#### Form 5500-SF

Department of the Treasury Internal Revenue Service

Employee Benefits Security Administration

Pension Benefit Guaranty Corporation

Department of Labor

# Short Form Annual Return/Report of Small Employee Benefit Plan

This form is required to be filed under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA), and sections 6057(b) and 6058(a) of the Internal Revenue Code (the Code).

Complete all entries in accordance with the instructions to the Form 5500-SF.

OMB Nos. 1210-0110 1210-0089

2017

This Form is Open to Public Inspection

	ort identification information					
For calendar plan year 2017	or fiscal plan year beginning 01/01/2				2/31/2017	
A This return/report is for:	a single-employer plan			in (not multiemployer) ( ployer information in ac	_	
	a one-participant plan	a foreign	plan			
<b>B</b> This return/report is	the first return/report	=	eturn/report			
	an amended return/report	a short pla	an year return	/report (less than 12 m	onths)	
C Check box if filing under:	X Form 5558		extension		DFVC program	1
	special extension (enter descri					
	Information—enter all requested info	ormation			46 11 11	
1a Name of plan	MENT CORP 401(K) AND PROFIT SHA	ADING DI ANI			<b>1b</b> Three-digit plan numbe	ır
LONGLE 1-JOINES MANAGER	WENT CORF 401(R) AND FROFTI STIP	ANING FLAN			(PN) <b>▶</b>	001
					1c Effective da	te of plan 01/01/1995
	mployer, if for a single-employer plan)					lentification Number
City or town, state or pro	e room, apt., suite no. and street, or P.O ovince, country, and ZIP or foreign posta		ign, see instr	uctions)	` '	elephone number
LONGLEY-JONES MANAGEN	MENT CORP				315	-424-0200
FOOO OAMBUIOWOOD DDIVE					2d Business co	ode (see instructions)
5000 CAMPUSWOOD DRIVE STE. 100					5	531310
EAST SYRACUSE, NY 13057						
3a Plan administrator's nam	ne and address X Same as Plan Spon	isor.			<b>3b</b> Administrate	or's EIN
					<b>3c</b> Administrate	or's telephone number
	of the plan sponsor or the plan name ha sponsor's name, EIN, the plan name a				4b EIN	
a Sponsor's name		•		·	4d PN	
C Plan Name						
<b>5a</b> Total number of particip	ants at the beginning of the plan year				5a	82
	ants at the end of the plan year				5b	51
	with account balances as of the end of t				5c	51
d(1) Total number of activ	e participants at the beginning of the pla	an year			5d(1)	47
	e participants at the end of the plan year				5d(2)	20
than 100% vested	who terminated employment during the				5e	1
	late or incomplete filing of this return nd other penalties set forth in the instruc					
	ed and signed by an enrolled actuary, a					
	rized/valid electronic signature.	10/05/	2018	RONALD MUCCI		
HERE	an administrator	Date		Enter name of individ	ual signing as plan	administrator

10/05/2018

Date

**RONALD MUCCI** 

Filed with authorized/valid electronic signature.

