIN LIVING IN THEIR HOMES LONGER

4b (Code) (Expenses \$ 785,863 including grants of \$) (Revenue \$ 543,041)
SENIOR HOUSING - ASSIST AND PROVIDE OVERSIGHT FOR OWNED AFFORDABLE PROJECTS

4c (Code) (Expenses \$ 816,592 including grants of \$) (Revenue \$ 1,603,789)
REAL ESTATE/COMMUNITY DEVELOPMENT - GENERAL SUPPORT FOR NEIGHBORHOOD PROGRAMS TO IMPROVE ECONOMIC, HOUSING AND EDUCATIONAL CONDITIONS OF THE COMMUNITY IN VARIOUS MARKETS OUTLINED IN OUR ARTICLES OF INCORPORATION

See Additional Data

4d Other program services (Describe in Schedule O)

(Expenses \$ 0 including grants of \$) (Revenue \$)

4e Total program service expenses 2,157,076

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	Yes	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?	Yes	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		No
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>		No
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		No
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		No
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		No
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		No
9 Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		No
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		No
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	Yes	
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		No
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		No
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	Yes	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	Yes	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	Yes	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	Yes	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>		No
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		No
14a Did the organization maintain an office, employees, or agents outside of the United States?		No
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		No
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		No
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		No
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)		No
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		No
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		No
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21		No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33	Yes	
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	34	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

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

Table with columns for question number, question text, and Yes/No response boxes. Includes sections for backup withholding, employee reporting, foreign accounts, prohibited tax shelter transactions, deductible contributions, and 501(c)(7), (12), and (29) organizations.

Part VI Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

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

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O		
1b	Enter the number of voting members included in line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		No
6	Did the organization have members or stockholders?		No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		No
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following		
8a	The governing body?	Yes	
8b	Each committee with authority to act on behalf of the governing body?	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		No
10b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	Yes	
11b	Describe in Schedule O the process, if any, used by the organization to review this Form 990		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	Yes	
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	Yes	
12c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	Yes	
13	Did the organization have a written whistleblower policy?	Yes	
14	Did the organization have a written document retention and destruction policy?	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	The organization's CEO, Executive Director, or top management official	Yes	
15b	Other officers or key employees of the organization	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		No
16b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the States with which a copy of this Form 990 is required to be filed **OH**
- 18** Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain in Schedule O)
- 19** Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records
THE ORGANIZATION 2160 E FIFTH STREET DAYTON, OH 45403 (937) 277-8149

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

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

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) PAIGE SINGLETON BOARD OF DIRECTORS	0 00	X					0	0	0	
(2) COREY SCHUMACHER BOARD OF DIRECTORS	0 00	X					0	0	0	
(3) CHANNON LEMON BOARD OF DIRECTORS	0 00	X					0	0	0	
(4) BRETT HENRY BOARD OF DIRECTORS	0 00	X					0	0	0	
(5) SHARI ROGERS BOARD OF DIRECTORS	0 00	X					0	0	0	
(6) CAROL GAEKE BOARD OF DIRECTORS	0 00	X					0	0	0	
(7) BO GUNLOCK BOARD OF DIRECTORS	0 00	X					0	0	0	
(8) DAN ABRAHAMOWICZ BOARD OF DIRECTORS	0 00	X					0	0	0	
(9) KRISTINA LEWIS BOARD OF DIRECTORS	1 00	X					5,190	0	0	
(10) TIMOTHY BETE PRESIDENT/TREASURER	40 00			X			112,000	0	27,720	
(11) BARBARA PROSSER CHIEF FINANCIAL OFFICER	40 00			X			93,009	0	23,357	
(12) WESLEY YOUNG VICE PRESIDENT/SECRETARY	40 00			X			98,417	0	26,580	

