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Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

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

▶ Information about Form 990-PF and its separate instructions is at *www.irs.gov/form990pf.*

OMB No 1545-0052

2015

Open to Public Inspection

For calendar year 2015 or tax year beginning , and ending

Name of foundation: FOX CITIES RETIREMENT VILLAGE INC.

A Employer identification number: 39-1335177

Number and street (or P O box number if mail is not delivered to street address): 160 S. GREEN BAY ROAD | Room/suite

B Telephone number: 920-725-0571

City or town, state or province, country, and ZIP or foreign postal code: NEENAH, WI 54956

C If exemption application is pending, check here ▶ ☐

G Check all that apply: ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here ▶ ☐

2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization: [X] Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year *(from Part II, col. (c), line 16)* ▶$ 2,163,605.

J Accounting method: [X] Cash ☐ Accrual ☐ Other (specify) *(Part I, column (d) must be on cash basis)*

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

Part I **Analysis of Revenue and Expenses** (The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a))

		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received				
	2 Check ▶ [X] if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	2,584.	2,584.	2,584.	STATEMENT 1
	4 Dividends and interest from securities				
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10				
	b Gross sales price for all assets on line 6a				
	7 Capital gain net income (from Part IV, line 2)		0.		
	8 Net short-term capital gain			0.	
	9 Income modifications				
	10a Gross sales less returns and allowances				
	b Less Cost of goods sold				
	c Gross profit or (loss)				
	11 Other income	112,770.	0.	112,770.	STATEMENT 2
	12 **Total.** Add lines 1 through 11	115,354.	2,584.	115,354.	
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc	4,150.	0.	4,150.	0.
	14 Other employee salaries and wages				
	15 Pension plans, employee benefits				
	16a Legal fees				
	b Accounting fees STMT 3	1,536.	0.	1,536.	0.
	c Other professional fees				
	17 Interest				
	18 Taxes STMT 4	86.	86.	0.	0.
	19 Depreciation and depletion	11,381.	0.	11,381.	
	20 Occupancy	35,269.	0.	35,269.	0.
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses STMT 5	33,834.	0.	33,834.	0.
	24 **Total operating and administrative expenses.** Add lines 13 through 23	86,256.	86.	86,170.	0.
	25 Contributions, gifts, grants paid	0.			0.
	26 **Total expenses and disbursements.** Add lines 24 and 25	86,256.	86.	86,170.	0.
	27 Subtract line 26 from line 12:				
	a Excess of revenue over expenses and disbursements	29,098.			
	b **Net investment income** (if negative, enter -0-)		2,498.		
	c **Adjusted net income** (if negative, enter -0-)			29,184.	

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523501 11-24-15 LHA For Paperwork Reduction Act Notice, see instructions.

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

		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash - non-interest-bearing	128,893.	140,310.	140,310.
	2 Savings and temporary cash investments	261,895.	214,295.	214,295.
	3 Accounts receivable ▶			
	Less: allowance for doubtful accounts ▶			
	4 Pledges receivable ▶			
	Less: allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons			
	7 Other notes and loans receivable ▶			
	Less: allowance for doubtful accounts ▶			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments - U.S. and state government obligations			
	b Investments - corporate stock			
	c Investments - corporate bonds			
	11 Investments - land, buildings, and equipment basis ▶			
	Less accumulated depreciation ▶			
	12 Investments - mortgage loans			
	13 Investments - other			
	14 Land, buildings, and equipment: basis ▶ 1,565,656.			
	Less accumulated depreciation ▶ 1,345,135.	224,728.	220,521.	1,809,000.
	15 Other assets (describe ▶)			
	16 **Total assets** (to be completed by all filers - see the instructions. Also, see page 1, item I)	615,516.	575,126.	2,163,605.
Liabilities	17 Accounts payable and accrued expenses			
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable			
	22 Other liabilities (describe ▶ LIFE LEASES)	503,096.	433,608.	
	23 **Total liabilities** (add lines 17 through 22)	503,096.	433,608.	
Net Assets or Fund Balances	**Foundations that follow SFAS 117, check here ▶ ☐ and complete lines 24 through 26 and lines 30 and 31.**			
	24 Unrestricted			
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ [X] and complete lines 27 through 31.			
	27 Capital stock, trust principal, or current funds	0.	0.	
	28 Paid-in or capital surplus, or land, bldg., and equipment fund	0.	0.	
	29 Retained earnings, accumulated income, endowment, or other funds	112,420.	141,518.	
	30 **Total net assets or fund balances**	112,420.	141,518.	
	31 **Total liabilities and net assets/fund balances**	615,516.	575,126.	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year - Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	112,420.
2	Enter amount from Part I, line 27a	2	29,098.
3	Other increases not included in line 2 (itemize) ▶	3	0.
4	Add lines 1, 2, and 3	4	141,518.
5	Decreases not included in line 2 (itemize) ▶	5	0.
6	Total net assets or fund balances at end of year (line 4 minus line 5) - Part II, column (b), line 30	6	141,518.

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	(b) How acquired P - Purchase D - Donation	(c) Date acquired (mo., day, yr.)	(d) Date sold (mo., day, yr.)
1a				
b	NONE			
c				
d				
e				

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

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

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

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

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

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

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☒ No

If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part.

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col. (b) divided by col. (c))
2014	0.	353,229.	.000000
2013	0.	320,020.	.000000
2012	0.	290,630.	.000000
2011	0.	289,631.	.000000
2010	0.	330,097.	.000000

2	**Total** of line 1, column (d)	2	.000000
3	Average distribution ratio for the 5-year base period - divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	.000000
4	Enter the net value of noncharitable-use assets for 2015 from Part X, line 5	4	367,076.
5	Multiply line 4 by line 3	5	0.
6	Enter 1% of net investment income (1% of Part I, line 27b)	6	25.
7	Add lines 5 and 6	7	25.
8	Enter qualifying distributions from Part XII, line 4	8	0.

