8

铝

Return of Organization Exempt From Income Tax

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

Open to Public Inspection

OMB No. 1545-0047

Department of the Treasury Internal Revenue Service

Do not enter social security numbers on this form as it may be made public 1

► Information about Form 990 and its instructions is at www.lrs.gov/form990. and ending A For the 2016 calendar year, or tax year beginning D Employer identification number C Name of organization Check if applicable Address APARTMENT ASSOCIATION OUTREACH, INC. 31-1334180 Doing business as Initial return Number and street (or P.O. box if mail is not delivered to street address) Room/suite E Telephone number 513-407-8612 Final return 100 7265 KENWOOD ROAD termin ated 233,873. City or town, state or province, country, and ZIP or foreign postal code G Gross receipts \$ Amended 45236 CINCINNATI, OH H(a) Is this a group return Applica-F Name and address of principal officer MARK FRANKS JYes LX No for subordinates? 7265 KENWOOD ROAD, SUITE 100, CINCINNATI, OH H(b) Are all subordinates included? Tax-exempt status X 501(c)(3) 4947(a)(1) or J 501(c) ( ) ◀ (insert no.) L If "No," attach a list (see instructions) H(c) Group exemption number J Website: ► N/A K Form of organization. X Corporation L Year of formation: 1991 M State of legal domicile: OH Trust Association Other -Part I | Summarv Briefly describe the organization's mission or most significant activities PROVIDING RENTAL ASSISTANCE TO THOSE IN NEED AND TO STRENGTHEN AND ELEVATE ALL COMMUNITIES BY Number of voting members of the governing body (Part VI, line 1b)
Total number of volunteers (estimate 1
Total number of volunteers (estimate 1
Total number of volunteers (estimate 1
Total number of volunteers (estimate 1 oxdot if the organization discontinued its operations or disposed of more than 25% of its net assets 19 <u>19</u> 4 ō 5 0 6 0. 7a 7 a Total unrelated business revenue from Part VIII, column (C), line 12 0. b Net unrelated business taxable income from Form POT (14-4/FD) SSO **Prior Year** Current Year 64,534 36,760. Contributions and grants (Part VIII, line 1h) SCANNED NOV 2 7 2018 Program service revenue (Part VIII, line 2g) Ο. 0. <u> 156.</u> 155. Investment income (Part VIII, column (A), lines 73,022. 133,893. Other revenue (Part VIII, column (A), lines 5 6d, 8c (20) (and 11e) T 137,711. 170,809. ۲Ž Total revenue - add lines 8 through 11 (must-equal Part VIII, column (A), line 12 43 50,862. 61,031. Grants and similar amounts paid (Part IX, column (A), lines 1-3) 0. 0. 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) 0. b Total fundraising expenses (Part IX, column (D), line 25) 69,684. 61,878. 17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 112,740. 130,715. 18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25) 24,971 40,094. Revenue less expenses. Subtract line 18 from line 12 (Balances **Beginning of Current Year End of Year** 174,180.133,665. 20 Total assets (Part X, line 16) 754. 333 21 Total liabilities (Part X, line 26) 133, 332. 173,426. Net assets or fund balances Subtract line 21 from line 20 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. Defaration of preparer (other than officer) is based on all information of which preparer has any knowledge. Varie Signature of officer Sign MARK FRANKS, BOARD MEMBER Here Type or print name and title Date PTIN Preparer's signature Check Print/Type preparer's name S. GREGOR LAMPING CP (1-13-18 P01251912 Paid GREGOR LAMPING CPA RUDLER, PSC 31-1048275 Preparer Firm's EIN Firm's name Firm's address SUITE 200 1881 DIXIE HIGHWAY Use Only Phone no. 859 - 331 - 1717 FORT WRIGHT, KY 41011

LHA For Paperwork Reduction Act Notice, see the separate instructions.

May the IRS discuss this return with the preparer shown above? (see instructions)

Form 990 (2016)

X Yes

orm	990 (2016) APARTMENT ASSOCIATION OUTREACH, INC. 31-1334180 Page 2
Par	t 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 NONE
	* ,
2	Did the organization undertake any significant program services during the year which were not listed on the
2	prior Form 990 or 990-EZ?
•	If "Yes," describe these new services on Schedule O.  Did the organization cease conducting, or make significant changes in how it conducts, any program services?
3	Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
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
4-	revenue, if any, for each program service reported  (Code ) (Expenses \$ 38,000 • Including grants of \$ 38,000 • ) (Revenue \$ )
4a	(Code ) (Expenses \$ 38,000. including grants of \$ 38,000.) (Revenue \$)  PROVIDED RENTAL ASSISTANCE TO THOSE IN NEED OR TO EXEMPT ORGANIZATIONS
	THAT PROVIDE SIMILAR ASSISTANCE.
	· . nr
	r nappe th."
	11
	•
4b	(Code) (Expenses \$ 57, 289. including grants of \$ 14, 825. ) (Revenue \$)
	PROVIDE ASSISTANCE FOR TARGETED RENTERS - SCHOOL ASSITANCE & SENIORS
	S.
	* (YEL 14)
	ת פו וכי ונות אינות אי
	Yes com "
	2.205
4c	(Code ) (Expenses \$ 8,205 including grants of \$ 8,205 ) (Revenue \$
	THOUSE BILLIOUS TO REPUBLIE
	<del></del>
4d	Other program services (Describe in Schedule O)
	(Expenses \$ including grants of \$ ) (Revenue \$)
4e	Total program service expenses ▶ 103,494.

Form **990** (2016)

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?		7.	
	If "Yes," complete Schedule A	1	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3		x
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect			<b>3.</b>
	during the tax year? If "Yes," complete Schedule C, Part II	4		<u> </u>
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or	_		v
	similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to	_		v
	provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	6_		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space,	_		х
_	the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	7		
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III	8		x
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for			
	amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services?			.,
	If "Yes," complete Schedule D, Part IV	9		X
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V	10		х
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VIII, IX, or X			
	as applicable.			
а	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D,			
	Part VI	11a		X
b	Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total			
	assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	11b		<u> </u>
С	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? If "Yes," complete Schedule D, Part VIII	11c		x
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in			
	Part X, line 16? If "Yes," complete Schedule D, Part IX	11d		X
е	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	11e	Х	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses			٠,,
	the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	11f	ļ	X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	12a		х
b	Was the organization included in consolidated, independent audited financial statements for the tax year?			
	If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional	12b	<u> </u>	X
	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a	<u> </u>	Х
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	446		x
4-	or more? If "Yes," complete Schedule F, Parts I and IV	14b		
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? If "Yes," complete Schedule F, Parts II and IV	15	L	х
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? If "Yes," complete Schedule F, Parts III and IV	16		Х
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? If "Yes," complete Schedule G, Part I	17	<u> </u>	Х
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines			
	1c and 8a? If "Yes," complete Schedule G, Part II	18	X	<u> </u>
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes,"			۱,,
	complete Schedule G, Part III	19	000	X
		Form	990	(2016)

31-1334180 APARTMENT ASSOCIATION OUTREACH, INC. Form 990 (2016) Part IV | Checklist of Required Schedules (continued) Yes No 20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H Х 20a 20b b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return? 21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or X domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II 21 22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on X Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III 22 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current 23 and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete X 23 24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K If "No", go to line 25a 24a X 24b b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease 24c any tax-exempt bonds? 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 X transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I 25a b is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete X 25b Schedule L. Part I 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? If "Yes," X complete Schedule L, Part II 26 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 27 Х of any of these persons? If "Yes," complete Schedule L, Part III Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV 28 instructions for applicable filing thresholds, conditions, and exceptions) X a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV 28a  $\overline{\mathbf{x}}$ b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV 28b c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, X director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV 28c X 29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation X contributions? If "Yes," complete Schedule M 30 Did the organization liquidate, terminate, or dissolve and cease operations? 31 X If "Yes," complete Schedule N, Part I 31 32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete X Schedule N. Part II 32 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations X sections 301 7701-2 and 301 7701-3? If "Yes," complete Schedule R, Part I 33 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and X 34 Part V. line 1 X 35a 35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?

b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity

Did the organization conduct more than 5% of its activities through an entity that is not a related organization

and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI

Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?

Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization?

within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2

If "Yes," complete Schedule R, Part V, line 2

Note. All Form 990 filers are required to complete Schedule O

38 X Form 990 (2016)

X

Х

35b

36

37

	990 (2016) APARTMENT ASSOCIATION OUTREACH, INC. t V Statements Regarding Other IRS Filings and Tax Compliance		31-1334	180	Р	age 5			
L. <u></u>	Check if Schedule O contains a response or note to any line in this Part V								
	Oncold in Controlled C				Yes	<u> </u>			
4-	Catantha would be paradad in Day 2 of Cama 1000 Catan 0 foot controlls	احها	0		res	No			
	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	0						
	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b							
С	Did the organization comply with backup withholding rules for reportable payments to vendors and re-	eporta	ble gaming						
	(gambling) winnings to prize winners?	1 1		1c	-				
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements,					ľ			
	filed for the calendar year ending with or within the year covered by this return	2a	0	_					
b	If at least one is reported on line 2a, did the organization file all required federal employment tax retuined	ns?		2b		_			
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions	s)				<u></u>			
	Did the organization have unrelated business gross income of \$1,000 or more during the year?			3a		X			
b	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation in Schedule	0		3b		<u> </u>			
4a	4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a								
	financial account in a foreign country (such as a bank account, securities account, or other financial	accou	nt)?	4a		Х			
b	If "Yes," enter the name of the foreign country								
	See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial A	ccour	ts (FBAR).						
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?			5a		Х			
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transa	ction?	1	5b		X			
С	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?			5c					
	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the	ne orga	anization solicit						
	any contributions that were not tax deductible as charitable contributions?	·		6a		Х			
ь	If "Yes," did the organization include with every solicitation an express statement that such contribute	ions o	r aifts						
-	were not tax deductible?		<i>3</i>	6b	1				
7	Organizations that may receive deductible contributions under section 170(c).								
a	Date to the control of the control o								
	b If "Yes," did the organization notify the donor of the value of the goods or services provided?								
	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it w	as ren	ured	7b					
·	to file Form 8282?	as req	dired	7c		х			
a	If "Yes," indicate the number of Forms 8282 filed during the year	7d		<del>-``</del>	<u> </u>	<del></del>			
	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit of		.+2	7e					
	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit conti		,,,	71					
T	If the organization received a contribution of qualified intellectual property, did the organization file Fe		, 200 ac regulired	7g	<b>-</b>	<del>                                     </del>			
g				79 7h					
_	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, boats, airplanes, or other vehicles, did the organization of cars, airplanes, or other vehicles, did the organization of cars, airplanes, or other vehicles, did the organization of cars, airplanes, or other vehicles, did the organization of cars, airplanes, did the organization of cars, airpl			├"		-			
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained	by in			<u> </u>				
_	sponsoring organization have excess business holdings at any time during the year?		<b>∞</b> A <b>^</b> •	8	<del> </del>	<del> </del> -			
9	Sponsoring organizations maintaining donor advised funds.		Lo '	<u> </u>					
a	Did the sponsoring organization make any taxable distributions under section 4966? a ober	1976	•	9a	Ľ				
	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	•	•	9b					
10	Section 501(c)(7) organizations. Enter	ا ــ ا	1						
а	Initiation fees and capital contributions included on Part VIII, line 12	10a							
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b		l					
11	Section 501(c)(12) organizations. Enter	1	1						
а	Gross income from members or shareholders	11a							
b	Gross income from other sources (Do not net amounts due or paid to other sources against								
	amounts due or received from them )	11b							
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form		?	12a	<b> </b>	<u> </u>			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b		1					
13	Section 501(c)(29) qualified nonprofit health insurance issuers.				<u> </u>				
а	Is the organization licensed to issue qualified health plans in more than one state?			13a					
	Note. See the instructions for additional information the organization must report on Schedule O.								
b	Enter the amount of reserves the organization is required to maintain by the states in which the								
_	organization is licensed to issue qualified health plans	13b		1	ŀ				

X

13c

c Enter the amount of reserves on hand

14a Did the organization receive any payments for indoor tanning services during the tax year?

**b** If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O

Form	990 (2016) APARTMENT ASSOCIATION OUTREACH, INC.		31=133			age 6			
Par	t VI Governance, Management, and Disclosure For each "Yes" response to lines 2 th	-		ra "No" r	espon	se			
	to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O	See	nstructions			(TE)			
<u> </u>	Check if Schedule O contains a response or note to any line in this Part VI					X			
Sec	tion A. Governing Body and Management				·				
4		المها	1	L 9	Yes	No			
ıa	Enter the number of voting members of the governing body at the end of the tax year	1a	-	-					
	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 0.	4.	1 10 1	L 9					
	Enter the number of voting members included in line 1a, above, who are independent	1b							
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship	p with	arry other	2		$\frac{1}{x}$			
2	officer, director, trustee, or key employee?  Did the organization delegate control over management duties customarily performed by or under th	o diror	t augenusien	<del> </del> _		<del>- ^</del>			
3	of officers, directors, or trustees, or key employees to a management company or other person?	e unec	a supervision	3		x			
4	Did the organization make any significant changes to its governing documents since the prior Form 9	מעו חסב	s filed?	4		X			
5									
6	Did the organization have members or stockholders?	30131		6		X			
	Did the organization have members of stockholders, or other persons who had the power to elect or a	nnoint	one or	•		<del></del>			
	more members of the governing body?	ppoint	01.0 01	7a		х			
ь	Are any governance decisions of the organization reserved to (or subject to approval by) members, s	stockhi	olders or	<u> </u>		<u> </u>			
_	persons other than the governing body?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3.00.0, 0.	7b		х			
8	Did the organization contemporaneously document the meetings held or written actions undertaken-during the year	ar by th	e following:	<u> </u>	$\vdash$				
_	The governing body?	,	g.	8a	X				
	Each committee with authority to act on behalf of the governing body?			8b	Х				
9									
	organization's mailing address? If "Yes," provide the names and addresses in Schedule O			9		х			
Sec	tion B. Policies (This Section B requests information about policies not required by the Internal Re	evenue	Code)	***************************************	<b></b>	************			
					Yes	No			
10a	Did the organization have local chapters, branches, or affiliates?			10a		X			
b	If "Yes," did the organization have written policies and procedures governing the activities of such cl	hapter	s, 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 bod	ly befo	re filing the form?	7 11a	X	•-			
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.					لـــا			
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13			12a		Х			
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise			12ს					
C	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Y	es," de	escribe						
	ın Schedule O how this was done			12c	_	ļ.,.			
13	Did the organization have a written whistleblower policy?			_13	ļ.,.	Х			
14	Did the organization have a written document retention and destruction policy?			14	X	<u> </u>			
15	Did the process for determining compensation of the following persons include a review and approve	•	dependent						
	persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			<del></del>	- <del></del> -	<b>┈</b> ┙			
	The organization's CEO, Executive Director, or top management official			15a		X			
b	Other officers or key employees of the organization			15b	$\vdash$	<u> </u>			
	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 arranger	ment v	/ith a	1-20		<u> </u>			
	taxable entity during the year?			16a					
D	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate the control of the			:					
	in joint venture arrangements under applicable federal tax law, and take steps to safeguard the orga	nizatio	ns	16b	<u> </u> -				
Sec	exempt status with respect to such arrangements? tion C. Disclosure		<del></del>	םסו ן	<u> </u>	Ь			
17	List the states with which a copy of this Form 990 is required to be filed ▶OH				<del>_</del>				
18	Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-1	F (Sect	ion 501(c)(3)s on	lv) availat	ole				
	for public inspection. Indicate how you made these available. Check all that apply	. ,5501	(0)(0)0 011	.,, arandi					
	Own website Another's website X Upon request Other (explain	ın Scl	nedule O)						
19	Describe in Schedule O whether (and if so, how) the organization made its governing documents, co		-	and finan	icial				
	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 bo	ooks ar	nd records						
	MARK FRANKS - 513-407-8613								
	7265 KENWOOD ROAD, SUITE 100, CINCINNATI, OH 4523	16							

# 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, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's former directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