Part VIII Statement of Revenue

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

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns 1a 181					
	b Membership dues 1b					
	c Fundraising events 1c					
	d Related organizations 1d					
	e Government grants (contributions) 1e 437,483					
	f All other contributions, gifts, grants, and similar amounts not included above 1f 158,674					
	g Noncash contributions included in lines 1a-1f \$					
	h Total. Add lines 1a-1f ▶	596,338				
Program Service Revenue		Business Code				
	2a LOW INC DEVELOPER FEES	531390	1,557,339	1,557,339		
	b LOW INC HOUSING MGMT	531310	274,064	274,064		
	c OUTREACH SERVICES	624100	173,116	173,116		
	d					
	e					
	f All other program service revenue					
g Total. Add lines 2a-2f ▶	2,004,519					
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶		376,620		376,620	
	4 Income from investment of tax-exempt bond proceeds ▶					
	5 Royalties ▶					
	6a Gross rents	(i) Real	453,926			
		(ii) Personal				
		b Less rental expenses	136,046			
		c Rental income or (loss)	317,880			
	d Net rental income or (loss) ▶		317,880		317,880	
	7a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other		1,015,000		
		b Less cost or other basis and sales expenses		1,222,353		
		c Gain or (loss)	5,396	-207,353		
	d Net gain or (loss) ▶		-201,957		5,396	
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18 a					
		b Less direct expenses b				
		c Net income or (loss) from fundraising events ▶				
	9a Gross income from gaming activities See Part IV, line 19 a					
		b Less direct expenses b				
		c Net income or (loss) from gaming activities ▶				
	10a Gross sales of inventory, less returns and allowances a					
b Less cost of goods sold b						
c Net income or (loss) from sales of inventory ▶						
Miscellaneous Revenue	Business Code					
11a MISCELLANEOUS	900099	8,774			8,774	
b						
c						
d All other revenue						
e Total. Add lines 11a-11d ▶		8,774				
12 Total revenue. See Instructions ▶		3,102,174	2,004,519	0	708,670	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A)

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

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21				
2	Grants and other assistance to domestic individuals See Part IV, line 22				
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	381,083	211,754	155,357	13,972
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	399,310	305,048	92,957	1,305
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	12,184	9,777	2,388	19
9	Other employee benefits	64,504	44,143	19,854	507
10	Payroll taxes	64,052	42,944	19,958	1,150
11	Fees for services (non-employees)				
a	Management	283,766	283,766		
b	Legal	43,420	43,420		
c	Accounting	51,280	13,195	38,085	
d	Lobbying				
e	Professional fundraising services See Part IV, line 17				
f	Investment management fees				
g	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	73,893	14,779	59,114	
12	Advertising and promotion	3,499	2,685	814	
13	Office expenses	16,897	4,766	9,934	2,197
14	Information technology	12,184	3,046	9,138	
15	Royalties				
16	Occupancy	356,378	309,232	47,146	
17	Travel	27,813	19,171	5,903	2,739
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	213	213		
20	Interest	107,625	80,719	26,906	
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	333,225	310,770	22,455	
23	Insurance	147,727	108,114	39,613	
24	Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a	PROGRAM EXPENSE	389,860	389,860		
b	TELEPHONE	22,985	11,766	8,975	2,244
c	DUES & SUBSCRIPTIONS	16,004	6,666	9,338	
d	DONOR SOLICITATIONS	10,580	39		10,541
e	All other expenses	-32,678	-58,797	15,865	10,254
25	Total functional expenses. Add lines 1 through 24e	2,785,804	2,157,076	583,800	44,928
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

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

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash-non-interest-bearing	330,832	1	1,658
	2 Savings and temporary cash investments	2,170,135	2	2,994,359
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	1,469,161	4	2,154,685
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net	15,269,357	7	15,204,272
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	42,088	9	1,348
	10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 8,274,080		
	b Less accumulated depreciation	10b 1,796,199	5,911,576	10c 6,477,881
	11 Investments—publicly traded securities		11	
	12 Investments—other securities See Part IV, line 11	294,935	12	633,204
	13 Investments—program-related See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets See Part IV, line 11	3,043,793	15	3,275,040
16 Total assets. Add lines 1 through 15 (must equal line 34)	28,531,877	16	30,742,447	
Liabilities	17 Accounts payable and accrued expenses	175,721	17	185,131
	18 Grants payable		18	
	19 Deferred revenue	124,289	19	113,519
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability Complete Part IV of Schedule D		21	
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties	10,169,315	23	11,455,597
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D	697,124	25	1,187,735
	26 Total liabilities. Add lines 17 through 25	11,166,449	26	12,941,982
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	14,724,174	27	14,884,211
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets	2,641,254	29	2,916,254
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
33 Total net assets or fund balances	17,365,428	33	17,800,465	
34 Total liabilities and net assets/fund balances	28,531,877	34	30,742,447	