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

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

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1. Date of ruling or determination letter: _____ (attach copy of letter if necessary-see instructions)		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☐ and enter 1% of Part I, line 27b	1	50.
c	All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col. (b).		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	2	0.
3	Add lines 1 and 2	3	50.
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	4	0.
5	**Tax based on investment income.** Subtract line 4 from line 3. If zero or less, enter -0-	5	50.
6	Credits/Payments:		
a	2015 estimated tax payments and 2014 overpayment credited to 2015 — 6a		
b	Exempt foreign organizations - tax withheld at source — 6b		
c	Tax paid with application for extension of time to file (Form 8868) — 6c		
d	Backup withholding erroneously withheld — 6d		
7	Total credits and payments. Add lines 6a through 6d	7	0.
8	Enter any **penalty** for underpayment of estimated tax. Check here ☐ if Form 2220 is attached	8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶	9	50.
10	**Overpayment** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶	10	
11	Enter the amount of line 10 to be: **Credited to 2016 estimated tax** ▶ **Refunded** ▶	11	

Part VII-A Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		X
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see instructions for the definition)? *If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.*	1b		X
c	Did the foundation file **Form 1120-POL** for this year?	1c		X
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: **(1)** On the foundation. ▶ $ 0. **(2)** On foundation managers. ▶ $ 0.			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers. ▶ $ 0.			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities*	2		X
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		X
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		X
b	If "Yes," has it filed a tax return on **Form 990-T** for this year? N/A	4b		
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		X
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6		X
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	X	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ WI			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by *General Instruction G? If "No," attach explanation*	8b	X	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2015 or the taxable year beginning in 2015 (see instructions for Part XIV)? *If "Yes," complete Part XIV*	9	X	
10	Did any persons become substantial contributors during the tax year? If "Yes," attach a schedule listing their names and addresses	10		X

Part VII-A Statements Regarding Activities *(continued)*

			Yes	No
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11		X
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		X
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	X	

Website address ▶ N/A

14 The books are in care of ▶ JUDIE HILLIKER Telephone no. ▶ 920-722-6289

Located at ▶ 160 S. GREEN BAY RD. APT 110, NEENAH, WI ZIP+4 ▶ 54956

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** - Check here ▶ ☐

and enter the amount of tax-exempt interest received or accrued during the year ▶ 15 N/A

			Yes	No
16	At any time during calendar year 2015, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		X
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes," enter the name of the foreign country ▶			

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

			Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			
1a	During the year did the foundation (either directly or indirectly):			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☒ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☒ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☒ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☐ Yes ☒ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☒ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days.) ☐ Yes ☒ No			
b	If any answer is "Yes" to 1a(1)-(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance (see instructions)? N/A	1b		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2015?	1c		X
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5)):			
a	At the end of tax year 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? ☐ Yes ☒ No			
	If "Yes," list the years ▶ _____, _____, _____, _____			
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement - see instructions.) N/A	2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here. ▶ _____, _____, _____, _____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☒ No			
b	If "Yes," did it have excess business holdings in 2015 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969; **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest; or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2015.)* N/A	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		X
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2015?	4b		X

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

5a During the year did the foundation pay or incur any amount to:			
(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☒ No			
(2) Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☒ No			
(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☒ No			
(4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? (see instructions) ☐ Yes ☒ No			
(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☒ No			
b If any answer is "Yes" to 5a(1)-(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)? N/A	5b		
Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? N/A ☐ Yes ☐ No			
If "Yes," attach the statement required by Regulations section 53 4945-5(d).			
6a Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☒ No			
b Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b		X
If "Yes" to 6b, file Form 8870.			
7a At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☒ No			
b If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction? N/A	7b		

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

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

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
SEE STATEMENT 6		4,150.	0.	0.

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

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

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

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

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

(a) Name and address of each person paid more than $50,000	(b) Type of service	(c) Compensation
NONE		
Total number of others receiving over $50,000 for professional services ▶		0

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.	Expenses
1 OPERATE APARTMENTS FOR THE ELDERLY	86,256.
2	
3	
4	

Part IX-B **Summary of Program-Related Investments**

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

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes:			
a	Average monthly fair market value of securities		1a	238,065.
b	Average of monthly cash balances		1b	134,601.
c	Fair market value of all other assets		1c	
d	**Total** (add lines 1a, b, and c)		1d	372,666.
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e 0.		
2	Acquisition indebtedness applicable to line 1 assets		2	0.
3	Subtract line 2 from line 1d		3	372,666.
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions)		4	5,590.
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3. Enter here and on Part V, line 4		5	367,076.
6	**Minimum investment return.** Enter 5% of line 5		6	18,354.

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

1	Minimum investment return from Part X, line 6		1	
2a	Tax on investment income for 2015 from Part VI, line 5	2a		
b	Income tax for 2015. (This does not include the tax from Part VI.)	2b		
c	Add lines 2a and 2b		2c	
3	Distributable amount before adjustments. Subtract line 2c from line 1		3	
4	Recoveries of amounts treated as qualifying distributions		4	
5	Add lines 3 and 4		5	
6	Deduction from distributable amount (see instructions)		6	
7	**Distributable amount** as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1		7	

Part XII Qualifying Distributions (see instructions)

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

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

Part XIII Undistributed Income (see instructions)

N/A

	(a) Corpus	(b) Years prior to 2014	(c) 2014	(d) 2015
1 Distributable amount for 2015 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2015				
a Enter amount for 2014 only				
b Total for prior years: _____ , _____ , _____				
3 Excess distributions carryover, if any, to 2015:				
a From 2010				
b From 2011				
c From 2012				
d From 2013				
e From 2014				
f **Total** of lines 3a through e				
4 Qualifying distributions for 2015 from Part XII, line 4: ▶ $				
a Applied to 2014, but not more than line 2a				
b Applied to undistributed income of prior years (Election required - see instructions)				
c Treated as distributions out of corpus (Election required - see instructions)				
d Applied to 2015 distributable amount				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2015 (If an amount appears in column (d), the same amount must be shown in column (a))				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income. Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b. Taxable amount - see instructions				
e Undistributed income for 2014. Subtract line 4a from line 2a. Taxable amount - see instr.				
f Undistributed income for 2015. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2016				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2010 not applied on line 5 or line 7				
9 **Excess distributions carryover to 2016.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9:				
a Excess from 2011				
b Excess from 2012				
c Excess from 2013				
d Excess from 2014				
e Excess from 2015				

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

1 a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2015, enter the date of the ruling ▶ 01/01/79

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

	Tax year	Prior 3 years			
	(a) 2015	(b) 2014	(c) 2013	(d) 2012	(e) Total
2 a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	18,354.	17,661.	16,001.	14,532.	66,548.
b 85% of line 2a	15,601.	15,012.	13,601.	12,352.	56,566.
c Qualifying distributions from Part XII, line 4 for each year listed	0.	0.	0.	0.	0.
d Amounts included in line 2c not used directly for active conduct of exempt activities	0.	0.	0.	0.	0.
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c	0.	0.	0.	0.	0.
3 Complete 3a, b, or c for the alternative test relied upon: a "Assets" alternative test - enter: (1) Value of all assets					0.
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					0.
b "Endowment" alternative test - enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed	12,236.	11,774.	10,667.	9,688.	44,365.
c "Support" alternative test - enter: (1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					0.
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					0.
(3) Largest amount of support from an exempt organization					0.
(4) Gross investment income					0.

