



CHAPTER COMPLIANCE 2023

S010 ARIZONA STATE CHAPTER

Congratulations! Your NARPM 2023 Chapter Compliance Application form has been approved!

The chapter has met all recertification requirements and is fully certified.

Levels of Chapter Recertification

Full recertification

The chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified chapters are eligible for Chapter Excellence Awards. Once recertified, an email will be sent.

Chapter in Review (Amended 2022)

Should the Chapter submittal displays lack of submission of any items on the certificate of compliance. Chapters will have six (6) months from compliance deadline to restore their certification. NARPM® Board of Directors must confirm that a Chapter can be taken off Chapter in Review status.

A Chapter will be placed in **Chapter in Review/Conditional Compliance** if documents are not submitted by compliance deadline. Members of the chapter will not be notified when a Chapter is placed in conditional compliance. The chapter must meet the chapter compliance deadline for the following year.

De-certification

De-certification must be preceded by a period of Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM Board of Directors must approve all de-certification of chapters.



**CHAPTER COMPLIANCE 2023
ATTENDANCE REQUIREMENTS MET in 2022**

S010 ARIZONA STATE

Compliance Question:

How many Chapter Leader Calls, hosted by RVPs, did the chapter president, or their representative, participate in? Your chapter president, or their representative, must attend at least two of these calls to obtain chapter compliance.

February 9, 2022 Attendee(s): Mark E. Brower

June 2, 2022 Attendee(s): Mark E. Brower

Chapter Bylaws Requirements for President and/or President-Elect to attend Chapter Leadership Training at Annual Convention on October 20, 2022 AND/OR Nuts and Bolts Virtual Sessions on November 16, 2022.

October 20, 2022 Attendee(s): Heather Nicely; Megan Titche

November 16, 2022 Attendee(s): Sue Flucke

**BYLAWS OF
THE ARIZONA STATE CHAPTER OF
THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS**

**ARTICLE I:
Name, Purposes, Powers and Definitions**

Section A: Name

The name of this organization shall be the Arizona State chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the Chapter.

Section B: Purpose

The purposes for which the organization is established are to:

1. To educate and promote legislative initiatives in the State of Arizona
2. Establish a permanent trade association in the residential property management industry in the State of Arizona.
3. To promote a standard of business ethics, professionalism and fair practices among its members.
4. To establish and promote the education of its members.
5. To provide and promote an exchange of ideas regarding residential property management.

Section C: Powers

The chapter may exercise all powers granted to it as a corporation organized under the non-profit corporation laws of the State of Arizona State.

1. The chapter shall be subject to all rules, regulations, ethics, and standards and bylaws of the National Association of Residential Property Managers, Inc.
2. Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as the national association.

Section D: This chapter's geographical definition shall be:

The entire State of Arizona and cities within.

**ARTICLE II:
Membership**

Professional, Associate, Support Staff, Affiliate Member, and Honorary Members

Section A: Professional Member

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. This member has completed a course of instruction covering the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

The Chapter shall recognize all NARPM® Professional Members in good standing residing in or conducting business in Arizona as Members of this Chapter.

Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office. This member has never completed a course of instruction covering the NARPM® Code of Ethics.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

The Chapter shall recognize all NARPM® Associate Members in good standing residing in or conducting business in Arizona as Members of this Chapter.

Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be acting in a capacity requiring licensure according to his/her state's regulatory licensing law. A Support Staff Member does not vote or hold elective office.

The Chapter shall recognize all NARPM® Support Staff Members in good standing residing in or conducting business in Arizona as Members of this Chapter.

Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote; However, affiliate members can be a chairperson and can serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter shall recognize all NARPM® Local Affiliate Members in good standing as Affiliate Members of this Chapter.

Section E: Application by Professional, Associate, or Support Staff Members:

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.
2. Vote: Voting members shall be eligible to vote in person at the annual meeting of the chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

ARTICLE III: Suspension, Termination, and Resignation of Membership

Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the national association bylaws or, where such discretion is authorized by the national association, for any one of the following reasons:

1. Suspension of membership: Suspension of membership for reasons stated in the bylaws of the national association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the chapter and the national association.

1. Resignation:
 - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the Arizona State NARPM Chapter and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of Chapter or national association dues shall be made for any reason.
 - b. Affiliate members may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: If owed, membership shall terminate automatically when a member fails to pay annual Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.