Part XI Reconciliation of Net Assets

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

1	Total revenue (must equal Part VIII, column (A), line 12)	1	3,102,174
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,785,804
3	Revenue less expenses Subtract line 2 from line 1	3	316,370
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	17,365,428
5	Net unrealized gains (losses) on investments	5	-17,380
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	136,047
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	17,800,465

Part XII Financial Statements and Reporting

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

		Yes	No
1	Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		No
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	Yes	
2c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O		No
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	Yes	

Additional Data

Software ID:

Software Version:

EIN: 31-1275208

Name: ST MARY DEVELOPMENT CORPORATION

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

(Code) (Expenses \$ 0 including grants of \$) (Revenue \$)

VARIOUS ADDITIONAL PROGRAMS AIMED AT REVITALIZATION AND ECONOMIC DEVELOPMENT OF TARGET NEIGHBORHOODS
IN THE DAYTON COMMUNITY

SCHEDULE A (Form 990 or 990EZ)

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

Information about Schedule A (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

2015

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization ST MARY DEVELOPMENT CORPORATION

Employer identification number

31-1275208

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

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

- 1 A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i).
2 A school described in section 170(b)(1)(A)(ii).
3 A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii).
4 A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii).
5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv).
6 A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v).
7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi).
8 A community trust described in section 170(b)(1)(A)(vi).
9 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions...
10 An organization organized and operated exclusively to test for public safety.
11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations...
a Type I. A supporting organization operated, supervised, or controlled by its supported organization(s)...
b Type II. A supporting organization supervised or controlled in connection with its supported organization(s)...
c Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s)...
d Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated...
e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
f Enter the number of supported organizations.
g Provide the following information about the supported organization(s).

Table with 6 columns: (i) Name of supported organization, (ii) EIN, (iii) Type of organization, (iv) Is the organization listed in your governing document?, (v) Amount of monetary support, (vi) Amount of other support. Includes a Total row at the bottom.

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

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

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants.)						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2015 (line 6, column (f) divided by line 11, column (f))	14	
15 Public support percentage for 2014 Schedule A, Part II, line 14	15	
16a 33 1/3% support test—2015. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 33 1/3% support test—2014. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
17a 10%-facts-and-circumstances test—2015. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 10%-facts-and-circumstances test—2014. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions <input type="checkbox"/>		

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

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	2,120,529	771,372	682,316	632,003	527,338	4,733,558
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	769,298	1,656,592	1,596,734	914,056	2,004,519	6,941,199
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	2,889,827	2,427,964	2,279,050	1,546,059	2,531,857	11,674,757
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0
c Add lines 7a and 7b						0
8 Public support. (Subtract line 7c from line 6.)						11,674,757

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
9 Amounts from line 6	2,889,827	2,427,964	2,279,050	1,546,059	2,531,857	11,674,757
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	657,363	778,220	814,129	849,567	830,546	3,929,825
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975	38,112	26,475	15,864	6,324	0	86,775
c Add lines 10a and 10b	695,475	804,695	829,993	855,891	830,546	4,016,600
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	60,665	78,459	74,274	8,263	8,774	230,435
13 Total support. (Add lines 9, 10c, 11, and 12.)	3,645,967	3,311,118	3,183,317	2,410,213	3,371,177	15,921,792

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

Section C. Computation of Public Support Percentage

15 Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	73.330 %
16 Public support percentage from 2014 Schedule A, Part III, line 15	16	73.370 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2015 (line 10c, column (f) divided by line 13, column (f))	17	25.230 %
18 Investment income percentage from 2014 Schedule A, Part III, line 17	18	24.790 %

19a 33 1/3% support tests—2015. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests—2014. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

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

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I. If you checked 11a of Part I, complete Sections A and B. If you checked 11b of Part I, complete Sections A and C. If you checked 11c of Part I, complete Sections A, D, and E. If you checked 11d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer (b) and (c) below.		
3b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
3c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.		
4b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
4c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).		
5b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
5c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990).		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? If "Yes," complete Part II of Schedule L (Form 990).		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		
9b	Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		
9c	Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		
10a	Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer b below.		
10b	Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		
11	Has the organization accepted a gift or contribution from any of the following persons?		
11a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
11b	A family member of a person described in (a) above?		
11c	A 35% controlled entity of a person described in (a) or (b) above? If "Yes" to a, b, or c, provide detail in Part VI.		