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

1 **Information Regarding Foundation Managers:**

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

NONE

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

NONE

2 **Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:**

Check here ▶ [X] if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d.

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

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

c Any submission deadlines:

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

Part XV Supplementary Information (continued)

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year* NONE				
Total			▶ 3a	0.
b *Approved for future payment* NONE				
Total			▶ 3b	0.

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated.	Unrelated business income (a) Business code	(b) Amount	Excluded by section 512, 513, or 514 (c) Exclusion code	(d) Amount	(e) Related or exempt function income
1 Program service revenue:					
a MAINTENANCE					
b FEE-APARTMENTS					68,855.
c RENTAL AMORTIZATION					
d INCOME					43,915.
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments			14	2,584.	
4 Dividends and interest from securities					
5 Net rental income or (loss) from real estate:					
a Debt-financed property					
b Not debt-financed property					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory					
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue:					
a					
b					
c					
d					
e					
12 Subtotal. Add columns (b), (d), and (e)		0.		2,584.	112,770.
13 **Total.** Add line 12, columns (b), (d), and (e)				13	115,354.

(See worksheet in line 13 instructions to verify calculations.)

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

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes).
1A	THESE CHARGES ARE FOR PAYING UTILITIES AND MAINTAINING THE GROUNDS AND MAINTENANCE ON THE APARTMENTS
1B	AMORTIZATION FOR THE YEAR OF THE APARTMENT EACH PERSON OCCUPIES

Part XVII **Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations**

		Yes	No
1 Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a Transfers from the reporting foundation to a noncharitable exempt organization of:			
(1) Cash	1a(1)		X
(2) Other assets	1a(2)		X
b Other transactions:			
(1) Sales of assets to a noncharitable exempt organization	1b(1)		X
(2) Purchases of assets from a noncharitable exempt organization	1b(2)		X
(3) Rental of facilities, equipment, or other assets	1b(3)		X
(4) Reimbursement arrangements	1b(4)		X
(5) Loans or loan guarantees	1b(5)		X
(6) Performance of services or membership or fundraising solicitations	1b(6)		X
c Sharing of facilities, equipment, mailing lists, other assets, or paid employees	1c		X

d If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received.

(a) Line no	(b) Amount involved	(c) Name of noncharitable exempt organization	(d) Description of transfers, transactions, and sharing arrangements
		N/A	

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☒ No

b If "Yes," complete the following schedule.

(a) Name of organization	(b) Type of organization	(c) Description of relationship
N/A		

Sign Here

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

▶ Nancy Bruce | 5-13-16 ▶ VICE PRESIDENT

Signature of officer or trustee | Date | Title

May the IRS discuss this return with the preparer shown below (see instr.)? ☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
MARK W. OTTO, CPA	MARK W. OTTO, CPA	05/11/16		P00005523

Firm's name ▶ ENDRIES OTTO, LLC | Firm's EIN ▶ 39-1829828

Firm's address ▶ 1080 CAMERON WAY, P. O. BOX 2106 NEENAH, WI 54957-2106 | Phone no. (920)725-6075

FORM 990-PF INTEREST ON SAVINGS AND TEMPORARY CASH INVESTMENTS STATEMENT 1

SOURCE	(A) REVENUE PER BOOKS	(B) NET INVESTMENT INCOME	(C) ADJUSTED NET INCOME
INVESTMENT INTEREST INCOME	2,584.	2,584.	2,584.
TOTAL TO PART I, LINE 3	2,584.	2,584.	2,584.

FORM 990-PF OTHER INCOME STATEMENT 2

DESCRIPTION	(A) REVENUE PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME
MAINTENANCE FEE-APARTMENTS	68,855.	0.	68,855.
RENTAL AMORTIZATION INCOME	43,915.	0.	43,915.
TOTAL TO FORM 990-PF, PART I, LINE 11	112,770.	0.	112,770.

FORM 990-PF ACCOUNTING FEES STATEMENT 3

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
	1,536.	0.	1,536.	0.
TO FORM 990-PF, PG 1, LN 16B	1,536.	0.	1,536.	0.

FORM 990-PF TAXES STATEMENT 4

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
TAXES ON IVESTMENT INCOME	86.	86.	0.	0.
TO FORM 990-PF, PG 1, LN 18	86.	86.	0.	0.

FORM 990-PF OTHER EXPENSES STATEMENT 5

DESCRIPTION	(A) EXPENSES PER BOOKS	(B) NET INVEST-MENT INCOME	(C) ADJUSTED NET INCOME	(D) CHARITABLE PURPOSES
INSURANCE	8,448.	0.	8,448.	0.
IN LIEU OF PROPERTY TAXES	6,050.	0.	6,050.	0.
EVENTS	513.	0.	513.	0.
OFFICE EXPENSE	283.	0.	283.	0.
PROPERTY MANAGEMENT FEES	2,400.	0.	2,400.	0.
REPAIRS AND MAINTENANCE	16,140.	0.	16,140.	0.
TO FORM 990-PF, PG 1, LN 23	33,834.	0.	33,834.	0.