3. Delinquency in Payments: Any member failing to pay sums due to the National Association within 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. Code of Ethics Violations: By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

Section C: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.
2. Upon request, provided that all financial indebtedness incurred has been paid and is current.
3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the national association.
4. Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

ARTICLE IV: Executive Committee/Board of Directors

Section A: Responsibilities

The chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of the national association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organizational framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the national association or their intent. Changes to the bylaws must be submitted to the board of directors of the national association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of 5 officers as follows:

1. President: The president shall:
 - a. Be the chief executive officer of the chapter.
 - b. Preside at all meetings of the chapter.
 - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
 - d. Sign all legal documents.
 - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - f. Shall ensure the completion of all documentation required by the National Association.
 - g. Serve a term of one year commencing with the beginning of the new calendar year.
 - h. Must be a Professional Member of the Chapter.
 - i. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers.
2. President-Elect: The president-elect shall:
 - a. Act as an alternate signatory for funds to be withdrawn from the chapter account(s).
 - b. Fulfill the responsibilities of the president during his/her absence.
 - c. Replace the president at the end of the fiscal year.
 - d. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.
 - e. Undertake other activities as are deemed appropriate by the president.
 - f. Serve a term of one year commencing with the beginning of the calendar year.
 - g. Must be a Professional Member of the Chapter.
 - h. Notify all chapter members of upcoming meetings
 - i. Coordinate speakers and lecturers that are relevant to the residential industry for chapter meetings.
 - j. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - k. Oversee the submission of Chapter reports including Chapter Excellence submission
 - l. Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend.
3. Secretary: The secretary shall:
 - a. Maintain current chapter membership records to coincide with the national association's membership database.
 - b. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
 - c. File all federal, state, and local reports as needed.
 - d. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - e. Serve a term of one year commencing with the beginning of the calendar year.
 - f. Must be a Professional Member of the Chapter.
4. Treasurer: The treasurer shall:
 - a. Be a signatory for all funds withdrawn from chapter account(s).
 - b. Distribute annual renewal notices for chapter dues and special assessments.

- c. Deposit all funds into a federally insured financial institution.
 - d. Prepare a financial report for the committee upon request.
 - e. Prepare an end-of-fiscal year report for the national association.
 - f. File tax and other financial reports with the appropriate government agencies.
 - g. Undertake responsibility for other such activities as deemed appropriate by the committee.
 - h. Serve a term of two year commencing with the beginning of the calendar year.
 - i. Must be a Professional Member of the Chapter.
5. Past President
- a. Shall serve as Chairman of the Nominating Committee
 - b. Undertake responsibilities as assigned by the President
 - c. Serve a term of one year commencing with the beginning of the calendar year.

ARTICLE V: Eligibility, Nominations, Elections, Terms of Office and Vacancies

Section A: Eligibility

To be eligible to serve as a chapter officer, an individual shall be a member in good standing with both the state chapter and the national association. Furthermore, the chapter member must be willing to fulfill the duties of the office to which he/she is elected, including those duties relating to the national association.

Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from chapter members at least thirty (30) days prior to the end of the calendar year. Nominations shall be done in **three** ways:

- A. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the professional chapter members.
- B. In-Person: Any member who is present during the electoral process can be nominated.
- C. Electronically

Section C: Elections

Elections shall be conducted **no later than the September** chapter meeting, or electronically **no later than the month of September**, if approved by the chapter executive committee, prior to the end of the calendar year.

- 1. Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the president-elect or any other chapter member provided that member is not a nominee.

2. Nominating Committee – The immediate past president shall serve as chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the Arizona State NARPM Chapter Executive Committee and presented to the membership for a final vote.
3. Uncontested Offices: The presiding authority shall identify to the membership those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
4. Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the chapter meeting, or electronically if approved by the chapter executive committee. The nominee receiving a simple majority shall be elected to the position.
5. The Chapter shall not allow nominations from the floor of the chapter meeting. If electronic elections take place write-In Candidates must be solicited. Write-in candidates shall be added to the slate if said candidate's names are presented in writing to the Nominating Committee thirty (30) days before the election, accompanied by the signatures of ten percent (10%) of the professional members in good standing recommending the candidates for a director or for an officer position.

Section D: Term of Office

An officer's term of office shall commence with the beginning of the chapters calendar year and conclude at the end of the same.

Exception: While the Arizona State NARPM Chapter is considered a Chapter in Formation, the term of office for all officers will be 18 months.

Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the president or the secretary.
2. Is no longer eligible for membership in the chapter or the national association.
3. Is no longer capable of fulfilling the duties of the office involved.

Section F: Filling a Vacated Office

In the event that the position of president is vacated, the president-elect shall automatically fill that position and shall continue to serve as both president and president-elect. In the case of other officers, a vacated office shall be filled:

1. When: When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.

2. Procedure: By an individual nominated and approved by the executive committee to fill the remaining year of the term. At the next election, the remainder of the term for the office must be filled through the nominations process.

ARTICLE VI: Meetings, Locations and Majority Rules

Section A: Meeting Frequency

The executive committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee, which must be no fewer than four (4) meetings annually.

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.
3. Electronic Meetings: If approved by the chapter executive committee, meetings can be held electronically in order to conduct the business of the chapter.

Section B: Location

All meetings of the chapter shall be held within the geographic definition of the chapter. All meetings of the executive committee shall be held within the geographic definition of the chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.

Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.
2. Quorum: A quorum to conduct business by the members shall be 10% of the member eligible to vote at a regularly scheduled meeting. A chapter event can be held without a quorum but no business can be conducted

Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by a simple majority vote of the members present at any regular or special meeting of the committee unless otherwise precluded by law.

ARTICLE VII: Committees

Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons and members of all sub-committees shall be appointed by the president with the advice and consent of the executive committee.

Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No sub-committee may take any action on behalf of or representative of the chapter unless specifically authorized by the executive committee.

Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve sub-committees according to the needs of the chapter.

ARTICLE VIII: Code of Ethics & Standards of Professionalism.

Acknowledgment and Enforcement

The Code of Ethics and Standards of Professionalism shall be approved by the National NARPM Board of Directors.

As a condition of membership all Professional Members of NARPM® must complete a NARPM® Code of Ethics training. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means within ninety (90) days of making application, as approved by the board of directors of NARPM®. The association shall design a new course of instruction each four-year period to meet the requirement of membership.

Failure to satisfy this requirement within ninety (90) days of making application to the association will; result in the membership of the Conditional Member being suspended. If a Conditional Member has not taken the new member ethics class during their first year (12 months) of application, they will be terminated and will need to reapply for new membership.

Section A: Chapter Charter

A Chapter Charter is granted by the National Association of Residential Property Managers, Inc, only upon the acknowledgment that the chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for the continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt of the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the national association, its officer(s), director(s), committee chairperson(s), committee member(s) or the chapter, its officer(s), sub-committee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the national association taken for the purpose of enforcing the applicable Code of Ethics and

Standards of Professionalism.

Section B: Enforcement

It is the duty of the President of the chapter to report all violations to national association's Code of Ethics and Standards of Professionalism to the national association's grievance committee.

ARTICLE IX: Financial Considerations

Section A: Calendar Year

The chapter's financial year shall be a calendar year.

Section B: Chapter Dues

A The Chapter may charge annual and prorated dues, subject to approval by the national association, as outlined below:

1. Payable: Dues for local chapters are payable no later than January 1 of each year.
2. Non-payment of Dues: Failure to pay the annual chapter dues within 60 days after the first day of the year shall result in automatic termination of chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.
4. Affiliate dues: The amount of local chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The chapter will charge dues to National Affiliate members.
5. Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the chapter's ability to pay the same and shall be approved by the NARPM Arizona State Chapter Executive

Committee or Board of Directors.

Section E: Non-Binding

The chapter shall not have any authority to financially obligate or bind the National Association of Residential Property Managers, Inc., for any reason.

ARTICLE X: Proposals and Procedures for Amending

Section A: Proposals

Amendments to these bylaws may be proposed by any chapter member or board of director of the National Association of Residential Property Managers, Inc., at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a sub-committee created and/or assigned for that purpose as appointed by the president.

Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the National Association of Residential Property Managers, Inc., prior to their implementation or adoption by the chapter and a final copy of these bylaws are to remain on file at the national's office.

ARTICLE XI: Miscellaneous

Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the remainder of these bylaws.

Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

Section C: Hold Harmless and Indemnify

The chapter shall hold harmless and indemnify members of the executive committee, officer(s), sub-committee chairperson(s) and sub-committee members, as well as the national association, its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

Section D: Unilateral Representation

All members agree that they will not represent themselves as speaking on behalf of the Arizona State NARPM Chapter without the consent of the Chapter Executive Committee.