Part IV Supporting Organizations (continued)**Section B. Type I Supporting Organizations**

- 1** Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? If "No," describe in **Part VI** how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.
- 2** Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in **Part VI** how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.

	Yes	No
1		
2		

Section C. Type II Supporting Organizations

- 1** Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in **Part VI** how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).

	Yes	No
1		

Section D. All Type III Supporting Organizations

- 1** Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (1) a written notice describing the type and amount of support provided during the prior tax year, (2) a copy of the Form 990 that was most recently filed as of the date of notification, and (3) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?
- 2** Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in **Part VI** how the organization maintained a close and continuous working relationship with the supported organization(s).
- 3** By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in **Part VI** the role the organization's supported organizations played in this regard.

	Yes	No
1		
2		
3		

Section E. Type III Functionally-Integrated Supporting Organizations

- 1** Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (**see instructions**):
- a** The organization satisfied the Activities Test. Complete **line 2** below.
- b** The organization is the parent of each of its supported organizations. Complete **line 3** below.
- c** The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).
- 2** **Activities Test. Answer (a) and (b) below.**

- a** Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in **Part VI identify those supported organizations and explain** how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.
- b** Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in **Part VI** the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.
- 3** **Parent of Supported Organizations. Answer (a) and (b) below.**
- a** Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? Provide details in Part VI.
- b** Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.

	Yes	No
2a		
2b		
3a		
3b		

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

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

Section A - Adjusted Net Income

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

	(A) Prior Year	(B) Current Year (optional)
1		
2		
3		
4		
5		
6		
7		
8		

Section B - Minimum Asset Amount

- 1** Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)
- a** Average monthly value of securities
- b** Average monthly cash balances
- c** Fair market value of other non-exempt-use assets
- d** **Total** (add lines 1a, 1b, and 1c)
- e** **Discount** claimed for blockage or other factors (explain in detail in Part VI) _____
- 2** Acquisition indebtedness applicable to non-exempt use assets
- 3** Subtract line 2 from line 1d
- 4** Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)
- 5** Net value of non-exempt-use assets (subtract line 4 from line 3)
- 6** Multiply line 5 by .035
- 7** Recoveries of prior-year distributions
- 8** **Minimum Asset Amount** (add line 7 to line 6)

	(A) Prior Year	(B) Current Year (optional)
1		
1a		
1b		
1c		
1d		
2		
3		
4		
5		
6		
7		
8		

Section C - Distributable Amount

- 1** Adjusted net income for prior year (from Section A, line 8, Column A)
- 2** Enter 85% of line 1
- 3** Minimum asset amount for prior year (from Section B, line 8, Column A)
- 4** Enter greater of line 2 or line 3
- 5** Income tax imposed in prior year
- 6** **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)
- 7** Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

		Current Year
1		
2		
3		
4		
5		
6		

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

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2015 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2015	(iii) Distributable Amount for 2015
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013. _____			
e From 2014. _____			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7			
\$ _____			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2016. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013. _____			
d From 2014. _____			
e From 2015. _____			

Part VI Supplemental Information.

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Return Reference	Explanation
SCHEDULE A, PART III, LINE 12, EXPLANATION OF OTHER INCOME	MISCELLANEOUS - 2011 AMOUNT \$ 60,665 2012 AMOUNT \$ 78,459 2013 AMOUNT \$ 74,274 2014 AMOUNT \$ 8,263 2015 AMOUNT \$ 8,774

SCHEDULE D
(Form 990)

Supplemental Financial Statements

OMB No 1545-0047

2015
Open to Public Inspection

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

Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury
Internal Revenue Service

Name of the organization
ST MARY DEVELOPMENT CORPORATION

Employer identification number
31-1275208

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

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

1 Purpose(s) of conservation easements held by the organization (check all that apply)

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
a Total number of conservation easements	
b Total acreage restricted by conservation easements	
c Number of conservation easements on a certified historic structure included in (a)	
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4) (B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