FORM 990-PF PART VIII - LIST OF OFFICERS, DIRECTORS TRUSTEES AND FOUNDATION MANAGERS STATEMENT 6

NAME AND ADDRESS	TITLE AND AVRG HRS/WK	COMPEN-SATION	EMPLOYEE BEN PLAN CONTRIB	EXPENSE ACCOUNT
EMIL LEPPIAHO 833 OTTO ST. NEENAH, WI 54956	PRESIDENT 1.00	0.	0.	0.
NANCY BRICCO 160 S. GREEN BAY RD., APT. 208 NEENAH, WI 54956	VICE PRESIDENT/GENERAL MAN 1.00	1,200.	0.	0.
JUDIE HILLIKER 160 S. GREEN BAY RD., APT. 110 NEENAH, WI 54956	FINANCIAL SECRETARY 1.00	1,200.	0.	0.
BENNETT HILLIKER 160 S. GREEN BAY RD., APT. 110 NEENAH, WI 54956	DIRECTOR 1.00	1,750.	0.	0.
TOTALS INCLUDED ON 990-PF, PAGE 6, PART VIII		4,150.	0.	0.

SECTION 1.263(A)-1(F) DE MINIMIS SAFE HARBOR ELECTION

FOX CITIES RETIREMENT VILLAGE INC.
160 S GREEN BAY ROAD
NEENAH, WI 54956

EMPLOYER IDENTIFICATION NUMBER: 39-1335177

FOR THE YEAR ENDING DECEMBER 31, 2015

FOX CITIES RETIREMENT VILLAGE INC. IS MAKING THE DE MINIMIS SAFE HARBOR ELECTION UNDER REG. SEC. 1.263(A)-1(F).

SECTION 1.263(A)-3(H) SAFE HARBOR ELECTION FOR SMALL TAXPAYERS

FOX CITIES RETIREMENT VILLAGE INC.
160 S. GREEN BAY ROAD
NEENAH, WI 54956

EMPLOYER IDENTIFICATION NUMBER: 39-1335177

FOR THE YEAR ENDING DECEMBER 31, 2015

FOX CITIES RETIREMENT VILLAGE INC. IS MAKING THE SAFE HARBOR ELECTION UNDER REG. SEC. 1.263(A)-3(H) FOR THE FOLLOWING ELIGIBLE BUILDING PROPERTY(S)

DESCRIPTION OF ELIGIBLE PROPERTY(S):

ALL REAL PROPERTY

Fox Cities Retirement Village [Fox Cities R]
Depreciation Expense
Federal
01/01/2015 - 12/31/2015

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation	Total Depreciation/ (Sec. 179)
Building & Grounds												
105		New Roof on Old Section	11/03/98	MSL / MM	39.0000	17,950 00	100 0000	0.00	0.00	7,421.48	460.26	7,881.74
106		Concrete Wall - garage	05/03/99	MSL / MM	39.0000	15,894.00	100.0000	0.00	0 00	6,367.91	407.53	6,775.44
107		Parking Lot	08/05/99	MSL / MM	39 0000	14,825.00	100 0000	0 00	0.00	5,844.43	380 13	6,224.56
108		Cabinet - Apt. 106	04/03/00	MT / HY	7.0000	2,575.00	100.0000	0 00	0 00	2,575.00	0.00	2,575 00
109		Painting/Varnishing - Older Sectio	03/18/00	MT / HY	7.0000	4,150 00	100.0000	0.00	0.00	4,150.00	0.00	4,150.00
110		Cabinets - Apt. 217	05/10/00	MT / HY	7.0000	975.00	100.0000	0.00	0.00	975.00	0.00	975 00
111		Cabinets - Apt. 205	08/04/00	MT / HY	7.0000	1,775.00	100 0000	0.00	0.00	1,775.00	0.00	1,775 00
112		Cabinets - Apt. 107 & 207	11/21/00	MT / HY	7.0000	3,550.00	100.0000	0.00	0.00	3,550.00	0.00	3,550.00
113		Painting - Apt. 106 &211	04/08/00	MT / HY	7.0000	2,488.00	100 0000	0.00	0.00	2,488.00	0.00	2,488.00
114		Painting Apt 205	08/14/00	MT / HY	7.0000	975.00	100.0000	0.00	0.00	975.00	0.00	975.00
115		Painting Apt 207	11/24/00	MT / HY	7 0000	640.00	100.0000	0.00	0.00	640 00	0.00	640.00
116		Painting Apt 107	01/14/01	MT / HY	7 0000	1,440.00	100.0000	0.00	0.00	1,440.00	0.00	1,440 00
117		Cabinets Apt 201 & 208	03/19/01	MT / HY	7.0000	3,550.00	100 0000	0.00	0.00	3,550.00	0 00	3,550.00
118		Painting apt 201	04/17/01	MT / HY	7.0000	1,005.00	100 0000	0.00	0.00	1,005.00	0.00	1,005.00