Signature of employer/plan sponsor

SIGN

**HERE** 

Enter name of individual signing as employer or plan sponsor

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b Are you claiming a waiver of the annual examination and report of an independent qualified public accountant (IQPA) under 29 CFR 2520.104-46? (See instructions on waiver eligibility and conditions.)	5500. Yes No Not determined					
If you answered "No" to either line 6a or line 6b, the plan cannot use Form 5500-SF and must instead use Form 5 the plan is a defined benefit plan, is it covered under the PBGC insurance program (see ERISA section 4021)?	5500. Yes No Not determined					
Part III   Financial Information						
Part III Financial Information  7 Plan Assets and Liabilities	. (See instructions.)					
7 Plan Assets and Liabilities 7a 2661403  b Total plan liabilities 7b 7c 2661403  8 Income, Expenses, and Transfers for this Plan Year (a) Amount  a Contributions received or receivable from: (1) Employers 8a(1) 15172 (2) Participants 8a(2) 99230 (3) Others (including rollovers) 8a(3) 0  b Other income (loss) 8b 405299  c Total income (add lines 8a(1), 8a(2), 8a(3), and 8b) 8c  d Benefits paid (including direct rollovers and insurance premiums to provide benefits) 8c Certain deemed and/or corrective distributions (see instructions) 8f 19563						
a Total plan assets 7a 2661403 b Total plan liabilities 7b from line 7a) 7c 2661403  8 Income, Expenses, and Transfers for this Plan Year (a) Amount  a Contributions received or receivable from: (1) Employers 8a(1) 15172 (2) Participants 8a(2) 99230 (3) Others (including rollovers) 8a(3) 0  b Other income (loss) 8b 405299  c Total income (add lines 8a(1), 8a(2), 8a(3), and 8b) 8c  d Benefits paid (including direct rollovers and insurance premiums to provide benefits) 8c 0  e Certain deemed and/or corrective distributions (see instructions) 8e 0  f Administrative service providers (salaries, fees, commissions) 8f 19563						
a Total plan assets 7a 2661403 b Total plan liabilities 7b from line 7a) 7c 2661403  8 Income, Expenses, and Transfers for this Plan Year (a) Amount  a Contributions received or receivable from: (1) Employers 8a(1) 15172 (2) Participants 8a(2) 99230 (3) Others (including rollovers) 8a(3) 0  b Other income (loss) 8b 405299  c Total income (add lines 8a(1), 8a(2), 8a(3), and 8b) 8c  d Benefits paid (including direct rollovers and insurance premiums to provide benefits) 8d 8s4351  e Certain deemed and/or corrective distributions (see instructions) 8e 0  f Administrative service providers (salaries, fees, commissions) 8f 19563	(b) End of Year					
C Net plan assets (subtract line 7b from line 7a)	2307190					
8 Income, Expenses, and Transfers for this Plan Year  a Contributions received or receivable from: (1) Employers						
a Contributions received or receivable from: (1) Employers 8a(1) 15172  (2) Participants 8a(2) 99230  (3) Others (including rollovers) 8a(3) 0  b Other income (loss) 8b 405299  C Total income (add lines 8a(1), 8a(2), 8a(3), and 8b) 8c  d Benefits paid (including direct rollovers and insurance premiums to provide benefits) 8d 854351  e Certain deemed and/or corrective distributions (see instructions) 8e 0  f Administrative service providers (salaries, fees, commissions) 8f 19563	2307190					
(1) Employers       8a(1)       15172         (2) Participants       8a(2)       99230         (3) Others (including rollovers)       8a(3)       0         b Other income (loss)       8b       405299         c Total income (add lines 8a(1), 8a(2), 8a(3), and 8b)       8c         d Benefits paid (including direct rollovers and insurance premiums to provide benefits)       8d       854351         e Certain deemed and/or corrective distributions (see instructions)       8e       0         f Administrative service providers (salaries, fees, commissions)       8f       19563	(b) Total					
(2) Participants						
(3) Others (including rollovers)						
b Other income (loss)						
C Total income (add lines 8a(1), 8a(2), 8a(3), and 8b)						
d Benefits paid (including direct rollovers and insurance premiums to provide benefits)	519701					
f Administrative service providers (salaries, fees, commissions) 8f 19563						
,,,,,,,,,,,,,,						
g Other expenses						
h Total expenses (add lines 8d, 8e, 8f, and 8g)	873914					
i Net income (loss) (subtract line 8h from line 8c)	-354213					
j Transfers to (from) the plan (see instructions)						
Part IV Plan Characteristics						
If the plan provides pension benefits, enter the applicable pension feature codes from the List of Plan Characteristic Codes in the instructions:  2E 2F 2G 2J 2K 3C 3D 3H						
b If the plan provides welfare benefits, enter the applicable welfare feature codes from the List of Plan Characteristic Code	es in the instructions:					
Part V Compliance Questions						
10 During the plan year: Yes No	Amount					
<b>a</b> Was there a failure to transmit to the plan any participant contributions within the time period described in 29 CFR 2510.3-102? (See instructions and DOL's Voluntary Fiduciary Correction Program)						
b Were there any nonexempt transactions with any party-in-interest? (Do not include transactions reported on line 10a.)						
C Was the plan covered by a fidelity bond?	1000000					
d Did the plan have a loss, whether or not reimbursed by the plan's fidelity bond, that was caused by fraud or dishonesty?	100000					
Were any fees or commissions paid to any brokers, agents, or other persons by an insurance carrier, insurance service, or other organization that provides some or all of the benefits under the plan? (See instructions.)						
f Has the plan failed to provide any benefit when due under the plan?						
g Did the plan have any participant loans? (If "Yes," enter amount as of year-end.) 10g X						
h If this is an individual account plan, was there a blackout period? (See instructions and 29 CFR 2520.101-3.)						
i If 10h was answered "Yes," check the box if you either provided the required notice or one of the exceptions to providing the notice applied under 29 CFR 2520.101-3	31383					