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

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

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

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

b If "Yes," explain the arrangement in Part XIII and complete the following table

	Amount
c Beginning balance	1c
d Additions during the year	1d
e Distributions during the year	1e
f Ending balance	1f

- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No

- b** If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

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

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

- a** Board designated or quasi-endowment ▶
 - b** Permanent endowment ▶
 - c** Temporarily restricted endowment ▶
- The percentages on lines 2a, 2b, and 2c should equal 100%

- 3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by
- | | | |
|--|--------------|---------------|
| (i) unrelated organizations | Yes | No |
| (ii) related organizations | 3a(i) | 3a(ii) |
| b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |

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

Part VI Land, Buildings, and Equipment.

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

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		409,741		409,741
b Buildings		7,018,113	1,257,869	5,760,244
c Leasehold improvements		516,123	249,745	266,378
d Equipment		327,653	286,135	41,518
e Other		2,450	2,450	0
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c))				6,477,881

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	2,945,840
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
a	Net unrealized gains (losses) on investments	2a		-17,380
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII)	2d		-138,954
e	Add lines 2a through 2d		2e	-156,334
3	Subtract line 2e from line 1		3	3,102,174
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII)	4b		
c	Add lines 4a and 4b		4c	0
5	Total revenue Add lines 3 and 4c . (This must equal Form 990, Part I, line 12)		5	3,102,174

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	2,785,803
2	Amounts included on line 1 but not on Form 990, Part IX, line 25			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII)	2d		-1
e	Add lines 2a through 2d		2e	-1
3	Subtract line 2e from line 1		3	2,785,804
4	Amounts included on Form 990, Part IX, line 25, but not on line 1 :			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII)	4b		
c	Add lines 4a and 4b		4c	0
5	Total expenses Add lines 3 and 4c . (This must equal Form 990, Part I, line 18)		5	2,785,804

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation
PART X, LINE 2	THE ORGANIZATION DETERMINES THE RECOGNITION OF UNCERTAIN TAX POSITIONS, IF APPLICABLE, THAT MAY SUBJECT THE ORGANIZATION TO UNRELATED BUSINESS INCOME TAX NECESSARY BY APPLYING A MORE-LIKELY-THAN-NOT RECOGNITION THRESHOLD AND DETERMINES THE MEASUREMENT OF UNCERTAIN TAX POSITIONS CONSIDERING THE AMOUNTS AND PROBABILITIES OF THE OUTCOMES THAT COULD BE REALIZED UPON ULTIMATE SETTLEMENT WITH TAX AUTHORITIES THE ORGANIZATION HAS NO TAX POSITIONS WHICH MUST BE CONSIDERED FOR DISCLOSURE THE ORGANIZATION BELIEVES IT IS NO LONGER SUBJECT TO INCOME TAX EXAMINATIONS FOR THE YEARS PRIOR TO 2012

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation
PART XII, LINE 2D - OTHER ADJUSTMENTS	ROUNDING ADJUSTMENT -1

**SCHEDULE O
(Form 990 or
990-EZ)**Department of the
Treasury
Internal Revenue
Service**Supplemental Information to Form 990 or 990-EZ**Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at
www.irs.gov/form990.**2015****Open to Public
Inspection**Name of the organization
ST MARY DEVELOPMENT CORPORATION**Employer identification number**

31-1275208

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11	A COPY OF THE TAX RETURN WILL BE PROVIDED TO BOARD MEMBERS PRIOR TO ITS FILING WITH THE INTERNAL REVENUE SERVICE. IT WILL BE REVIEWED BY THE PRESIDENT PRIOR TO FILING
FORM 990, PART VI, SECTION B, LINE 12C	ON AN ANNUAL BASIS, TRUSTEES, DIRECTORS, OFFICERS AND KEY EMPLOYEES MUST REVIEW THE CONFLICT OF INTEREST POLICY AND PROVIDE THEIR SIGNATURES INDICATING THAT THEY HAVE REVIEWED IT. THEY MUST ALSO DISCLOSE ANY CONFLICTS AT THAT TIME