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

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

(A)	(B)	(C)		(D)	(E)	(F)				
Name and Title	Average	(do	Position (do not check more than one box, unless person is both an		Reportable	Reportable	Estimated			
_	hours per week	box	, unle: cer an	ss pe	rson i	ıs bot	h an	compensation from	compensation from related	amount of other
	l (list any	ē						the	organizations	compensation
	hours for	trustee or director				20		organization	(W-2/1099-MISC)	from the
	rélated	stee o	rustee			esua		(W-2/1099-MISC)		organization
	organizations	Ē	onal to		ployee	illos as				and related
	below line)	Individual t	insblubonal trustee	Officer	Key employee	Highest compensated employee	Former			organizations
(1) STACY WALTON	2.00	┢ <u>╼</u>	=		_		<u> </u>			
PRESIDENT		Х		Х				0.	0.	0.
(2) JUD OSCHERWITZ	2.00									-
VICE PRESIDENT		Х		Х				0.	0.	0.
(3) CRAIG COFFMAN	2.00									
DIRECTOR		X						0.	0.	0.
(4) DON BRUNNER	2.00									
TREASURER		X		X				0.	0.	0.
(5) RUSTY LYKES	2.00									
DIRECTOR		X						0.	0.	0.
(6) DONNA RENNER	2.00									_
DIRECTOR		X						0.	0.	0.
(7) TONYA BECKNER	2.00							_		_
SECRETARY		X		X		匚		0 •	0.	0.
(8) JESSE BREWER	2.00		,	2	,	يادا		En Mythan r	_	
DIRECTOR		X		4		·, ·	_	0.	0.	0.
(9) KIM HURD	2.00			k,						
DIRECTOR		X					_	0.	0.	0.
(10) MELISSA JOY	2.00	ļ_,					1			
DIRECTOR		X	lacksquare	$\Box$		┖		0.	0.	0.
(11) LESLEY WARDLOW	2.00					1		1		
DIRECTOR		X				┖	_	0.	0.	0.
(12) ELIZABETH WERNER	2.00								_	•
DIRECTOR	0.00	X	<u> </u>	<u> </u>	_	┞	_	0.	0.	0.
(13) RICK HOLSTE	2.00	<b> </b>								•
ASSOCIATE COUNCIL		X	<u> </u>			<u> </u>	_	0.	0.	0.
(14) DAVE ESTES	2.00								_	•
ASSOCIATE COUNCIL	0.00	X	_			_	<u> </u>	0.	0.	0.
(15) MARK ARNOLD	2.00	,,							,	•
ASSOCIATE COUNCIL	2 00	X				├_	┡	0.	0.	0.
(16) KAREN BRUNNER	2.00	<b>.</b>			1			0.	0.	_
DIRECTOR	2 00	X	_	<u> </u>	├	├—	$\vdash$	J	0.	0.
(17) JEFF GREENBERGER	2.00	x						0.	0.	0.
PARLIAMENTARIAN	L	V	Щ.		<u> </u>	<u> </u>		<u> </u>	U •	- 000 (saus)

Section A. Officers, Directors, Trus	tees, Key Em	ploy	ees/	, an	<u>d Hi</u>	ighe	st C	Compensated Employe	es (continued)				
(A)	(B)	(C)						(D)	(E)			(F)	
Name and title	Average	(40		Pos		) than	ona	Reportable	Reportable		Es	timate	d
	hours per	box	, unle	ss pe	rson	is bot	h an	compensation		compensation		nount (	of
	week	-	Cer ar	1080	Irecto	JI/UUS	(00)	from	from related			other	
	(list any hours for	Individual trustee or director			ļ			the	organization			pensar	
	related	e or d	홢		İ	sated	İ	organization (W-2/1099-MISC)	(W-2/1099-MI	30)		anızatı	
	organizations	truste	a trus		<u></u> 82	ш		(**-2/1033-141100)				d relate	
	below	dual	Institutional trustee	<u> </u>	g g	stco	 		••			anızatı	
	line)	Indiv	Instit	Officer	Key employee	Highest compensated employee	퉏		ŧ				
(18) OKSANA LUKJANENKO	2.00	Г								-			
DIRECTOR		X						0.		0.			0.
(19) MARK FRANKS	40.00												
EXECUTIVE V.P.		<u>L</u> _		Х				0.		0.			0.
			<u> </u>										
			İ										
	<u> </u>	L	<u> </u>		L						<u> </u>		4
										~			
		<u> </u>	┖	L	_	<u> </u>							
							1	1					
	Į	_	╙	Ц.	_								
		1			İ								
			_	_	_	<u> </u>	<u> </u>	·					
		<u> </u>	_	╙	<u> </u>	┞.	<u> </u>						
		1		İ									
		<u> </u>	ļ	<u> </u>	L	<u> </u>	<u> </u>			_			
1b Sub-total								0.	-,	0.	-		0.
c Total from continuation sheets to Part V	II, Section A							0.		0.			0.
d Total (add lines 1b and 1c)							<u> </u>				<u> </u>		υ.
2 Total number of individuals (including but i	not limited to th	nose	list	ed a	bov	e) w	ho r	eceived more than \$100	0,000 of reportat	ole			0
compensation from the organization												Yes	No
0 0 10		- • -						L				162	140
3 Did the organization list any former officer			е, к	ey er	mpic	oyee	, or	nignest compensated e	mpioyee on		ا		$\overline{\mathbf{x}}$
line 1a? If "Yes," complete Schedule J for s					_4				the avanuation		3		Λ
4 For any individual listed on line 1a, is the s and related organizations greater than \$15	•		•					•	the organization				X
5 Did any person listed on line 1a receive or									udual for services		4	$\vdash$	
rendered to the organization? If "Yes," con							Cla	ted organization of indiv	idual for services	٠,	5		χ̈́
Section B. Independent Contractors	ipiete ceneda		107 3	0011	. 1	3011						<u> </u>	
Complete this table for your five highest co	ompensated in	den	ende	ent d	cont	ract	ors '	that received more than	\$100,000 of cor	npens	sation	from	
the organization Report compensation for						-							
(A)				<u>.</u>		<u> </u>		(B)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			C)	
Name and business	s address	N	ON	E				Description of	services	(		nsatio	n
									·			_	
												_	
•													
		_											
										<u> </u>			
	·							<u></u>		<u> </u>			
2 Total number of independent contractors		not l	ımıte	ed to		•	ste	d above) who received r	nore than				
\$100,000 of compensation from the organ	ization >					0				l			

Form 990 (2016)

Part VIII Statement of Revenue Check if Schedule O contains a response or note to any line in this Part VIII Revenue excluded from tax under sections 512 - 514 (C) Unrelated Related or Total revenue exempt function business revenue revenue Gifts, Grants ilar Amounts 1 a Federated campaigns 1b b Membership dues 36,760. 1c c Fundraising events d Related organizations 1d e Government grants (contributions) 1e f All other contributions, gifts, grants, and 1f similar amounts not included above g Noncash contributions included in lines 1a-1f \$ 36,760. h Total. Add lines 1a-1f Business Code Program Service Revenue f All other program service revenue Total. Add lines 2a-2f Investment income (including dividends, interest, and 156 156. other similar amounts) Income from investment of tax-exempt bond proceeds 5 Royalties (i) Real (II) Personal 6 a Gross rents **b** Less rental expenses c Rental income or (loss) d Net rental income or (loss) 7 a Gross amount from sales of (i) Securities (II) Other assets other than inventory b Less cost or other basis and sales expenses c Gain or (loss) d Net gain or (loss) 8 a Gross income from fundraising events (not 11 Dr Other Revenue including \$ 36,760. of 4.70 contributions reported on line 1c). See 101 4. AS +0, 1 196,957. Part IV, line 18 63,064 b Less direct expenses 133,893 133,893. c Net income or (loss) from fundraising events 9 a Gross income from gaming activities See Part IV, line 19 b Less direct expenses c Net income or (loss) from gaming activities 10 a Gross sales of inventory, less returns and allowances b Less cost of goods sold c Net income or (loss) from sales of inventory Business Code Miscellaneous Revenue 11 a d All other revenue e Total. Add lines 11a-11d 170,809. O. 134,049. Total revenue. See instructions.