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Part	VI Pension Funding Compliance				
11	Is this a defined benefit plan subject to minimum funding requirements? (If "Yes," see instructions and complete Sch (Form 5500) and line 11a below)	nedule S	B	Y	′es X No
11a	Enter the unpaid minimum required contributions for all years from Schedule SB (Form 5500) line 40	. 11a			
12	Is this a defined contribution plan subject to the minimum funding requirements of section 412 of the Code or section ERISA?	n 302 o	f 	Y	′es X No
а	If a waiver of the minimum funding standard for a prior year is being amortized in this plan year, see instructions, an granting the waiver			of the lette Year _	r ruling
lf y	you completed line 12a, complete lines 3, 9, and 10 of Schedule MB (Form 5500), and skip to line 13.				
b	Enter the minimum required contribution for this plan year	12b			
С	Enter the amount contributed by the employer to the plan for this plan year	12c			
d	Subtract the amount in line 12c from the amount in line 12b. Enter the result (enter a minus sign to the left of a negative amount)	12d			
е	Will the minimum funding amount reported on line 12d be met by the funding deadline?	. [	Yes	No	N/A
Part '	VII Plan Terminations and Transfers of Assets				
13a	Has a resolution to terminate the plan been adopted in any plan year?		Ye	s X N	0
	If "Yes," enter the amount of any plan assets that reverted to the employer this year	13a			
b	Were all the plan assets distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?			Yes X	No
С	If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s which assets or liabilities were transferred. (See instructions.)	) to			
1	<b>3c(1)</b> Name of plan(s): 13c(2	) EIN(s)		13c(3	<b>)</b> PN(s)

#### Form 5500-SF

Department of the Treasury Internal Revenue Service

Employee Benefits Security Administration Pension Benefit Guaranty Corporation

Department of Labor

### **Short Form Annual Return/Report of Small Employee Benefit Plan**

This form is required to be filed under sections 104 and 4065 of the Employee Retirement Income Security Act of 1974 (ERISA), and sections 6057(b) and 6058(a) of the Internal Revenue Code (the Code).

▶ Complete all entries in accordance with the instructions to the Form 5500-SF.