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 15	THE PRESIDENT'S COMPENSATION WAS DETERMINED BY REVIEWING COMPARABLE SALARIES IN THE INDUSTRY THE OFFICERS AND KEY EMPLOYEES' RAISES/COMPENSATION ARE DETERMINED BY THE PRESIDENT AND MANAGERS IN ACCORDANCE WITH THE APPROVED BUDGET
FORM 990, PART VI, SECTION C, LINE 19	THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE UPON REQUEST

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PART XI, LINE 9	RENT EXPENSES RECLASSIFIED ON FORM 990 136,046 ROUNDING ADJUSTMENT 1
FORM 990, PAGE 12, PART X11, LINE 2C	THERE HAVE BEEN NO CHANGES DURING THE YEAR IN THE PROCESS FOR OVERSIGHT OF THE AUDIT OF THE FINANCIAL STATEMENTS

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No 1545-0047

2015

Open to Public Inspection

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.

▶ Information about Schedule R (Form 990) and its instructions is at www.irs.gov/form990.

Department of the Treasury
Internal Revenue Service

Name of the organization
ST MARY DEVELOPMENT CORPORATION

Employer identification number

31-1275208

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) HC RE GROUP LLC 2160 E FIFTH STREET DAYTON, OH 45403 31-1636017	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	-49,881	3,837,374	ST MARY DEVELOPMENT CORPORATION
(2) J&A EDUCAT'L PROP'S LLC--USES ST MARY DEV CORP EIN 2160 E FIFTH STREET DAYTON, OH 45403 31-1275208	MANAGEMENT OF EDUCATIONAL FACILITIES	OH	-25,219	801,312	ST MARY DEVELOPMENT CORPORATION
(3) CARMEL HEIGHTS HOMES LLC--USES ST MARY DEV CORP EIN 2160 E FIFTH STREET DAYTON, OH 45403 31-1275208	MANAGEMENT OF LOW-INCOME HOUSING	OH	0	0	ST MARY DEVELOPMENT CORPORATION
(4) ISAIAH REAL ESTATE COMPANY LLC 2160 E FIFTH STREET DAYTON, OH 45403 27-0835937	MANAGEMENT OF LOW-INCOME HOUSING	OH	0	0	ST MARY DEVELOPMENT CORPORATION
(5) MG APARTMENTS LLC 2160 E FIFTH STREET DAYTON, OH 45403 45-2507858	MANAGEMENT OF LOW-INCOME HOUSING	OH	-102,334	1,421,929	ST MARY DEVELOPMENT CORPORATION
(6) ST MARY DEVELOPMENT TN NONPROFIT LLC 2160 E FIFTH STREET DAYTON, OH 45403 47-2836342	MANAGEMENT OF LOW-INCOME HOUSING	TN	0	0	ST MARY DEVELOPMENT CORPORATION

Part II Identification of Related Tax-Exempt Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
(1) HOMEOWNERSHIP CENTER OF GREATER DAYTON 2160 E FIFTH STREET DAYTON, OH 45403 36-4500925	HOMEOWNER TRAINING AND OTHER SERVICES FOR FIRST-TIME HOMEBUYERS	OH	501(C)(3)	170(B)(1)(A)(VI)	ST MARY DEVELOPMENT CORPORATION		No
(2) SOUTHEAST DAYTON HOUSING CORP 2160 E FIFTH STREET DAYTON, OH 45403 31-1408172	ASSISTANCE AND MAINTENANCE OF LOW AND MODERATE INCOME HOUSING FAMILIES	OH	501(C)(3)	170(B)(1)(A)(VI)	ST MARY DEVELOPMENT CORPORATION		No
(3) LYONS PLACE 2160 E FIFTH STREET DAYTON, OH 45403 20-4300133	PROVIDE ELDERLY AND HANDICAPPED PERSONS WITH HOUSING FACILITIES AND SERVICES	OH	501(C)(3)	509(A)(2)	ST MARY DEVELOPMENT CORPORATION		No
(4) LYONS PLACE II 2160 E FIFTH STREET DAYTON, OH 45403 26-2670826	PROVIDE ELDERLY AND HANDICAPPED PERSONS WITH HOUSING FACILITIES AND SERVICES	OH	501(C)(3)	509(A)(2)	ST MARY DEVELOPMENT CORPORATION		No
(5) ST MARY CONDOMINIUM OWNERS ASSOCIATION 2160 E FIFTH STREET DAYTON, OH 45403 20-8175771	CODOMINIUM ASSOCIATION FOR SENIORS	OH	528	N/A	HC RE GROUP LLC		No