119		Improvements apts 201 & 208	06/30/01	MT / HY	7.0000	2,888.44	100.0000	0.00	0.00	2,888.44	0.00	2,888.44
120		Painting apt 208	06/06/01	MT / HY	7.0000	1,370.00	100.0000	0.00	0.00	1,370.00	0.00	1,370.00
121		ramp & rail	09/18/01	MT / HY	7.0000	4,089.70	100.0000	0.00	0.00	4,089.70	0.00	4,089.70
122		CAbinets apt105	09/20/01	MT / HY	7 0000	1,775.00	100.0000	0.00	0.00	1,775.00	0.00	1,775.00
123		Emergency Lighting System	05/14/02	MSL / HY	7.0000	436.62	100.0000	0.00	0.00	436 62	0.00	436.62
124		Cabinets Apt 101	11/27/02	DDBA / N/A	7.0000	1,775.00	100.0000	0.00	0.00	1,775.00	0.00	1,775 00
125		Cabinets #110	01/20/03	DDBA / N/A	7 0000	1,775.00	100.0000	0.00	0.00	1,775.00	0.00	1,775 00
126		Cabinets #212	03/03/03	DDBA / N/A	7.0000	1,775.00	100 0000	0.00	0 00	1,775 00	0.00	1,775 00
127		Shrubbery	12/05/03	DDBA / N/A	7.0000	2,346.75	100.0000	0 00	0.00	2,346.75	0.00	2,346.75
128		Landscaping - Shrubs	08/02/04	DDBA / N/A	7.0000	346.50	100.0000	0 00	0.00	346.50	0.00	346 50
129		Cabinet Savers #103	06/20/05	DDBA / N/A	7.0000	1,875.00	100.0000	0 00	0.00	1,875.00	0.00	1,875 00
130		New Roof on New Addition	08/08/05	MSL / MM	39.0000	16,895 00	100.0000	0.00	0.00	4,061.42	433 20	4,494 62
131		Windows	01/01/06	MSL / MM	39.0000	52,795.00	100.0000	0.00	0.00	12,128.57	1,353.67	13,482.24
132		Elevator	08/01/06	MSL / MM	39.0000	99,534.00	100 0000	0.00	0.00	21,374.99	2,552 13	23,927.12
133		Windows - new section	01/15/06	MSL / MM	39.0000	41,126.00	100.0000	0.00	0.00	9,447.87	1,054.47	10,502.34
134		Cabinets - #210	08/11/06	DDBA / N/A	7 0000	900.00	100 0000	0.00	0.00	900.00	0.00	900.00
135		Cabinets - #202	09/11/06	DDBA / N/A	7.0000	975 00	100 0000	0.00	0 00	975.00	0.00	975 00
136		Carpet Laundry & Elevator	02/27/07	DDBA / N/A	7.0000	1,703.76	100.0000	0.00	0.00	1,703.76	0.00	1,703.76
137		Curbing around building	05/16/07	MSL / HY	15.0000	1,950.00	100.0000	0.00	0.00	975.26	129.97	1,105.23
138		Landscaping - stones	06/19/07	MSL / HY	15.0000	6,146.30	100.0000	0 00	0 00	3,074.06	409.63	3,483.69
139		Cabinets #206	10/06/07	DDBA / N/A	7.0000	1,875 00	100.0000	0.00	0.00	1,875.00	0 00	1,875.00
140		Steel Poors	11/19/07	MSL / HY	15 0000	1,691 26	100 0000	0.00	0.00	845.90	112.71	958.61
141		Sidewalk Replacements	08/11/08	DBA / N/A	15 0000	11,225.00	100 0000	0 00	0.00	8,405.11	328.53	8,733.64
155		Building	10/01/78	SL / N/A	20 0000	420,531.00	100 0000	0 00	0.00	420,531.00	0.00	420,531.00
156		Carport	01/01/80	SL / N/A	20.0000	15,607.00	100.0000	0.00	0 00	15,607 00	0 00	15,607.00
157		Building	01/01/81	SL / N/A	20.0000	4,079.00	100 0000	0.00	0.00	4,079.00	0.00	4,079.00
158		Architect's Fees	01/01/78	SL / N/A	20 0000	3,401.00	100.0000	0.00	0.00	3,401.00	0.00	3,401.00
159		Architect's Fees	01/01/78	SL / N/A	20.0000	1,200.00	100 0000	0.00	0.00	1,200.00	0 00	1,200 00
160		Architect's Fees	01/01/78	SL / N/A	20.0000	800.00	100 0000	0.00	0.00	800 00	0.00	800 00
164		NEW DRIVE WAY AND PARKING	07/28/14	MSL / HY	15.0000	10,910.00	100.0000	0.00	0.00	363.67	727.33	1,091 00
Subtotal: Building & Grounds						785,589.33		0.00	0.00	574,958.44	8,349.56	583,308.00