Section	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 respon			(C)	(D)						
	not include amounts reported on lines 6b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	Management and general expenses	Fundraising expenses						
1	Grants and other assistance to domestic organizations										
	and domestic governments. See Part IV, line 21	52,826.	52,826.								
2	Grants and other assistance to domestic	2 225	2 22 -								
	individuals See Part IV, line 22	8,205.	8,205.								
3	Grants and other assistance to foreign		İ	:	ĺ						
	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				<del></del>						
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			,	·						
8	Pension plan accruals and contributions (include										
	section 401(k) and 403(b) employer contributions)		1 <del>+</del> 1								
9	Other employee benefits										
10	Payroll taxes										
11	Fees for services (non-employees)										
а	Management										
þ	Legal	1 225		1 225							
С	Accounting	1,235.		1,235.							
d	Lobbying										
е	Professional fundraising services. See Part IV, line 17										
f	Investment management fees										
9	Other (If line 11g amount exceeds 10% of line 25,										
	column (A) amount, list line 11g expenses on Sch 0.)										
12	Advertising and promotion	80.		80.							
13	Office expenses	80.		80.							
14	Information technology				<del></del> .						
15	Royalties										
16	Occupancy			<u></u>							
17	Travel										
18	Payments of travel or entertainment expenses	, is no design			1						
46	for any federal, state, or local public officials				L .						
19	Conferences, conventions, and meetings			-	ما المادي						
20	Interest		<u>-</u>		· 444w						
21	Payments to affiliates										
22	Depreciation, depletion, and amortization Insurance	803.		803.	<del></del>						
23 24	Other expenses, Itemize expenses not covered	003.	<del></del>								
24	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.)										
а	CANNED FOOD DISTRIBUTIO	22,746.	22,746.								
b	MANAGEMENT FEE	17,800.		17,800.							
c	BACK TO SCHOOL EVENT	16,448.	16,448.	= - ,							
d	PUBLIC RELATIONS	3,572.	= - ,	3,572.							
	All other expenses	7,000.	3,269.	3,731.							
25	Total functional expenses. Add lines 1 through 24e	130,715.	103,494.	27,221.	0.						
26	Joint costs. Complete this line only if the organization				<u> </u>						
	reported in column (B) joint costs from a combined										
	educational campaign and fundraising solicitation.										
	Check here 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 (B) End of year (A) Beginning of year 174,180. 133,665. 1 Cash - non-interest-bearing 2 2 Savings and temporary cash investments 3 3 Pledges and grants receivable, net 4 Accounts receivable, net Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete 5 Part II of Schedule L 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 instr). Complete Part II of Sch L 7 Notes and loans receivable, net Inventories for sale or use 8 Prepaid expenses and deferred charges 9 10a Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D 10a Less accumulated depreciation 10c 10b b 11 11 Investments - publicly traded securities 12 Investments - other securities See Part IV, line 11 12 13 Investments - program-related See Part IV, line 11 13 14 14 Intangible assets 15 15 Other assets See Part IV, line 11 133,665. 174,180. 16 Total assets. Add lines 1 through 15 (must equal line 34) 16 17 17 Accounts payable and accrued expenses 18 18 Grants payable 19 19 Deferred revenue 20 Tax-exempt bond liabilities 20 21 Escrow or custodial account liability. Complete Part IV of Schedule D 21 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 23 Unsecured notes and loans payable to unrelated third parties 24 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 333. 754. 25 Schedule D 333. Total liabilities. Add lines 17 through 25 Organizations that follow SFAS 117 (ASC 958), check here complete lines 27 through 29, and lines 33 and 34. Net Assets or Fund Balances 27 27 Unrestricted net assets Temporarily restricted net assets 28 Permanently restricted net assets Organizations that do not follow SFAS 117 (ASC 958), check here and complete lines 30 through 34. Ō. 0. 30 Capital stock or trust principal, or current funds 30 0. 0. 31 Paid-in or capital surplus, or land, building, or equipment fund 31 173,426. 133,332. 32 Retained earnings, endowment, accumulated income, or other funds 32 173,426. 133,332. 33 Total net assets or fund balances 133,665. 174,180. 34 Total liabilities and net assets/fund balances

Form	990 (2016) APARTMENT ASSOCIATION OUTREACH, INC.	<u> </u>	<u> 133418</u>	<u>0 Ра</u>	ige 12	
Pai	t 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		70,8		
2 ~	Total expenses (must equal Part IX, column (A), line 25)	~2	<u> </u>	30,7		
3	Revenue less expenses Subtract line 2 from line 1	3		40,0		
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	1	33,3	<u> 332.</u>	
5	Net unrealized gains (losses) on investments	5				
6	Donated services and use of facilities	-6				
7	Investment expenses	7				
8	Prior period adjustments	8				
9	Other changes in net assets or fund balances (explain in Schedule O)	9			0.	
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33,					
	column (B))	10	1	73,4	26.	
Pa	t XII Financial Statements and Reporting					
	Check if Schedule O contains a response or note to any line in this Part XII				<del>!!</del>	
				Yes	No	
1	Accounting method used to prepare the Form 990 Cash X Accrual Other		_   -	- 1		
	If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule		* : -		<del>_</del>	
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 reviewe	d on a				
	separate basis, consolidated basis, or both					
	Separate basis Consolidated basis Both consolidated and separate basis		-	_	- <del>  -</del>	
b	Were the organization's financial statements audited by an independent accountant?		2	<del>-</del> —	┼┷,	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separa	te basis,				
	consolidated basis, or both				{	
	Separate basis Consolidated basis Both consolidated and separate basis					
С	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the	ie audit,	-	_	-	
	review, or compilation of its financial statements and selection of an independent accountant?		2	┺┼	<del> </del> ,	
•	If the organization changed either its oversight process or selection process during the tax year, explain in Sch		.			
Зa	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the S	ngie Auai		_	X	
	Act and OMB Circular A-133?	urad aude	. 3	<u> </u>	<del>  ^</del>	
D	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits and the organization did not undergo the required audit or audits and the organization did not undergo the required audit or audits?	Jirea auar	`   <sub>3</sub>	_		
	or audits, explain why in Schedule O and describe any steps taken to undergo such audits			rm <b>99</b> 0	(2016)	
			PO	.,, 500	(2010)	
	$N_{\rm m}$					
	the contract of the contract o					
	וערונים: אבי יבים שי הרטושה מה או הרטושה מה או הרטושה מה או הרטושה מה או הרטושה מה או הרטושה מה או הרטושה מה א					
	·					

ally must sation IV S u

111:

# SCHEDULE A

(Form 990 or 990-EZ)

Name of the organization

Department of the Treasury Internal Revenue Service

# **Public Charity Status and Public Support**

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

▶ Attach to Form 990 or Form 990-EZ.

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

OMB No 1545-0047

**2016** 

Open to Public Inspection

Employer identification number

31-1334180 APARTMENT ASSOCIATION OUTREACH. Part 1 Reason for Public Charity Status (All organizations must complete this part.) See instructions The organization is not a private foundation because it is (For lines 1 through 12, check only one box) A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i). 2 A school described in section 170(b)(1)(A)(ii), (Attach Schedule E (Form 990 or 990-EZ).) 3 A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii). A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii). Enter the hospital's name, 4 city, and state An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv). (Complete Part II) A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v). X An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi). (Complete Part II) A community trust described in section 170(b)(1)(A)(vi). (Complete Part II.) An agricultural research organization described in section 170(b)(1)(A)(ix) operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university 10 L An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Complete Part III ) An organization organized and operated exclusively to test for public safety. See section 509(a)(4). An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See section 509(a)(3). Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization You must complete Part IV, Sections A and B. Type II. A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) You must complete Part IV, Sections A and C. Type III functionally integrated. A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) You must complete Part IV, Sections A, D, and E. Type III non-functionally integrated. A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) You must complete Part IV, Sections A and D, and Part V. 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) (iv) Is the organization listed (v) Amount of monetary (vi) Amount of other (III) Type of organization (ı) Name of supported ing document? (described on lines 1-10 organization support (see instructions) support (see instructions) No above (see instructions)) **Total** 

Schedule A (Form 990 or 990-EZ) 2016 APARTMENT ASSOCIATION OUTREACH, —INC. ——31-13342

[Part II] Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi) -31-1334180- Page 2

(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.)