Section E: State Laws

These bylaws may be amended to conform and comply with the laws, statutes, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by Arizona State law, Chapter shall notify the National Association of said amendments but no further action will be required.

Section F. Sexual Harassment

The National Association of Residential Property Managers™ (NARPM) has adopted a zero-tolerance policy toward discrimination and all forms of unlawful harassment, including but not limited to sexual harassment. This zero-tolerance policy means that no form of unlawful discriminatory or harassing conduct by or towards any employee, member, vendor, or other person in our workplace and at our events/meetings will be tolerated.

NARPM is committed to enforcing its policy at all levels within the Association. Any officer, director, volunteer, member, or employee who engages in prohibited discrimination or harassment will be subject to discipline, up to and including immediate discharge from employment or dismissal from the association.

Reporting Without Fear of Retaliation: No Association member will be retaliated against for reporting harassment. This no-retaliation policy applies whether a good faith complaint of harassment is well founded or ultimately determined to be unfounded. No Association officer, director, volunteer, or member is authorized, or permitted, to retaliate or to take any adverse action whatsoever against anyone for reporting unlawful harassment, or for opposing any other discriminatory practice.

Section G: Dissolution

Should the membership vote by majority to dissolve the operations of the Arizona State NARPM Chapter, all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

E-file Authorization for Corporations

(December 2022)

For calendar year 20____, or tax year beginning May 18, 2022, ending Dec 31, 2022

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service**Use for efile authorizations for Form 1120, 1120-F or 1120S.**
Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879CORP for the latest information.

Name of corporation

" ARIZONA STATE CHAPTER OF THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS

Employer identification number

88-2463598

Part I Information (Whole dollars only)

1	Total income (Form 1120, line 11)	1	15,272.
2	Total income (Form 1120-F, Section II, line 11)	2	
3	Total income (loss) (Form 1120-S, line 6)	3	

Part II Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's electronic income tax return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at **1-888-353-4537** no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☐ I authorize _____ to enter my PIN

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 as my signature
ERO firm name
on the corporation's electronically filed income tax return.

☒ As an officer of the corporation, I will enter my PIN as my signature on the corporation's electronically filed income tax return.

Officer's signature

Alina Weaver

Date

03/13/2023

Title

TREASURER

Part III Certification and Authentication**ERO's EFIN/PIN.** Enter your six-digit EFIN followed by your five-digit self-selected PIN.

8	8	3	4	0	0	0	5	5	6	0
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do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature

Date

ERO Must Retain This Form — See Instructions**Do Not Submit This Form to the IRS Unless Requested To Do So**