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
See Additional Data Table												

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end- of-year assets	(h) Percentage ownership	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
See Additional Data Table									

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)

- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		No
1b		No
1c		No
1d		No
1e		No
1f		No
1g		No
1h		No
1i		No
1j		No
1k		No
1l		No
1m	Yes	
1n		No
1o	Yes	
1p		No
1q		No
1r		No
1s		No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) SOUTHEAST DAYTON HOUSING CORP	M	138,007	FAIR MARKET VALUE
(2) SOUTHEAST DAYTON HOUSING CORP	O	381,083	COMPENSATION OF SHARED EMPLOYEES
(3) HOMEOWNERSHIP CENTER OF GREATER DAYTON	O	381,083	COMPENSATION OF SHARED EMPLOYEES
(4) LYONS PLACE	O	381,083	COMPENSATION OF SHARED EMPLOYEES
(5) LYONS PLACE II	O	381,083	COMPENSATION OF SHARED EMPLOYEES

Part VII **Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation
-------------------------	--------------------

Additional Data

Software ID:
Software Version:
EIN: 31-1275208
Name: ST MARY DEVELOPMENT CORPORATION

Form 990, Schedule R, Part I - Identification of Disregarded Entities

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Total income	(e) End-of-year assets	(f) Direct Controlling Entity
(1) HC RE GROUP LLC 2160 E FIFTH STREET DAYTON, OH 45403 31-1636017	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	-49,881	3,837,374	ST MARY DEVELOPMENT CORPORATION
(1) J&A EDUCAT'L PROP'S LLC--USES ST MARY DEV CORP EIN 2160 E FIFTH STREET DAYTON, OH 45403 31-1275208	MANAGEMENT OF EDUCATIONAL FACILITIES	OH	-25,219	801,312	ST MARY DEVELOPMENT CORPORATION
(2) CARMEL HEIGHTS HOMES LLC--USES ST MARY DEV CORP EIN 2160 E FIFTH STREET DAYTON, OH 45403 31-1275208	MANAGEMENT OF LOW-INCOME HOUSING	OH	0	0	ST MARY DEVELOPMENT CORPORATION
(3) ISAIAH REAL ESTATE COMPANY LLC 2160 E FIFTH STREET DAYTON, OH 45403 27-0835937	MANAGEMENT OF LOW-INCOME HOUSING	OH	0	0	ST MARY DEVELOPMENT CORPORATION
(4) MG APARTMENTS LLC 2160 E FIFTH STREET DAYTON, OH 45403 45-2507858	MANAGEMENT OF LOW-INCOME HOUSING	OH	-102,334	1,421,929	ST MARY DEVELOPMENT CORPORATION
(5) ST MARY DEVELOPMENT TN NONPROFIT LLC 2160 E FIFTH STREET DAYTON, OH 45403 47-2836342	MANAGEMENT OF LOW-INCOME HOUSING	TN	0	0	ST MARY DEVELOPMENT CORPORATION

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership												
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of Schedule K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
LOFTS AT HOOVER LLC 713 W GRAND AVE DAYTON, OH 45406 20-3537602	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
SUNLIGHT HOMES LLC 9349 WATERSTONE BLVD CINCINNATI, OH 45249 20-1498478	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
WASHINGTON SQUARE HOMES LLC 713 W GRAND AVE DAYTON, OH 45406 20-3167869	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
GRAND PLACE APARTMENTS LTD 2160 E FIFTH STREET DAYTON, OH 45403 31-1637974	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
HOOVER PLACE LIMITED PARTNERSHIP 2160 E FIFTH STREET DAYTON, OH 45403 31-1562503	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	-17	360		No		Yes		
HUFFMAN SENIOR APARTMENTS LIMITED PARTNERSHIP 2160 E FIFTH STREET DAYTON, OH 45403 31-1463705	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	-8	167		No		Yes		
INDIAN TRACE LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1475001	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	118	7,521		No		Yes		
JEFFERSON RESIDENCE LIMITED PARTNERSHIP 713 W GRAND AVE DAYTON, OH 45406 30-0158511	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
ASPEN GROVE LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1475000	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED				No		Yes		
COBBLEGATE SQUARE LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1447049	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	-351	9,609		No		Yes		
LYONS PLACE LIMITED PARTNERSHIP 2160 E FIFTH STREET DAYTON, OH 45403 20-4648121	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
LYONS PLACE II LIMITED PARTNERSHIP 2160 E FIFTH STREET DAYTON, OH 45403 26-2670919	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A									
MEADOW CREEK LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1624279	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	-635	10,853		No		Yes		
THE MEADOWS LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1561508	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED				No		Yes		
NORMANDY RIDGE LIMITED PARTNERSHIP 9349 WATERSTONE BLVD CINCINNATI, OH 45249 31-1561510	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	RELATED	-1,618	193		No		Yes		