Sec	tion A. Public Support						
Cale	ndar year (or fiscal year beginning in)	(a) 2012	(b) 2013 —	— (c) 2014 —	(d) 2015	(e) 2016 =	(f) Total -
1	Gifts, grants, contributions, and				-		_
	membership fees received (Do not			•	1		
	include any "unusual grants.")	122,443.	140,312.	168,509.	189,342.	233,717.	854,323.
2	Tax revenues levied for the organ-						
	ization'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	122,443.	140,312.	168,509.	189,342.	233,717.	854,323.
	The portion of total contributions						
	by each person (other than a						
	governmental unit or publicly						
	supported organization) included					- n,	, •
	on line 1 that exceeds 2% of the		:			1,4 4	
	amount shown on line 11,			1			
	column (f)			`	· •		
6	Public support. Subtract line 5 from line 4						854,323.
	etion B. Total Support	<u> </u>					001,0201
	ndar year (or fiscal year beginning in)	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
	Amounts from line 4	122,443.	140,312.	168,509.	189,342.	233,717.	854,323.
8	Gross income from interest,				200/0120	2007.2.0	001,0201
•	dividends, payments received on						
	securities loans, rents, royalties		-	-			
	• • •	86.	107.	125.	155.	156.	629.
_	and income from similar sources		107.	127.	155.	130.	025
9	Net income from unrelated business						
	activities, whether or not the				ĺ		
	business is regularly carried on						
10	Other income Do not include gain						
	or loss from the sale of capital						
	assets (Explain in Part VI)						054 052
	Total support. Add lines 7 through 10	L	<u></u>			40	854,952. 77,335.
12	•		•			12	11,333.
13	First five years. If the Form 990 is fo	-	s first, second, thir	d, fourth, or fifth ta	ax year as a section	n 501(c)(3)	
<u>e</u> ~	organization, check this box and stoction C. Computation of Publ	n here	roontago				▶└ᆜ
						l l	~-9.9 · 93 %
	Public support percentage for 2016 (			column (f))		<del></del>	00 00
	Public support percentage from 2015					15	99.90 %
16a	33 1/3% support test - 2016. If the	•		•	14 is 33 1/3% or r	nore, check this bo	
	stop here. The organization qualifies		-				<b>►</b> X
b	33 1/3% support test - 2015. If the	organization did no	ot check a box on	line 13 or 16a, and	l line 15 is 33 1/3%	6 or more, check th	nis box
	and stop here. The organization qua						▶□
17a	10% -facts-and-circumstances tes	<b>it - 2016.</b> If the org	anization did not o	check a box on line	e 13, 16a, or 16b,	and line 14 is 10%	or more,
	and if the organization meets the "fac	cts-and-circumstan	ces" test, check t	his box and <b>stop f</b>	i <b>ere.</b> Explain in Pa	rt VI how the orgar	nization
	meets the "facts-and-circumstances"	test The organiza	ition qualifies as a	publicly supported	d organization		▶□
t	10% -facts-and-circumstances tes	t - <b>2015.</b> If the org	anization did not d	check a box on line	e 13, 16a, 16b, or	17a, and line 15 is	10% or
	more, and if the organization meets t	he "facts-and-circu	ımstances" test, c	heck this box and	stop here. Explair	n in Part VI how the	•
	organization meets the "facts-and-cire	cumstances" test	The organization	qualifies as a publi	cly supported orga	anızatıon	▶Щ
18	Private foundation. If the organization	on did not check a	box on line 13, 16	a, 16b, 17a, or 17	b, check this box a	and see instruction	<u>s</u> ▶∟
					Sobe	dule A (Form 990	AT 000 E71 2016

بې ميد. .

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to

Se	ction A. Public Support	elow, please com	piete Part II.)			-	
	endar year (or fiscal year beginning in)	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
	Gifts, grants, contributions, and	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,7,2,2				
	membership fees received (Do not						
	include any "unusual grants ")	_					
2	Gross receipts from admissions,						· · · · · · · · · · · · · · · · · · ·
	merchandise sold or services per-						
	formed, or facilities furnished in any activity that is related to the						
	organization's tax-exempt purpose						
3	Gross receipts from activities that						
	are not an unrelated trade or bus-					1	
	iness under section 513						
4	Tax revenues levied for the organ-						
	ization's benefit and either paid to						
	or expended on its behalf						
5	The value of services or facilities						
	furnished by a governmental unit to			1			:
	the organization without charge	<u> </u>					
6	Total. Add lines 1 through 5	,					
72	Amounts included on lines 1, 2, and						
	3 received from disqualified persons						
t	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						
(	Add lines 7a and 7b						
8	Public support. (Subtract line 7c from line 6.)			_	<u> </u>		<u> </u>
Se	ction B. Total Support						
Cale	endar year (or fiscal year beginning in)	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
9	Amounts from line 6						
10a	Gross income from interest,						
	dividends, payments received on securities loans, rents, royalties						
	and income from similar sources						
k	Unrelated business taxable income						
	(less section 511 taxes) from businesses						
	acquired after June 30, 1975						
	Add lines 10a and 10b		p				
11	Net income from unrelated business activities not included in line 10b,			Ì	į		
	whether or not the business is						
	regularly carried on			ļ			
12	Other income. Do not include gain or loss from the sale of capital						
	assets (Explain in Part VI.)						<u></u>
	Total support. (Add lines 9, 10c, 11, and 12)	<u></u>			L		l
14	First five years. If the Form 990 is for	r the organization	s first, second, thi	rd, fourth, or fifth t	ax year as a sect	on 501(c)(3) organı	zation,
_	check this box and stop here						<u> </u>
	ction C. Computation of Publ				<u> </u>	1.51	
	Public support percentage for 2016 (		•	column (f))		15	%
	Public support percentage from 2015					16	%
<u>5e</u>	ction D. Computation of Inve				·	142	
17	• •	-		ne 13, column (f))		17	%
18	, ,					18	%
198	a 33 1/3% support tests - 2016. If the						1/ is not
	more than 33 1/3%, check this box a						▶ 🗀
t	33 1/3% support tests - 2015. If the						
	line 18 is not more than 33 1/3%, che						▝
20	Private foundation. If the organization	<u>on did not check a</u>	<u>i box on line 14, 19</u>	ia, or 19b, check t	nis box and see i	nstructions	

# Part IV | Supporting Organizations

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

	Sections A, D	, and L ii	you checkeu	120 OF FAILT	, complete section
Section A	A. All Suppo	orting C	rganizatio	ns	

ec	tion 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		l		
	class or purpose, describe the designation If historic and continuing relationship, explain		1		
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		l		
	organization was described in section 509(a)(1) or (2)		2		
За	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer				
	(b) and (c) below		3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and				1
	satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the		İ		
	organization made the determination		3b		
С	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B)				ا ـــا
	purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use		3с		<u></u>
4a	Was any supported organization not organized in the United States ("foreign supported organization")? If	~ ·			
	"Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below		4a		
b	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		4b		
С	Did the organization support any foreign supported organization that does not have an IRS determination		1		1 1
	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 -		4c		
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		1		
	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)		5a		<u> </u>
b	Type I or Type II only. Was any added or substituted supported organization part of a class already				<b> </b> J
	designated in the organization's organizing document?		5b		<u> </u>
¢	Substitutions only. Was the substitution the result of an event beyond the organization's control?		5c		<u> </u>
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to			•	
	anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class				
	benefited by one or more of its supported organizations, or (iii) other supporting organizations that also				
	support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in				
	Part VI.		6	<u> </u>	<u> </u>
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor		-79		
	(defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with		<u> </u>		نــــا
	regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ)		7		<u> </u>
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 I of Schedule L (Form 990 or 990-EZ)		8	<u> </u>	<u> </u>
9a	, , , , , ,				
	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.		9a	—-	<del>-</del>
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which				
	the supporting organization had an interest? If "Yes," provide detail in Part VI.		9b		<del>                                     </del>
С	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit		<del></del>		
	from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI.		9c		-
าบล	Was the organization subject to the excess business holdings rules of section 4943 because of section		1	1	1

4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated

**b** Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to

supporting organizations)? If "Yes," answer 10b below

determine whether the organization had excess business holdings)