Form 1120 Department of the Treasury Internal Revenue Service		U.S. Corporation Income Tax Return For calendar year 2022 or tax year beginning <u>May 18</u> , 2022, ending <u>Dec 31</u> , 20 <u>22</u> Go to www.irs.gov/Form1120 for instructions and the latest information.		OMB No. 1545-0123 2022	
A Check if: 1a Consolidated return (attach Form 851) <input type="checkbox"/> b Life/nonlife consolidated return <input type="checkbox"/> 2 Personal holding co. (attach Sch. PH) <input type="checkbox"/> 3 Personal service corp. (see instructions) <input type="checkbox"/> 4 Schedule M-3 attached <input type="checkbox"/>		TYPE OR PRINT Name " Arizona State Chapter of the National Association of Residential Property Managers Number, street, and room or suite no. If a P.O. box, see instructions. <u>2333 W NORTHERN AVE STE 7</u> City or town, state or province, country, and ZIP or foreign postal code <u>PHOENIX AZ 85021</u>		B Employer identification number <u>88-2463598</u> C Date incorporated <u>05/18/2022</u> D Total assets (see instructions) \$ <u>10,297</u>	
E Check if: (1) <input checked="" type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change					
Income	1a Gross receipts or sales	1a <u>14,772</u>			
	b Returns and allowances	1b			
	c Balance. Subtract line 1b from line 1a			1c	<u>14,772</u>
	2 Cost of goods sold (attach Form 1125-A)			2	
	3 Gross profit. Subtract line 2 from line 1c			3	<u>14,772</u>
	4 Dividends and inclusions (Schedule C, line 23)			4	
	5 Interest			5	
	6 Gross rents			6	
	7 Gross royalties			7	
	8 Capital gain net income (attach Schedule D (Form 1120))			8	
	9 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)			9	
10 Other income (see instructions—attach statement) <u>Other Income Statement</u>			10	<u>500</u>	
11 Total income. Add lines 3 through 10			11	<u>15,272</u>	
Deductions (See instructions for limitations on deductions.)	12 Compensation of officers (see instructions—attach Form 1125-E)			12	
	13 Salaries and wages (less employment credits)			13	
	14 Repairs and maintenance			14	
	15 Bad debts			15	
	16 Rents			16	
	17 Taxes and licenses			17	
	18 Interest (see instructions)			18	
	19 Charitable contributions			19	
	20 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)			20	
	21 Depletion			21	
	22 Advertising			22	
	23 Pension, profit-sharing, etc., plans			23	
	24 Employee benefit programs			24	
	25 Reserved for future use			25	
	26 Other deductions (attach statement) <u>Other Deductions Statement</u>			26	<u>7,715</u>
	27 Total deductions. Add lines 12 through 26			27	<u>7,715</u>
	28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11.			28	<u>7,557</u>
29a Net operating loss deduction (see instructions)	29a				
b Special deductions (Schedule C, line 24)	29b				
c Add lines 29a and 29b			29c		
Tax, Refundable Credits, and Payments	30 Taxable income. Subtract line 29c from line 28. See instructions			30	<u>7,557</u>
	31 Total tax (Schedule J, Part I, line 11)			31	<u>1,587</u>
	32 Reserved for future use			32	
	33 Total payments and credits (Schedule J, Part III, line 23)			33	
	34 Estimated tax penalty. See instructions. Check if Form 2220 is attached <input type="checkbox"/>			34	
	35 Amount owed. If line 33 is smaller than the total of lines 31 and 34, enter amount owed			35	<u>1,587</u>
	36 Overpayment. If line 33 is larger than the total of lines 31 and 34, enter amount overpaid			36	
37 Enter amount from line 36 you want: Credited to 2023 estimated tax Refunded			37		
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.				
	Signature of officer _____		Date _____		TREASURER Title _____
Paid Preparer Use Only	Print/Type preparer's name <u>RICHARD HART</u>		Preparer's signature <u>RICHARD HART</u>		Date <u>03/07/2023</u>
	Firm's name <u>HART AND ASSOCIATES</u>		Firm's EIN <u>27-2286688</u>		Check <input type="checkbox"/> if self-employed PTIN <u>P00744963</u>
	Firm's address <u>2831 Saint Rose Parkway Ste 268 Henderson NV 89052</u>		Phone no. <u>(702)589-4687</u>		

Schedule C Dividends, Inclusions, and Special Deductions (see instructions)		(a) Dividends and inclusions	(b) %	(c) Special deductions (a) × (b)
1	Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)		50	
2	Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)		65	
3	Dividends on certain debt-financed stock of domestic and foreign corporations		See instructions	
4	Dividends on certain preferred stock of less-than-20%-owned public utilities		23.3	
5	Dividends on certain preferred stock of 20%-or-more-owned public utilities		26.7	
6	Dividends from less-than-20%-owned foreign corporations and certain FSCs		50	
7	Dividends from 20%-or-more-owned foreign corporations and certain FSCs		65	
8	Dividends from wholly owned foreign subsidiaries		100	
9	Subtotal. Add lines 1 through 8. See instructions for limitations		See instructions	
10	Dividends from domestic corporations received by a small business investment company operating under the Small Business Investment Act of 1958		100	
11	Dividends from affiliated group members		100	
12	Dividends from certain FSCs		100	
13	Foreign-source portion of dividends received from a specified 10%-owned foreign corporation (excluding hybrid dividends) (see instructions)		100	
14	Dividends from foreign corporations not included on line 3, 6, 7, 8, 11, 12, or 13 (including any hybrid dividends)			
15	Reserved for future use			
16a	Subpart F inclusions derived from the sale by a controlled foreign corporation (CFC) of the stock of a lower-tier foreign corporation treated as a dividend (attach Form(s) 5471) (see instructions)		100	
b	Subpart F inclusions derived from hybrid dividends of tiered corporations (attach Form(s) 5471) (see instructions)			
c	Other inclusions from CFCs under subpart F not included on line 16a, 16b, or 17 (attach Form(s) 5471) (see instructions)			
17	Global Intangible Low-Taxed Income (GILTI) (attach Form(s) 5471 and Form 8992)			
18	Gross-up for foreign taxes deemed paid			
19	IC-DISC and former DISC dividends not included on line 1, 2, or 3			
20	Other dividends			
21	Deduction for dividends paid on certain preferred stock of public utilities			
22	Section 250 deduction (attach Form 8993)			
23	Total dividends and inclusions. Add column (a), lines 9 through 20. Enter here and on page 1, line 4			
24	Total special deductions. Add column (c), lines 9 through 22. Enter here and on page 1, line 29b			