Fox Cities Retirement Village [Fox Cities R]
Depreciation Expense
Federal
01/01/2015 - 12/31/2015

System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation	Total Depreciation/ (Sec. 179)
Less dispositions and exchanges:						0 00		0.00	0.00	0.00	0 00	0 00
Net for: Building & Grounds						785,589.33		0.00	0.00	574,958.44	8,349.56	583,308.00
Construction												
142		Additions & Improvements	12/01/89	MSL / MM	31.5000	4,275.00	100 0000	0.00	0.00	3,398.42	135 73	3,534.15
143		Carport	01/02/90	MSL / MM	31.5000	1,912 00	100.0000	0.00	0.00	1,514.96	60.69	1,575.65
144		Carport Roof	01/02/90	MSL / MM	31.5000	2,700.00	100.0000	0.00	0 00	2,139.38	85 70	2,225.08
145		Drainage Ditch	10/27/90	MSL / MM	31 5000	2,983.00	100.0000	0.00	0.00	2,292.51	94.70	2,387.21
146		Plumb/Storm Sewer	12/17/91	MSL / MM	31.5000	3,310.00	100.0000	0 00	0.00	2,421.22	105 08	2,526.30
147		Canopy & Patio Door	04/06/92	MSL / MM	31.5000	509 00	100 0000	0.00	0.00	366 97	16 16	383.13
148		Landscaping	05/24/92	MSL / MM	31.5000	867.00	100 0000	0.00	0.00	622.78	27.52	650.30
149		Carport Addition	11/10/92	MSL / MM	31.5000	20,000.00	100.0000	0.00	0 00	14,047.89	634.89	14,682.78
150		Carport	01/08/93	DDBA / N/A	31.5000	4,563 00	100.0000	0 00	0 00	3,583.88	103 07	3,686.95
151		Architect's Fees	08/01/84	SL / N/A	18.0000	4,770.00	100 0000	0.00	0.00	4,770.00	0 00	4,770.00
152		Building - New	08/01/84	SL / N/A	18.0000	303,904 00	100.0000	0.00	0.00	303,904.00	0 00	303,904.00
153		Building	07/01/85	SL / N/A	19.0000	202,362.00	100.0000	0.00	0.00	202,362.00	0 00	202,362.00
154		Addition	07/01/86	SL / N/A	19.0000	47,716.00	100.0000	0.00	0.00	47,716.00	0.00	47,716.00
Subtotal: Construction						599,871.00		0.00	0.00	589,140.01	1,263.54	590,403.55
Less dispositions and exchanges:						0.00		0 00	0.00	0.00	0.00	0.00
Net for: Construction						599,871.00		0.00	0.00	589,140.01	1,263.54	590,403.55
Equipment												
1		Air Conditioner - Lounge	06/03/92	MT / HY	7.0000	682.00	100 0000	0.00	0 00	682.00	0 00	682.00
2		Stove & Refrigerator - Apt. #101	12/11/92	MT / HY	7.0000	1,096.00	100.0000	0.00	0 00	1,096.00	0.00	1,096.00
3		Copier - St. Mark's Office	03/28/92	MT / HY	7.0000	1,155.00	100.0000	0 00	0.00	1,155.00	0.00	1,155.00
4		Carpet & Vinyl Apt. #210, Lounge	02/01/92	MT / HY	7 0000	11,528.00	100.0000	0.00	0.00	11,528.00	0.00	11,528.00
5		Carpet - Apt. #113	10/03/92	MT / HY	7.0000	1,597.00	100 0000	0.00	0.00	1,597.00	0.00	1,597.00
6		Used Wheel Chair	11/02/92	MT / HY	7.0000	350.00	100.0000	0.00	0.00	350.00	0 00	350 00
7		Vaccuum Cleaner	12/31/92	MT / HY	7.0000	252.00	100.0000	0.00	0.00	252 00	0.00	252.00
8		2 Washers & Dryers	04/14/93	MT / HY	7.0000	2,048 00	100.0000	0.00	0 00	2,048 00	0.00	2,048.00
9		Carpet & Vinyl Apt. #101	01/15/93	DDBA / N/A	7.0000	2,512.00	100.0000	0 00	0 00	2,512.00	0.00	2,512.00
10		Carpet - Apt. #110	07/21/93	DDB / N/A	7 0000	1,912.00	100 0000	0.00	0.00	1,912.00	0.00	1,912.00
11		Fire Proof Filing Cabinet	12/15/93	DDB / N/A	7.0000	1,071.00	100.0000	0.00	0.00	1,071.00	0 00	1,071.00
12		Copier	02/21/94	DDB / N/A	7.0000	2,387.00	100.0000	0.00	0.00	2,387.00	0 00	2,387.00
13		Air Conditioner	07/07/94	DDB / N/A	7.0000	549.00	100.0000	0 00	0.00	549 00	0.00	549.00
14		Washer & Dryer	07/31/94	DDB / N/A	7.0000	984 00	100.0000	0 00	0.00	984.00	0.00	984.00
15		Stove & Refrigerator - Apt. #210	11/06/94	DDB / N/A	7 0000	1,029.00	100.0000	0.00	0.00	1,029 00	0.00	1,029.00
17		Used Desk - office	04/19/95	DDB / N/A	7.0000	200.00	100.0000	0.00	0.00	200.00	0.00	200.00
18		Air Conditioner - Lobby	05/03/95	DDB / N/A	7.0000	674.00	100.0000	0.00	0.00	674.00	0.00	674.00
19		Carpeting - Apt. #104	05/31/95	DDB / N/A	7.0000	2,733 00	100.0000	0.00	0.00	2,733 00	0.00	2,733.00
20		Stove & Refrigerator	05/01/95	DDB / N/A	7.0000	1,165 00	100.0000	0.00	0 00	1,165.00	0 00	1,165.00
21		Sink/Disposal	06/01/95	DDB / N/A	7.0000	575 00	100.0000	0.00	0.00	575.00	0.00	575.00
22		Carpet & Vinyl Apt #112	10/03/95	DDB / N/A	7.0000	2,482.00	100.0000	0.00	0.00	2,482.00	0.00	2,482.00
23		Stove & Refrigerator - Apts	10/10/95	DDB / N/A	7.0000	2,210.00	100 0000	0.00	0 00	2,210.00	0.00	2,210.00
24		Air Conditioner	08/12/96	DDB / N/A	7.0000	525.00	100 0000	0.00	0.00	525.00	0.00	525.00
25		2 Air Conditioners	09/27/96	DDB / N/A	7.0000	1,004.00	100.0000	0.00	0 00	1,004.00	0 00	1,004.00