10a

10b

Sche	edule A (Form 990 or 990-EZ) 2016 APARTMENT ASSOCIATION OUTREACH, INC. 31-13	3418	0 Pa	ige 5
_	rt IV   Supporting Organizations <sub>(continued)</sub>			
			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			ļ. '
а	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?	11a		
	A family member of a person described in (a) above?	_11b		<b>—</b>
	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.	11c		L
Sec	tion B. Type I Supporting Organizations			
	·		Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to			1
	regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the			l
	tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or			1
	controlled the organization's activities. If the organization had more than one supported organization,		:	l
	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	1		
2	Did the organization operate for the benefit of any supported organization other than the supported			l
	organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in			ĺ
	Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated,			
	supervised, or controlled the supporting organization	2		L
Sec	tion C. Type II Supporting Organizations		T	r
		-	Yes	No
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			l
	the supported organization(s)	1	L	<u> </u>
Sec	tion D. All Type III Supporting Organizations			
			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the	l		
	organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax			
	year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the	<del></del>		
	organization's governing documents in effect on the date of notification, to the extent not previously provided?	_1_		
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	<del></del> -		
	the organization maintained a close and continuous working relationship with the supported organization(s)	2		-
3	By reason of the relationship described in (2), did the organization's supported organizations have a	•		1
	significant voice in the organization's investment policies and in directing the use of the organization's	1		
	income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's	- <del>-</del>		
	supported organizations played in this regard	<u> </u>	l	
	etion 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 yea(see instructions).			
a				
b		nictions	-1	
c		, a ctions	Yes	No
2	Activities Test Answer (a) and (b) below.		162	140
а				
	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,		1	
	how the organization was responsive to those supported organizations, and how the organization determined			
	that these activities constituted substantially all of its activities	2a		<del>                                     </del>
Þ	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	2b	<del> </del>	
3	Parent of Supported Organizations Answer (a) and (b) below.		i	1
а	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or	<u> </u>	<del></del>	
	trustees of each of the supported organizations? Provide details in Part VI.	3a	$\vdash$	₩-
b				
	of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard	3b	<u> </u>	<u> </u>

	dule A (Form 990 or 990 EZ) 2016 APARTMENT - ASSOCIATION O			L-1334180- <sub>Page</sub> 6-
	Type III Non-Functionally Integrated 509(a)(3) Supporting			
1	Check here if the organization satisfied the Integral Part Test as a qualifying			art VI) See instructions. Al
	other Type III non-functionally integrated supporting organizations must co	mplete	Sections A through E.	_
. Sect	ion A - Adjusted Net Income		(A) Prior Year	(B) Current Year
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or			
	collection of gross income or for management, conservation, or			
	maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		*
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8		
Sect	ion B - Minlmum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see	ĺ		
	instructions for short tax year or assets held for part of year)			- '
а	Average monthly value of securities	1a	1 .9	
<u>b</u>	Average monthly cash balances	1b	a %	
c	Fair market value of other non-exempt-use assets	1c		
d	Total (add lines 1a, 1b, and 1c)	1d		
е	Discount claimed for blockage or other			
	factors (explain in detail in Part VI)			
2	Acquisition indebtedness applicable to non-exempt-use assets	2		
3	Subtract line 2 from line 1d	3		
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount,	İ		
	see instructions)	4	- "	-
_5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
_6	Multiply line 5 by 035	6		
_ 7	Recoveries of prior-year distributions	7		
8_	Minimum Asset Amount (add line 7 to line 6)	8		
Sect	ion C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
_2	Enter 85% of line 1	2		
_3_	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
_4	Enter greater of line 2 or line 3	4		/
_5_	Income tax imposed in prior year	5		
6	Distributable Amount. Subtract line 5 from line 4, unless subject to			-
	emergency temporary reduction (see instructions)	6		2 10
7	Check here if the current year is the organization's first as a non-functional	ly integr	ated Type III supporting orga	nızatıon (see
	inetrictions)			

Schedule A (Form 990 or 990-EZ) 2016

	dule A (Form 990 or 990-EZ) 2016 APARTMENT ASS			1-1334180 Page 7
Par	1,750	(a)(3) Supporting Orga	anizations <sub>(continued)</sub>	
Secti	on D - Distributions			Current Year
1	Amounts paid to supported organizations to accomplish exe			
2	Amounts paid to perform activity that directly furthers exempt	ot purposes of supported		
	organizations, in excess of income from activity	<del></del>		
3	Administrative expenses paid to accomplish exempt purpose	S		
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 to	he organization is responsive	•	
	(provide details in Part VI). See instructions			<u> </u>
9	Distributable amount for 2016 from Section C, line 6			
10	Line 8 amount divided by Line 9 amount			
		(i)	(ii) Underdistributions	(iii) Distributable
Secti	ion E - Distribution Allocations (see instructions)	Excess Distributions	Pre-2016	Amount for 2016
1	Distributable amount for 2016 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2016 (reason-			
	able cause required- explain in Part VI) See instructions			-
3	Excess distributions carryover, if any, to 2016			]
a	!		<del></del>	
b	1			
	From 2013			
	From 2014			
	From 2015			
	Total of lines 3a through e			
	Applied to underdistributions of prior years	-		
	Applied to 2016 distributable amount			1
<del>-                                    </del>	Carryover from 2011 not applied (see instructions)			
	Remainder Subtract lines 3g, 3h, and 3i from 3f			
4	Distributions for 2016 from Section D,			
	line 7 \$			
	Applied to underdistributions of prior years			
	Applied to 2016 distributable amount			
	Remainder Subtract lines 4a and 4b from 4		<u></u>	· · · · · · · · · · · · · · · · · · ·
5	Remaining underdistributions for years prior to 2016, if			
	any. Subtract lines 3g and 4a from line 2. For result greater		<sup>6</sup> 1	, , , , , , , , , , , , , , , , , , ,
	than zero, explain in Part VI See instructions			
6	Remaining underdistributions for 2016 Subtract lines 3h		<del>-</del>	
	and 4b from line 1 For result greater than zero, explain in		•	
	Part VI See instructions	<u> </u>		<u> </u>
7	Excess distributions carryover to 2017. Add lines 3j			
	and 4c			
	Breakdown of line 7			
_ <u>a</u>				
	Excess from 2014			
	Excess from 2014			
	Excess from 2015  Excess from 2016	<del>                                     </del>	<u> </u>	

Part VI	<b>Supplemental Information.</b> Provide the explanations required by Part II, line 10, Part II Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c, Part IV, Section 1, Part IV, Section D, lines 2 and 3, Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b, Part V, Section D, lines 5, 6, and 8, and Part V, Section E, lines 2, 5, and 6. Also complete this part for (See instructions.)	any additional information
	-	
-		<u> </u>
	<u> </u>	
	•	
	-> ctsyng €c.	
	•	
		* ***
	•	
	<del></del>	
	च त्या है । विश्व करेंचे । विश्व करेंचे । विश्व करेंचे । विश्व करेंचे ।	,
	od: • oigk	
		·
		<del></del>
		<u> </u>

# **SCHEDULE D**

(Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

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

▶ Attach to Form 990.