Schedule J Tax Computation and Payment (see instructions)**Part I—Tax Computation**

1	Check if the corporation is a member of a controlled group (attach Schedule O (Form 1120)). See instructions	<input type="checkbox"/>	
2	Income tax. See instructions		2 1,587
3	Base erosion minimum tax amount (attach Form 8991)		3 0
4	Add lines 2 and 3		4 1,587
5a	Foreign tax credit (attach Form 1118)	5a	
b	Credit from Form 8834 (see instructions)	5b	
c	General business credit (attach Form 3800)	5c	
d	Credit for prior year minimum tax (attach Form 8827)	5d	
e	Bond credits from Form 8912	5e	
6	Total credits. Add lines 5a through 5e		6
7	Subtract line 6 from line 4		7 1,587
8	Personal holding company tax (attach Schedule PH (Form 1120))		8
9a	Recapture of investment credit (attach Form 4255)	9a	
b	Recapture of low-income housing credit (attach Form 8611)	9b	
c	Interest due under the look-back method—completed long-term contracts (attach Form 8697)	9c	
d	Interest due under the look-back method—income forecast method (attach Form 8866)	9d	
e	Alternative tax on qualifying shipping activities (attach Form 8902)	9e	
f	Interest/tax due under section 453A(c) and/or section 453(l)	9f	
g	Other (see instructions—attach statement)	9g	
10	Total. Add lines 9a through 9g		10
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31		11 1,587

Part II—Reserved For Future Use

12	Reserved for future use	12
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Part III—Payments and Refundable Credits

13	2021 overpayment credited to 2022	13
14	2022 estimated tax payments	14
15	2022 refund applied for on Form 4466	15 ()
16	Combine lines 13, 14, and 15	16
17	Tax deposited with Form 7004	17
18	Withholding (see instructions)	18
19	Total payments. Add lines 16, 17, and 18	19
20	Refundable credits from:	
a	Form 2439	20a
b	Form 4136	20b
c	Reserved for future use	20c
d	Other (attach statement—see instructions)	20d
21	Total credits. Add lines 20a through 20d	21
22	Reserved for future use	22
23	Total payments and credits. Add lines 19 and 21. Enter here and on page 1, line 33	23

Schedule K Other Information (see instructions)

1	Check accounting method: a <input checked="" type="checkbox"/> Cash b <input type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) _____	Yes	No
2	See the instructions and enter the:		
a	Business activity code no. 531390		
b	Business activity REAL ESTATE		
c	Product or service EDUCATE PROPERTY MANAGERS		
3	Is the corporation a subsidiary in an affiliated group or a parent–subsidiary controlled group? If “Yes,” enter name and EIN of the parent corporation _____		X
4	At the end of the tax year:		
a	Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation’s stock entitled to vote? If “Yes,” complete Part I of Schedule G (Form 1120) (attach Schedule G)		X
b	Did any individual or estate own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of the corporation’s stock entitled to vote? If “Yes,” complete Part II of Schedule G (Form 1120) (attach Schedule G)		X
5	At the end of the tax year, did the corporation:		
a	Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation not included on Form 851 , Affiliations Schedule? For rules of constructive ownership, see instructions. If “Yes,” complete (i) through (iv) below.		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If “Yes,” complete (i) through (iv) below.		X
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(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Country of Organization	(iv) Maximum Percentage Owned in Profit, Loss, or Capital

6 During this tax year, did the corporation pay dividends (other than stock dividends and distributions in exchange for stock) in excess of the corporation’s current and accumulated earnings and profits? See sections 301 and 316 If “Yes,” file Form 5452 , Corporate Report of Nondividend Distributions. See the instructions for Form 5452. If this is a consolidated return, answer here for the parent corporation and on Form 851 for each subsidiary.		X
7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of the total voting power of all classes of the corporation’s stock entitled to vote or at least 25% of the total value of all classes of the corporation’s stock? For rules of attribution, see section 318. If “Yes,” enter: (a) Percentage owned _____ and (b) Owner’s country _____ (c) The corporation may have to file Form 5472 , Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business. Enter the number of Forms 5472 attached _____		X
8 Check this box if the corporation issued publicly offered debt instruments with original issue discount <input type="checkbox"/> If checked, the corporation may have to file Form 8281 , Information Return for Publicly Offered Original Issue Discount Instruments.		
9 Enter the amount of tax-exempt interest received or accrued during the tax year \$ _____		
10 Enter the number of shareholders at the end of the tax year (if 100 or fewer) _____		
11 If the corporation has an NOL for the tax year and is electing to forego the carryback period, check here (see instructions) <input type="checkbox"/> If the corporation is filing a consolidated return, the statement required by Regulations section 1.1502-21(b)(3) must be attached or the election will not be valid.		
12 Enter the available NOL carryover from prior tax years (do not reduce it by any deduction reported on page 1, line 29a.) \$ _____		