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System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation	Total Depreciation/ (Sec. 179)
Equipment												
26		Stove/Refrigerator - Apt. 203	01/25/97	DDB / N/A	7.0000	1,134.00	100 0000	0.00	0.00	1,134.00	0.00	1,134.00
27		Washer & Dryer	04/02/97	DDB / N/A	7.0000	945.00	100.0000	0.00	0 00	945.00	0.00	945 00
28		Refrigerator	06/03/97	DDB / N/A	7.0000	630.00	100.0000	0.00	0.00	630.00	0.00	630.00
29		Refrigerator/Stove - Apt. 209	09/29/97	DDB / N/A	7 0000	1,113 00	100.0000	0 00	0.00	1,113.00	0.00	1,113 00
30		Chairs & Rounds Tables - Lounge	11/13/97	DDB / N/A	7.0000	619.00	100 0000	0.00	0.00	619.00	0.00	619.00
31		Carpet/Vinyl/Flooring - Apt. 203	01/29/97	DDB / N/A	7 0000	2,733.00	100.0000	0.00	0 00	2,733.00	0 00	2,733.00
32		Blinds - Lounge	03/09/97	DDB / N/A	7.0000	1,141 00	100.0000	0.00	0.00	1,141.00	0.00	1,141.00
33		Carpet/Vinyl/Flooring - Apt. 209	09/29/97	DDB / N/A	7.0000	2,867.00	100.0000	0.00	0.00	2,867.00	0.00	2,867.00
34		Washer & Dryer	01/01/78	DDBA / N/A	5.0000	647.00	100.0000	0.00	0.00	647.00	0 00	647.00
35		Washer & Dryer	01/01/81	R / HY	5.0000	405.00	100 0000	0.00	0.00	405.00	0.00	405.00
36		2 Washers & Dryers & 3 Humidifier	07/01/83	R / HY	5.0000	1,883.00	100 0000	0.00	0 00	1,883.00	0.00	1,883.00
37		2 Refuse Containers	07/01/85	R / HY	5.0000	427.00	100.0000	0.00	0.00	427.00	0 00	427.00
38		Drapes	07/01/88	DDB / N/A	7.0000	1,503 00	100.0000	0.00	0.00	1,503.00	0 00	1,503.00
39		Carpet	07/01/88	DDB / N/A	7.0000	4,617.00	100.0000	0.00	0.00	4,617.00	0 00	4,617 00
40		Air Conditioner	06/13/89	DDB / N/A	7.0000	441.00	100 0000	0 00	0 00	441.00	0.00	441.00
41		Stove #207	06/27/90	DDB / N/A	7 0000	672.00	100 0000	0.00	0.00	672.00	0.00	672.00
42		Refrigerator #207	07/02/90	DDB / N/A	7 0000	618.00	100.0000	0.00	0.00	618.00	0.00	618.00
43		Stove & Refrigerator #205	07/02/90	DDB / N/A	7.0000	1,195.00	100.0000	0.00	0.00	1,195.00	0.00	1,195.00
44		Carpet & Vinyl	06/21/90	DDB / N/A	7.0000	2,393.00	100.0000	0.00	0.00	2,393 00	0.00	2,393.00
45		Stove/Refrigerator	12/02/91	DDB / N/A	7.0000	1,055.00	100 0000	0 00	0 00	1,055.00	0.00	1,055.00
46		Carpet #213	09/03/91	DDB / N/A	7.0000	1,912.00	100.0000	0.00	0.00	1,912.00	0.00	1,912.00
47		Carpet/Vinyl #103	11/05/91	DDB / N/A	7.0000	2,394.00	100.0000	0.00	0.00	2,394.00	0 00	2,394.00
48		Stove & Refrigerator	04/02/92	DDB / N/A	7 0000	1,150.00	100.0000	0.00	0.00	1,150.00	0.00	1,150.00
49		Stove & Refrigerator #109	10/09/98	DDB / N/A	7.0000	1,235 00	100.0000	0.00	0.00	1,235.00	0.00	1,235.00
50		2 TAbles & Chairs for lobby	10/22/98	DDB / N/A	7.0000	571.00	100.0000	0.00	0.00	571.00	0.00	571.00
51		Carpet #112	09/28/98	DDB / N/A	7.0000	371.00	100.0000	0.00	0.00	371.00	0.00	371.00
52		Carpet & Vinyl #109	09/30/98	DDB / N/A	7.0000	3,017.00	100 0000	0.00	0.00	3,017.00	0.00	3,017 00
53		Intercom System	07/02/99	DDB / N/A	7.0000	1,901.00	100.0000	0.00	0.00	1,901.00	0.00	1,901 00
54		Refrigerator - Apt. 107	09/02/99	DDB / N/A	7.0000	630 00	100.0000	0.00	0.00	630.00	0.00	630.00
55		Lounge Furniture	11/16/99	DDB / N/A	7.0000	500.00	100 0000	0 00	0.00	500.00	0.00	500.00
56		Furniture - Lounge	02/10/00	DDB / N/A	7.0000	3,172.80	100.0000	0.00	0 00	3,172.80	0.00	3,172.80
57		Furniture - Lounge	02/10/00	DDB / N/A	7.0000	482.97	100 0000	0.00	0.00	482.97	0.00	482.97
58		Glass on Railing - Upper Lounge	02/22/00	DDB / N/A	7 0000	951 96	100.0000	0.00	0.00	951.96	0.00	951.96
59		Lamps - Lounge	03/08/00	DDB / N/A	7.0000	408.19	100.0000	0.00	0.00	408.19	0 00	408.19
60		End Table - Lounge	03/23/00	DDB / N/A	7 0000	678 25	100.0000	0.00	0.00	678.25	0.00	678.25
61		Stove - Apt #205	05/30/00	DDB / N/A	7 0000	556.45	100.0000	0.00	0 00	556.45	0.00	556.45
62		Stove & Refrigerator - Apt. 211	06/12/00	DDB / N/A	7.0000	1,259.90	100 0000	0.00	0.00	1,259.90	0 00	1,259.90
63		Refrigerator - Apt 205	09/27/00	DDB / N/A	7.0000	661.35	100.0000	0.00	0.00	661.35	0.00	661.35
64		Carpet & Vinyl - Apt. 106	04/07/00	DDB / N/A	7.0000	3,285.80	100 0000	0.00	0.00	3,285 80	0.00	3,285.80
65		Baseboards - Apt. 106	04/11/00	DDB / N/A	7.0000	466 00	100.0000	0 00	0 00	466.00	0 00	466.00
66		Stove & Refrigerator - Apt. 106	04/11/00	DDB / N/A	7.0000	1,196 90	100.0000	0.00	0 00	1,196 90	0.00	1,196 90
67		Carpet & Vinyl - Apt 211	06/12/00	DDB / N/A	7.0000	3,557.36	100.0000	0.00	0.00	3,557.36	0.00	3,557 36
68		Carpet & Vinyl - Apt 205	09/15/00	DDB / N/A	7.0000	2,702.50	100.0000	0.00	0 00	2,702.50	0.00	2,702.50
69		Carpet & Vinyl - Apt. 207	12/23/00	DDB / N/A	7.0000	3,100 61	100.0000	0.00	0.00	3,100.61	0.00	3,100.61
70		Stove - Apt 107	01/13/01	DDB / N/A	7 0000	745 45	100.0000	0.00	0.00	745.45	0 00	745.45