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

OMB No 1545-0047 2016 Open to Public Inspection

Name of the organization

APARTMENT ASSOCIATION OUTREACH

Employer identification number

Da.	t I Organizations Maintaining Donor Advise		ls or Appol	Into Complete 4th a
Pai			IS OF ACCOU	ints.Complete if the
	organization answered "Yes" on Form 990, Part IV, lin		/b\ F	de and other accounts
	•	(a) Donor advised funds	(b) Fun	ds and other accounts
1	Total number at end of year			
2	Aggregate value of contributions to (during year)	<u> </u>		
3	Aggregate value of grants from (during year)	<u> </u>		
4	Aggregate value at end of year			
5	Did the organization inform all donors and donor advisors in v	-	ised funds	
	are the organization's property, subject to the organization's			└── Yes
6	Did the organization inform all grantees, donors, and donor a			
	for charitable purposes and not for the benefit of the donor of	r donor advisor, or for any other purpos	e conferring	
_	impermissible private benefit?			Yes No
Pai			Part IV, line 7	·
1	Purpose(s) of conservation easements held by the organization	· —		
	Preservation of land for public use (e.g., recreation or e	education) Preservation of a his	storically impor	tant land area
	Protection of natural habitat	Preservation of a ce	rtified historic	structure
	Preservation of open space			
2	Complete lines 2a through 2d if the organization held a qualif	fied conservation contribution in the form	n of a conserv	
	day of the tax year			Held at the End of the Tax Year
а	Total number of conservation easements		2a	
	Total acreage restricted by conservation easements		2b	
	Number of conservation easements on a certified historic str		2c	
d	Number of conservation easements included in (c) acquired	after 8/17/06, and not on a historic struc	ture	
	listed in the National Register		2d	
3	Number of conservation easements modified, transferred, rel	leased, extinguished, or terminated by t	he organizatio	n during the tax
	year ▶			
4	Number of states where property subject to conservation ea	sement is located 🕨		
5	Does the organization have a written policy regarding the per	riodic monitoring, inspection, handling o	f	
	violations, and enforcement of the conservation easements of			└── Yes └── No
6	Staff and volunteer hours devoted to monitoring, inspecting,	handling of violations, and enforcing co	nservation eas	sements during the year
	<b>—</b>			
7	Amount of expenses incurred in monitoring, inspecting, hand	iling of violations, and enforcing conser-	ation easeme	nts during the year
	<b>&gt;</b> \$			
8	Does each conservation easement reported on line 2(d) above	e satisfy the requirements of section 17	'0(h)(4)(B)(i)	
	and section 170(h)(4)(B)(ii)?			└── Yes
9	In Part XIII, describe how the organization reports conservati			
	include, if applicable, the text of the footnote to the organization	tion's financial statements that describe	s the organiza	tion's accounting for
	conservation easements.			
Pa	rt III Organizations Maintaining Collections o		Other Simil	ar Assets.
	Complete if the organization answered "Yes" on Form			
1a	If the organization elected, as permitted under SFAS 116 (AS			
	historical treasures, or other similar assets held for public ext	nibition, education, or research in furthe	rance of public	service, provide, in Part XIII,
	the text of the footnote to its financial statements that descri			
b	If the organization elected, as permitted under SFAS 116 (AS			
	treasures, or other similar assets held for public exhibition, ea	ducation, or research in furtherance of p	ublic 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		<b>•</b>	\$ \$
2	If the organization received or held works of art, historical tre	asures, or other similar assets for financ	ial gain, provid	le
	the following amounts required to be reported under SFAS 1	16 (ASC 958) relating to these items		
а	Revenue included on Form 990, Part VIII, line 1		•	\$
	Assets included in Form 990. Part X		•	\$

	dule D (Form 990) 2016 APARTME t III Organizations Maintaining C	NT ASSOCIA							34180	
3	Using the organization's acquisition, accessi									
3	(check all that apply)	on, and other record	is, crieci	K ally Of the	ionowing the	it aic a sigi	incant	use or its	Collection	iteilis
а	Public exhibition	d		l oan or exc	hange progra	ams				
b	Scholarly research	٥		Other	mange progra	41113				
c	Preservation for future generations			<u></u>		<del>-</del> -				
4	Provide a description of the organization's co	ollactions and avala	n how th	nev further t	he organizati	on's evem	nt nurn	osa in Par	+ YIII	
5	During the year, did the organization solicit of	•		-	-			USE IIII ai	C AIII	
3	to be sold to raise funds rather than to be ma		•		•	iei Siinilai a	155615	Г	Yes	☐ No
Par	t IV Escrow and Custodial Arran					"Ves" on F	orm 99	n Part IV		
	reported an amount on Form 990, Pa	-	cte ii tiie	, organizatio	an answered	103 0111	01111 001	o, 1 ait 14,	III C 3, 01	
	Is the organization an agent, trustee, custod		diary for	contribution	ns or other as	sets not in	cluded			
	on Form 990, Part X?								Yes	□ No
ь	If "Yes," explain the arrangement in Part XIII	and complete the fo	llowina :	table					_ ,	
_	, oo, oo, oo, oo oo oo oo oo oo oo oo o								Amount	
С	Beginning balance						1c			
	Additions during the year						1d			<del> </del>
e	Distributions during the year						1e			
f	Ending balance						1f			-
	Did the organization include an amount on F	orm 990. Part X. line	21, for	escrow or c	ustodial acco	ount liability	/?		Yes	□ No
	If "Yes," explain the arrangement in Part XIII	•	•				•	-		
Par							).			
	-	(a) Current year	(b) F	rior year	(c) Two yea	rs back (d	) Three y	years back	(e) Four y	ears back
1a	Beginning of year balance									
b	Contributions									
c	Net investment earnings, gains, and losses							-		
	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 cur	rent year end baland	ce (line 1	g, column (a	a)) held as					
а	Board designated or quasi-endowment		_%							
b	Permanent endowment >	<u></u> %								
С	Temporarily restricted endowment ▶	%								
	The percentages on lines 2a, 2b, and 2c sho	ould equal 100%.								
За	Are there endowment funds not in the posse	ession of the organiz	ation th	at are held a	and administe	ered for the	organi	zation		
	by									res No
	(i) unrelated organizations								3a(i)	
	(ii) related organizations								3a(ii)	
b	If "Yes" on line 3a(ii), are the related organization	ations listed as requi	red on S	Schedule R?	•				3b	
4	Describe in Part XIII the intended uses of the		owment	funds						
Pai	t VI Land, Buildings, and Equipn				_					
	Complete if the organization answere			1		r ·		<del> , _</del>		
	Description of property	(a) Cost or o			t or other	1 ,.,	umulat		(d) Book	value
		basis (investi	ment)	basis	(other)	aepr	eciation	<del>'   -</del>		
	Land			<del> </del>						
	Buildings			<del> </del>						
	Leasehold improvements					<del> </del>		-+		
	Equipment							<del></del>		
	Other	ogual Form 990 Port	Y colu	mn (R) line i	10c)	L				0.
<u>ı ota</u>	I. Add lines 1a through 1e (Column (d) must e	quai ruini 990, Pan	A, COIUI	iii (O), iiie	, uc /					• •

organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII

Schedule D (Form 990) 2016

Schedule D (Form 990) 2016 APARTMENT ASSOCIATION OUT    Part XI   Reconciliation of Revenue per Audited Financial Statem			4180 Page 4
Complete if the organization answered "Yes" on Form 990, Part IV, line 12		рот точати	
Total revenue, gains, and other support per audited financial statements		1	
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12			· <u>-</u>
a Net unrealized gains (losses) on investments	2a	-	
b Donated services and use of facilities	2b		
c Recoveries of prior year grants	2c		
d Other (Describe in Part XIII )	2d		
e Add lines 2a through 2d		2e	
3 Subtract line 2e from line 1		3	
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	
5 Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)		. 5	
Part XII Reconciliation of Expenses per Audited Financial State	ments With Expens	ses per Return.	
Complete if the organization answered "Yes" on Form 990, Part IV, line 12	?a		
1 Total expenses and losses per audited financial statements		1	
2 Amounts included on line 1 but not on Form 990, Part IX, line 25			
a Donated services and use of facilities	2a		
<b>b</b> Prior year adjustments	2b		
c Other losses	2c		
d Other (Describe in Part XIII)	2d		•
e Add lines 2a through 2d		2e	
3 Subtract line 2e from line 1		3	
4 Amounts included on Form 990, Part IX, line 25, but not on line 1		1 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		4ç	
5 Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18)		5	
Part XIII Supplemental Information.  Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Pa	art IV lines 1h and 2h Pa	art 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 ac	•		
		··	···
		4.	The see
			<u> </u>
			***
	· · · · · · · · · · · · · · · · · · ·	<del></del>	<u></u>

## SCHEDULE G (Form 990 or 990-EZ)

Department of the Treasury Internal Revenue Service

# **Supplemental Information Regarding Fundraising or Gaming Activities**

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

▶ Attach to Form 990 or Form 990-EZ. Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990. OMB No 1545-0047

Open to Public Inspection

Employer identification number

Name of the organization							ntification number
APARTME	NT ASSOCIATION OUT	REA	CH,	INC.		31-1334	180
Part I Fundraising Activities required to complete this par	Complete if the organization answe	ered "Y	'es" or	n Form 990, Part IV,	line 1	7. Form 990-E2	filers are not
Indicate whether the organization rais	e Solicitat  f Solicitat  g Special  or oral agreement with any individual art VII) or entity in connection with positions or entities (fundraisers) pursu	tion of tion of fundra (includerofess	non-g gover using o ding o ional f	overnment grants nment grants events fficers, directors, trus undraising services?	stees	Yes	
(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) fundr have con or con contribu	ustody	(iv) Gross receipts from activity	to (c	Amount paid or retained by) fundraiser ted in col (i)	(vi) Amount paid to (or retained by) organization
	,	Yes	No				
*							
						-	
Tabel							
S List all states in which the organization or licensing	on is registered or licensed to solicit	contrib	oution	s or has been notified	d it is	exempt from r	egistration
Of Hourishing							
				<del>-</del>			
				·····			
				·			
							<u> </u>
	<u> </u>					_	