OMB Nos. 1210-0110 1210-0089

2017

This Form is Open to **Public Inspection** 

Part I	Annual Report Id	tentification information	<u> </u>							
For calend	ar plan year 2017 or fisca	al plan year beginning			and ending					
A This ref	turn/report is for:	a single-employer plan	single-employer plan a multiple-employer plan (not multiemployer) (Filers checking this box must attach a list of participating employer information in accordance with the form instructions.)							
		a one-participant plan		a foreign plan						
<b>B</b> This retu	urn/report is	the first return/report	the fi	the final return/report						
		an amended return/report	a sho	ort plan year return	/report (less than 12 m	onths)				
C Check	box if filing under:	Form 5558	auto	matic extension		DFVC	program			
		special extension (enter descr	cription)							
Part II	Basic Plan Inforr	nation—enter all requested inf	nformation							
1a Name						•	ee-digit n number			
	1c Effective date of plan									
		er, if for a single-employer plan) apt., suite no. and street, or P.C	O. Box)			<b>2b</b> Emp (EIN	bloyer Identification Number			
City or	town, state or province,	country, and ZIP or foreign post	ital code (it	f foreign, see instru	uctions)	2c Spo	onsor's telephone number			
						2d Bus	iness code (see instructions)			
3a Plan administrator's name and address Same as Plan Sponsor.  3b Administrator's EIN  3c Administrator's telephone number										
this pl		olan sponsor or the plan name ha or's name, EIN, the plan name a				<b>4b</b> EIN <b>4d</b> PN				
C Plan N	lame									
5a Total	number of participants at	t the beginning of the plan year				5a				
		t the end of the plan year				5b				
		count balances as of the end of				5c				
<b>d(1)</b> Tot	al number of active partic	cipants at the beginning of the pl	olan year			5d(1)				
		cipants at the end of the plan yea				5d(2)				
than	100% vested	erminated employment during the				5e				
Under pena SB or Sche	than 100% vested									
SIGN HERE										
HENE	Signature of plan adr	ninistrator		Date	Enter name of individ	ual signing	as plan administrator			
SIGN										
HERE	Signature of employe	er/plan sponsor	[	Date	Enter name of individ	ndividual signing as employer or plan sponso				

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6a	Were all of the plan's assets during the plan year invested in eligible assets? (See instructions.)							
b	Are you claiming a waiver of the annual examination and report of an independent qualified public accountant (IQPA) under 29 CFR 2520.104-46? (See instructions on waiver eligibility and conditions.)						. Tyes No	
	If you answered "No" to either line 6a or line 6b, the plan cann		,					. Lites Litto
С	C If the plan is a defined benefit plan, is it covered under the PBGC insurance program (see ERISA section 4021)? Yes No Not determined							
	If "Yes" is checked, enter the My PAA confirmation number from th	ne PBGC p	remium filing for this pl	lan yea	r		<u></u>	(See instructions.)
Pa	rt III   Financial Information							
7	Plan Assets and Liabilities		(a) Beginning o	of Year			(b) En	d of Year
а	Total plan assets	7a	, ,				1	
b	Total plan liabilities	7b						
С	Net plan assets (subtract line 7b from line 7a)	7c						
8	Income, Expenses, and Transfers for this Plan Year		(a) Amoun	t			(b)	Total
а	Contributions received or receivable from: (1) Employers	8a(1)						
	(2) Participants	8a(2)						
	(3) Others (including rollovers)	8a(3)						
b	Other income (loss)	8b						
C	Total income (add lines 8a(1), 8a(2), 8a(3), and 8b)	8c						
d	Benefits paid (including direct rollovers and insurance premiums to provide benefits)	8d						
е	Certain deemed and/or corrective distributions (see instructions)	8e						
f	Administrative service providers (salaries, fees, commissions)	8f						
g	Other expenses	8g						
<u>h</u>	Total expenses (add lines 8d, 8e, 8f, and 8g)	8h						
<u>i</u>	Net income (loss) (subtract line 8h from line 8c)	8i						
<u>j</u>	j Transfers to (from) the plan (see instructions)							
Pai	Part IV Plan Characteristics							
9a	If the plan provides pension benefits, enter the applicable pension	feature co	des from the List of Pla	an Chai	racteri	stic Cod	des in the in	structions:
b	If the plan provides welfare benefits, enter the applicable welfare for	eature cod	les from the List of Plan	n Chara	cterist	ic Code	es in the ins	tructions:
Par	t V Compliance Questions							
10	During the plan year:				Yes	No		Amount
а	Was there a failure to transmit to the plan any participant contribu		•					
	described in 29 CFR 2510.3-102? (See instructions and DOL's V Program)	-	•	10a				
b	Were there any nonexempt transactions with any party-in-interest	t? (Do not	include transactions	10b				
	reported on line 10a.)  C Was the plan covered by a fidelity bond?							
d	· · · ·			10c				
	by fraud or dishonesty?							
е	<b>e</b> Were any fees or commissions paid to any brokers, agents, or other persons by an insurance carrier, insurance service, or other organization that provides some or all of the benefits under							
	the plan? (See instructions.)			10e				
f	Has the plan failed to provide any benefit when due under the pla			10f				
g		-		10g				
h	2520.101-3.)			10h				
i	If 10h was answered "Yes," check the box if you either provided the exceptions to providing the notice applied under 29 CFR 2520.10			10i				
			•					