Schedule K Other Information (continued from page 4)

	Yes	No
13 Are the corporation's total receipts (page 1, line 1a, plus lines 4 through 10) for the tax year and its total assets at the end of the tax year less than \$250,000?	X	
If "Yes," the corporation is not required to complete Schedules L, M-1, and M-2. Instead, enter the total amount of cash distributions and the book value of property distributions (other than cash) made during the tax year \$ _____		
14 Is the corporation required to file Schedule UTP (Form 1120), Uncertain Tax Position Statement? See instructions		X
If "Yes," complete and attach Schedule UTP.		
15a Did the corporation make any payments in 2022 that would require it to file Form(s) 1099?		X
b If "Yes," did or will the corporation file required Form(s) 1099?		
16 During this tax year, did the corporation have an 80%-or-more change in ownership, including a change due to redemption of its own stock?		X
17 During or subsequent to this tax year, but before the filing of this return, did the corporation dispose of more than 65% (by value) of its assets in a taxable, non-taxable, or tax deferred transaction?		X
18 Did the corporation receive assets in a section 351 transfer in which any of the transferred assets had a fair market basis or fair market value of more than \$1 million?		X
19 During the corporation's tax year, did the corporation make any payments that would require it to file Forms 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474) of the Code?		X
20 Is the corporation operating on a cooperative basis?		X
21 During the tax year, did the corporation pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions		X
If "Yes," enter the total amount of the disallowed deductions \$ _____		
22 Does the corporation have gross receipts of at least \$500 million in any of the 3 preceding tax years? (See sections 59A(e)(2) and (3))	X	
If "Yes," complete and attach Form 8991.		
23 Did the corporation have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the corporation satisfy one or more of the following? See instructions		X
a The corporation owns a pass-through entity with current, or prior year carryover, excess business interest expense.		
b The corporation's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year are more than \$27 million and the corporation has business interest expense.		
c The corporation is a tax shelter and the corporation has business interest expense.		
If "Yes," complete and attach Form 8990.		
25 Is the corporation attaching Form 8996 to certify as a Qualified Opportunity Fund?		X
If "Yes," enter amount from Form 8996, line 15 \$ _____		
26 Since December 22, 2017, did a foreign corporation directly or indirectly acquire substantially all of the properties held directly or indirectly by the corporation, and was the ownership percentage (by vote or value) for purposes of section 7874 greater than 50% (for example, the shareholders held more than 50% of the stock of the foreign corporation)? If "Yes," list the ownership percentage by vote and by value. See instructions		X
Percentage: By Vote		
By Value		

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash				10,297.
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts	()		()	
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach statement)				
7	Loans to shareholders				
8	Mortgage and real estate loans				
9	Other investments (attach statement)				
10a	Buildings and other depreciable assets				
b	Less accumulated depreciation	()		()	
11a	Depletable assets				
b	Less accumulated depletion	()		()	
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)				
b	Less accumulated amortization	()		()	
14	Other assets (attach statement)				
15	Total assets				10,297.
Liabilities and Shareholders' Equity					
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach statement)				
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (attach statement)				
22	Capital stock: a Preferred stock				
	b Common stock				
23	Additional paid-in capital				
24	Retained earnings—Appropriated (attach statement)				
25	Retained earnings—Unappropriated				10,297.
26	Adjustments to shareholders' equity (attach statement)				
27	Less cost of treasury stock		()		()
28	Total liabilities and shareholders' equity				10,297.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return**Note:** The corporation may be required to file Schedule M-3. See instructions.