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust									
(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
EATON SENIOR VILLAGE MANAGER (1) INC 713 W GRAND AVE DAYTON, OH 45406 26-3164314	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-30	-371	79 000 %		No
(1) JEFFERSON RESIDENCE GP INC 713 W GRAND AVE DAYTON, OH 45406 20-1099967	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-187	-2,507	79 000 %		No
(2) LOFTS MANAGER INC 713 W GRAND AVE DAYTON, OH 45406 20-5358073	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	C					No
MONROE CROSSINGS REAL ESTATE (3) INC 713 W GRAND AVE DAYTON, OH 45406 20-1559134	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-11	-441,885	100 000 %		No
(4) PHEASANT RUN MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 90-0433076	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-36	-777	100 000 %		No
(5) SALEM GRAND OF DAYTON INC 2160 E FIFTH STREET DAYTON, OH 45403 31-1711326	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-199	286,697	79 000 %		No
(6) SH MANAGER INC 713 W GRAND AVE DAYTON, OH 45406 20-2916372	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-77	-1,003	79 000 %		No
(7) SHILO III AGP INC 713 W GRAND AVE DAYTON, OH 45406 20-5358049	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	C					No
(8) SMDC STRATFORD INC 713 W GRAND AVE DAYTON, OH 45406 20-0412938	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-54	-274	79 000 %		No
(9) STONEY RIDGE MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 20-5888526	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	C					No
(10) WASHINGTON SQUARE MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 20-4717595	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	N/A	C					No
(11) WRIGHT CYCLE SENIORS INC 2160 E FIFTH STREET DAYTON, OH 45403 30-0130742	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-327	3,743	100 000 %		No
(12) CARRIAGE TRAILS MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 27-3651897	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-151	-602	100 000 %		No
(13) TTC MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 26-3968663	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-97	337	79 000 %		No
(14) TWIN TOWERS MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 26-2118162	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-412	-3,055	100 000 %		No

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								Yes	No
(16) WSH II MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 27-1211102	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-88	-42	100 000 %		No
(1) DEER RUN MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 27-3676515	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-80	-478	100 000 %		No
(2) HAMBURG MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 27-3676395	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-141	-581	100 000 %		No
(3) ROOSEVELT HOMES MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 45-1799480	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-152	-571	100 000 %		No
WASHINGTON STREET SENIOR (4) MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 45-4821573	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	IN	ST MARY DEVELOPMENT CORPORATION	C	-20	-71	100 000 %		No
(5) TWIN TOWERS CROSSING II MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 45-5247730	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-120	-493	100 000 %		No
(6) BURKETT PLACE MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 47-1874787	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C			100 000 %		No
(7) GALENA ESTATES MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 46-5398397	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C		51	100 000 %		No
MORTON SENIOR RESIDENCE (8) MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 47-1425520	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C		13	100 000 %		No
(9) RESERVE AT SPENCER MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 46-4483309	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C	-7	47,130	100 000 %		No
(10) ROOSEVELT HOMES II MANAGER INC 2160 E FIFTH STREET DAYTON, OH 45403 46-5724926	MANAGEMENT OF RESIDENTIAL LOW-INCOME AND SENIOR HOUSING	OH	ST MARY DEVELOPMENT CORPORATION	C		1	100 000 %		No