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Part \	/I Pension Funding Compliance					
11	Is this a defined benefit plan subject to minimum funding requirements? (If "Yes," see instructions and complete Sche (Form 5500) and line 11a below)	edule S	В		Yes	No
11a	Enter the unpaid minimum required contributions for all years from Schedule SB (Form 5500) line 40	11a				
12	Is this a defined contribution plan subject to the minimum funding requirements of section 412 of the Code or section ERISA?	n 302 of			Yes	☐ No
а	If a waiver of the minimum funding standard for a prior year is being amortized in this plan year, see instructions, and granting the waiver		he date	of the le		ing
lf y	ou completed line 12a, complete lines 3, 9, and 10 of Schedule MB (Form 5500), and skip to line 13.					
b	Enter the minimum required contribution for this plan year	12b				
C I	Enter the amount contributed by the employer to the plan for this plan year	12c				
d	Subtract the amount in line 12c from the amount in line 12b. Enter the result (enter a minus sign to the left of a negative amount)	12d				
е	Will the minimum funding amount reported on line 12d be met by the funding deadline?		Yes	No	1	V/A
Part \	/II Plan Terminations and Transfers of Assets					
13a	Has a resolution to terminate the plan been adopted in any plan year?		Yes	; [	No	
	If "Yes," enter the amount of any plan assets that reverted to the employer this year	13a				
b	Were all the plan assets distributed to participants or beneficiaries, transferred to another plan, or brought under the control of the PBGC?			Yes	N	0
С	If, during this plan year, any assets or liabilities were transferred from this plan to another plan(s), identify the plan(s) which assets or liabilities were transferred. (See instructions.)	to				
1	<b>3c(1)</b> Name of plan(s): 13c(2)	EIN(s)		13	c(3) PN	l(s)

## Attachment to 2017 Form 5500 Form 5500-SF Multiple Employer Plan Participating Employer Information

Plan NameLongley-JonesManagementCorp401(k)andProfitSharingPlen:16-0960794Plan Sponsor's NameLongley-JonesManagementCorpPN:001

Name of participating employer	EIN	Percent of Total Contributions
Academy Place	16-1172830	0.00
Allen Meadows	16-1030542	0.00
Candlewyck Apartments Company	16-1492990	0.00
Elm Hill West Apartments Company	16-1022098	0.00
Frontenac-Genesee Apartments	16-1532775	0.00
Glenview Apartments Company	16-1014700	0.00
Lylewood Properties Company	16-1082213	0.00
Meadowbrook Apartments Company	16-1539418	0.00
Regency Towers Associates	16-1356849	4.00
Revin Associates	16-1131515	0.00
Rome Associates	16-1613978	0.00
Sherlyle Properties	16-0960794	0.00
Skyline Associates	16-1109685	0.00
Springcrest Apartments Company	16-1098291	0.50
Sylvan Glen, LLC	16-6083658	0.00
Troy Towers	16-1193463	0.00
Wedgewood Properties	16-1135894	0.00
Wellington Manor Apartments	16-1540895	0.00
Westwood Apartments Company	16-6083657	0.00
Wedgewood West Properties	16-1144401	0.00