Schi		le G (Form 990 or 990-EZ) 2016 APARTME  I Fundraising Events. Complete if the	NT ASSOCIATI	ON OUTREACH,	-INC 31-	1334180 Page 2
تت		of fundraising event contributions and gr				
			(a) Event #1	(b) Event #2	(c) Other events	(d) Total events
				HOLIDAY /		(add col (a) through
				AUCTION	2_	col. (c))
e			(event type)	(event type)	(total number)	
Revenue	1	Gross receipts	146,636.	35,760.	51,321.	233,717.
	2	Less Contributions		35,760.	1,000.	36,760.
	3	Gross income (line 1 minus line 2)	146,636.		50,321.	196,957.
	4	Cash prizes				
Se	5	Noncash prizes				
xpense	6	Rent/facility costs	17,671.			17,671.
Direct Expenses	7	Food and beverages	9,637.	-		9,637.
	8	Entertainment		-		
	9	Other direct expenses	14,536.	12,329.	8,891.	35,756.
	10	Direct expense summary. Add lines 4 through	n 9 ın column (d)		<b>&gt;</b>	63,064.
LD.		Net income summary Subtract line 10 from I			<u> </u>	133,893.
Pa	ıπ	<b>Gaming.</b> Complete if the organization \$15,000 on Form 990-EZ, line 6a	answered "Yes" on Forn	n 990, Part IV, line 19, or	reported more than	
	Γ.	\$15,000 on Form 990-EZ, line 62		(b) Pull tabs/instant		(d) Total gaming (add
Revenue			(a) Bingo	bingo/progressive bingo	(c) Other gaming	col (a) through col. (c))
eve.			·			
_	1	Gross revenue				
ses	2	Cash prizes				
Direct Expenses	3	Noncash prizes				
Direct	4	Rent/facility costs				
	5	Other direct expenses				
	6	Volunteer labor	Yes %	Yes % No	Yes %	
	7	Direct expense summary Add lines 2 through	h 5 ın column (d)		•	
_	8	Net gaming income summary Subtract line 7	from line 1, column (d)		<u> </u>	
а	ls	nter the state(s) in which the organization condit the organization licensed to conduct gaming a "No," explain	ctivities in each of these	states?		Yes No
		ere any of the organization's gaming licenses re			year?	Yes No
	_					
	_					

Sch	edule G (Form 990 or 990 EZ) 2016 APARTMENT ASSOCIATION OUTREACH, INC. 31-3	1334180	Page 3
11	Does the organization conduct gaming activities with nonmembers?	Yes	□ No
12	Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed		
	to administer charitable gaming?	L Yes	☐ No
13	Indicate the percentage of gaming activity conducted in		
а	The organization's facility	13a	%
t	An outside facility	13b	%
14	Enter the name and address of the person who prepares the organization's gaming/special events books and records		
	Name		
	Address >		
15a	Does the organization have a contract with a third party from whom the organization receives gaming revenue?	Yes	□ No
t	o If "Yes," enter the amount of gaming revenue received by the organization > \$ and the amount		
	of gaming revenue retained by the third party > \$		
c	: If "Yes," enter name and address of the third party		
	Name		
	Address ►		
16	Gaming manager information		
	Name		
	Gaming manager compensation ▶ \$		
	· · · · · · · · · · · · · · · · · · ·		
	Description of services provided		
	☐ Director/officer ☐ Employee ☐ Independent contractor		
17	Mandatory distributions		
	a Is the organization required under state law to make charitable distributions from the gaming proceeds to		
	retain the state gaming license?	Yes	☐ No
t	Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the		
_	organization's own exempt activities during the tax year 🕨 \$		
Pa	Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III,	lines 9, 9b, 10	0b, 15b,
	15c, 16, and 17b, as applicable. Also provide any additional information. See instructions		
		-	
			<del></del>

Schedule G	(Form 990 or 990-EZ)	APARTMENT-	ASSOCIATION	OUTREACH, INC.	31-1334180- Page 4
Part IV	(Form 990 or 990-EZ) Supplemental Info	rmation (continued)			
·				–	
				<u> </u>	
					•
				•	
				! 5	
	<u>.</u>			· · · · · · · · · · · · · · · · · · ·	
	<del> </del>				
					•
					-
			,		
<del></del>				· · · · · · · · · · · · · · · · · · ·	
					<del></del>
	<del></del>	<u> </u>			-
	••				

SCHEDULE (Form 990)

Department of the Treasury Internal Revenue Service Name of the organization

Governments, and Individuals in the United States Grants and Other Assistance to Organizations,

Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22. ▶ Attach to Form 990.

Open to Public Inspection

OMB No 1545-0047

Employer identification number

31-1334180

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

INC.

OUTREACH,

ASSOCIATION

APARTMENT

Schedule I (Form 990) (2016) % ⊠ KENT ASSISTANCE PROGRAM RENT ASSISTANCE PROGRAM RENT ASSISTANCE PROGRAM RENT ASSISTANCE PROGRAM (h) Purpose of grant or assistance Yes Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any SCHOLARSHIPS Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection (g) Description of noncash assistance (f) Method of valuation (book, FMV, appraisal, other) Ö ö ٥. ö Ö (e) Amount of assistance non-cash Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States recipient that received more than \$5,000. Part II can be duplicated if additional space is needed 7,500 7,500 7,500 (d) Amount of 11,750 12,457 cash grant Enter total number of section 501(c)(3) and government organizations listed in the line 1 table (c) IRC section (if applicable) LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. Enter total number of other organizations listed in the line 1 table General Information on Grants and Assistance (p) EIN criteria used to award the grants or assistance? 1 (a) Name and address of organization GCNK APARTMENT ASSOCIATION or government JEWISH FAMILY SERVICE CINCINNATI, OH 45236 CINCINNATI, OH 45202 CINCINNATI, OH 45236 CINCINNATI, OH 45223 1141 CENTRAL PARKWAY COVINGTON, KY 41011 FREESTORE/FOODBANK 4230 HAMILTON AVE 7265 KENWOOD RD 8487 RIDGE ROAD 205 PIKE STREET WELCOME HOUSE Part Part II

Page 2 Schedule I (Form 990) (2016) (f) Description of noncash assistance 31-1334180 (e) Method of valuation (book, FMV, appraisal, other) Part IV Supplemental Information. Provide the information required in Part I, line 2, Part III, column (b), and any other additional information Schedule I (Form 990) (2016) APARTMENT ASSOCIATION OUTREACH, INC.

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22

Part III can be duplicated if additional space is needed Ö (d) Amount of non-cash assistance 8,205. (c) Amount of cash grant (b) Number of recipients (a) Type of grant or assistance EMERGENCY ASSISTANCE 632102 11-01-16

### **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.

Open to Public Inspection

OMB No 1545-0047

Name of the organization

APARTMENT ASSOCIATION OUTREACH, INC.

Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.lrs.gov/form990. **Employer identification number** 31-1334180

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:
PROVIDING FOOD, SHELTER AND OTHER BASIC NEEDS.
•
FORM 990 PAGE I LINE B
AMENDED TAX RETURN TO ACCURATELY REPORT INCOME/EXPENSES AND BALANCE
SHEET NUMBERS. ORIGINAL RETURN WAS ERRONEOUSLY FILED WITH INCOMLETE
DATA FOR 2016.
1 1
FORM 990, PART VI, SECTION B, LINE 11B:
A COPY OF THE FORM 990 IS PROVIDED TO THE BOARD MEMBERS AT THEIR MEETING TO
REVIEW.
FORM 990, PART VI, SECTION C, LINE 19:
THE ORGANIZATION PROVIDES A COPY OF ITS PUBLIC DOCUMENTS UPON REQUEST. THE
PUBLIC DOCUMENTS ARE ALSO AVAILABLE ON THE MEMBERS' SECTION OF THE
ORGANIZATIONS WEBSITE.
ORGANIZATIONS WEBSITE.