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Equipment												
71		Refrigerator - Apt. 107	01/13/01	DDB / N/A	7.0000	1,343 90	100.0000	0.00	0.00	1,343.90	0.00	1,343 90
72		Carpeting - Apt. 107	01/26/01	DDB / N/A	7.0000	3,579.95	100.0000	0.00	0.00	3,579.95	0.00	3,579.95
73		Carpeting - Apt. 208	06/25/01	DDB / N/A	7.0000	3,297.74	100 0000	0.00	0 00	3,297.74	0.00	3,297.74
74		Stove & Refrigerator - Apt. 208	07/19/01	DDB / N/A	7.0000	1,133.90	100 0000	0.00	0 00	1,133.90	0.00	1,133.90
75		Stove & Refrigerator - Apt. 202	07/28/01	DDB / N/A	7.0000	1,123.40	100 0000	0.00	0.00	1,123.40	0 00	1,123.40
76		Refrigerator - Apt. 210	10/09/01	DDB / N/A	7 0000	608.95	100 0000	0.00	0.00	608.95	0 00	608 95
77		Stove & Refrigerator - Apt. 105	12/18/01	DDB / N/A	7.0000	1,312.40	100 0000	0.00	0.00	1,312.40	0 00	1,312.40
78		Floor Covering - Apt. 105	12/19/01	DDB / N/A	7.0000	3,695 95	100.0000	0 00	0.00	3,695.95	0.00	3,695.95
79		Stove - Apt. 201	02/07/02	SL / N/A	7.0000	579.95	100.0000	0 00	0.00	579 95	0.00	579.95
80		Emergency Lighting System	03/04/02	SL / N/A	7.0000	101.85	100.0000	0.00	0.00	101.85	0.00	101.85
81		Floor Coverings	03/18/03	DDBA / N/A	7.0000	4,333.00	100.0000	0.00	0 00	4,333.00	0.00	4,333.00
82		Stove & Refrigerator	03/24/03	DDBA / N/A	7.0000	1,070.90	100 0000	0.00	0.00	1,070.90	0.00	1,070.90
83		Floor Covering	04/02/03	DDBA / N/A	7.0000	3,897.20	100 0000	0.00	0.00	3,897.20	0 00	3,897.20
84		Floor Covering	04/02/03	DDBA / N/A	7.0000	4,031.20	100 0000	0.00	0.00	4,031.20	0.00	4,031.20
85		Stoves & Refrigerators	05/01/03	DDBA / N/A	7 0000	2,141.80	100.0000	0 00	0.00	2,141.80	0 00	2,141.80
86		Awning	08/20/04	DDBA / N/A	7.0000	1,058.40	100.0000	0.00	0.00	1,058.40	0 00	1,058.40
87		Stove & Refrigerator #111	10/30/04	DDBA / N/A	7.0000	1,070 90	100.0000	0.00	0.00	1,070.90	0.00	1,070.90
88		Floor Covering #111	11/04/04	DDBA / N/A	7.0000	4,384 43	100.0000	0.00	0.00	4,384 43	0.00	4,384.43
89		Water Heater	01/22/05	DDBA / N/A	7.0000	3,835.65	100.0000	0.00	0.00	3,835.65	0.00	3,835.65
90		Stove & Refrigerator - #103	06/06/05	DDBA / N/A	7.0000	1,091.90	100.0000	0.00	0.00	1,091.90	0 00	1,091.90
91		Floor Covering #103	07/07/05	DDBA / N/A	7.0000	3,790.14	100 0000	0.00	0.00	3,790.14	0.00	3,790.14
92		Air Conditioner #205	08/30/05	DDBA / N/A	7.0000	629.98	100.0000	0 00	0.00	629.98	0.00	629.98
93		Refrigerators #112 & #201	11/08/05	DDBA / N/A	7.0000	902.90	100.0000	0.00	0.00	902.90	0.00	902.90
94		Floor Covering Laminate	04/05/06	SL / FM	15.0000	2,544.61	100.0000	0 00	0.00	1,484.35	169.64	1,653.99
95		Air Conditioner	08/05/06	DDBA / N/A	7.0000	654.98	100.0000	0.00	0.00	654 98	0.00	654.98
96		Stove #104	08/22/06	DDBA / N/A	7.0000	582.65	100 0000	0.00	0.00	582.65	0.00	582.65
97		Vinyl & Laminate #202	10/05/06	SL / FM	15.0000	2,973 38	100 0000	0.00	0 00	1,635 40	198 23	1,833.63
98		Two Dehumidifiers	05/27/07	DDBA / N/A	7.0000	482.98	100.0000	0.00	0.00	482.98	0 00	482.98
99		Stove & Fridge #206	11/14/07	DDBA / N/A	7.0000	1,018 40	100.0000	0.00	0.00	1,018.40	0 00	1,018.40
100		Carpet - #206	11/19/07	DDBA / N/A	7.0000	3,500.00	100.0000	0.00	0.00	3,500 00	0 00	3,500.00
101		Snow Blower	03/04/08	DDBA / N/A	7.0000	739 71	100.0000	0.00	0.00	732.64	7.07	739.71
102		Air Conditioner - Apt 105	07/15/08	DDBA / N/A	7.0000	524 99	100.0000	0 00	0.00	513.28	11.71	524.99
103		New Stove #113	05/15/09	DDBA / N/A	7.0000	608 90	100.0000	0.00	0 00	570.08	29.12	599.20
104		Carpeting #213	11/03/09	DDBA / N/A	7.0000	3,394.12	100.0000	0.00	0.00	3,149.11	133.64	3,282.75
161		Stove Apt #210	10/04/10	DDBA / N/A	7.0000	650.90	100.0000	0.00	0.00	505.67	52.81	558 48
162		Stove Apt #207	12/03/10	DDBA / N/A	7.0000	629.20	100 0000	0.00	0.00	488.81	48.13	536.94
163		New washer & dryer	11/22/11	MT / HY	7.0000	1,035.59	100 0000	0.00	0.00	655.43	92.48	747.91
165		REFRIGERATOR, APT #113	01/26/15	M / HY	7.0000	745.40	100.0000	0.00	0.00	0.00	106.49	106.49
166		WASHER AND DRYER	11/11/15	M / HY	7.0000	906.96	100 0000	0.00	0.00	0.00	129.57	129.57
167		CABINETS, APT # 103	05/19/15	M / HY	7.0000	1,945.00	100.0000	0.00	0 00	0.00	277 86	277.86
168		CABINETS, APT # 204	07/22/15	M / HY	7.0000	1,945 67	100.0000	0.00	0.00	0.00	277.95	277.95
169		CARPET, APT # 213	12/05/15	M / HY	7.0000	1,630.80	100.0000	0.00	0.00	0.00	232.97	232 97
Subtotal: Equipment						180,196.12		0.00	0.00	169,655.66	1,767.67	171,423.33
Less dispositions and exchanges:						0.00		0.00	0 00	0.00	0 00	0.00

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System No.	S	Description	Date In Service	Method / Conv.	Life	Cost / Other Basis	Bus./ Inv. %	Sec. 179/ Bonus/ (Cur. Yr. Only)	Salvage/ Basis Adj.	Beg. Accum. Depreciation/ (Sec. 179)	Current Depreciation	Total Depreciation/ (Sec. 179)
Net for: Equipment						180,196.12		0.00	0.00	169,655.66	1,767.67	171,423.33
Subtotal:						1,565,656.45		0.00	0.00	1,333,754.11	11,380.77	1,345,134.88
Less dispositions and exchanges:						0.00		0.00	0.00	0.00	0.00	0.00
Grand Totals:						1,565,656.45		0.00	0.00	1,333,754.11	11,380.77	1,345,134.88