1	Net income (loss) per books	10,297.	7	Income recorded on books this year not included on this return (itemize):	
2	Federal income tax per books			Tax-exempt interest \$ _____	
3	Excess of capital losses over capital gains			DONATIONS _____	
4	Income subject to tax not recorded on books this year (itemize): _____				2,740.
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
a	Depreciation \$ _____		a	Depreciation \$ _____	
b	Charitable contributions \$ _____		b	Charitable contributions \$ _____	
c	Travel and entertainment \$ _____				
6	Add lines 1 through 5	10,297.	9	Add lines 7 and 8	2,740.
			10	Income (page 1, line 28)—line 6 less line 9	7,557.

Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Schedule L, Line 25)

1	Balance at beginning of year		5	Distributions: a Cash	
2	Net income (loss) per books	10,297.		b Stock	
3	Other increases (itemize): _____			c Property	
			6	Other decreases (itemize): _____	
4	Add lines 1, 2, and 3	10,297.	7	Add lines 5 and 6	
			8	Balance at end of year (line 4 less line 7)	10,297.

Department of the Treasury
Internal Revenue Service

Attach to the corporation's tax return.

Go to www.irs.gov/Form2220 for instructions and the latest information.**2022**

Name " Arizona State Chapter of the National Association of Residential Property Managers	Employer identification number 88-2463598
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Note: Generally, the corporation is not required to file Form 2220 (see Part II below for exceptions) because the IRS will figure any penalty owed and bill the corporation. However, the corporation may still use Form 2220 to figure the penalty. If so, enter the amount from page 2, line 38, on the estimated tax penalty line of the corporation's income tax return, but **do not** attach Form 2220.

Part I Required Annual Payment

1 Total tax (see instructions)	1	1,587.
2a Personal holding company tax (Schedule PH (Form 1120), line 26) included on line 1	2a	
b Look-back interest included on line 1 under section 460(b)(2) for completed long-term contracts or section 167(g) for depreciation under the income forecast method	2b	
c Credit for federal tax paid on fuels (see instructions)	2c	
d Total. Add lines 2a through 2c	2d	
3 Subtract line 2d from line 1. If the result is less than \$500, do not complete or file this form. The corporation does not owe the penalty	3	1,587.
4 Enter the tax shown on the corporation's 2021 income tax return. See instructions. Caution: If the tax is zero or the tax year was for less than 12 months, skip this line and enter the amount from line 3 on line 5	4	
5 Required annual payment. Enter the smaller of line 3 or line 4. If the corporation is required to skip line 4, enter the amount from line 3	5	1,587.

Part II Reasons for Filing—Check the boxes below that apply. If any boxes are checked, the corporation **must** file Form 2220 even if it does not owe a penalty. See instructions.

- 6 ☐ The corporation is using the adjusted seasonal installment method.
- 7 ☐ The corporation is using the annualized income installment method.
- 8 ☐ The corporation is a "large corporation" figuring its first required installment based on the prior year's tax.

Part III Figuring the Underpayment

	(a)	(b)	(c)	(d)
9 Installment due dates. Enter in columns (a) through (d) the 15th day of the 4th (Form 990-PF filers: Use 5th month), 6th, 9th, and 12th months of the corporation's tax year	9			
10 Required installments. If the box on line 6 and/or line 7 above is checked, enter the amounts from Schedule A, line 38. If the box on line 8 (but not 6 or 7) is checked, see instructions for the amounts to enter. If none of these boxes are checked, enter 25% (0.25) of line 5 above in each column	10	396.	397.	397.
11 Estimated tax paid or credited for each period. For column (a) only, enter the amount from line 11 on line 15. See instructions	11			
Complete lines 12 through 18 of one column before going to the next column.				
12 Enter amount, if any, from line 18 of the preceding column	12			
13 Add lines 11 and 12	13			
14 Add amounts on lines 16 and 17 of the preceding column	14			
15 Subtract line 14 from line 13. If zero or less, enter -0-	15			
16 If the amount on line 15 is zero, subtract line 13 from line 14. Otherwise, enter -0-	16			
17 Underpayment. If line 15 is less than or equal to line 10, subtract line 15 from line 10. Then go to line 12 of the next column. Otherwise, go to line 18	17			397.
18 Overpayment. If line 10 is less than line 15, subtract line 10 from line 15. Then go to line 12 of the next column	18			

Go to Part IV on page 2 to figure the penalty. Do not go to Part IV if there are no entries on line 17—no penalty is owed.

For Paperwork Reduction Act Notice, see separate instructions.

REV 03/02/23 PRO

Form **2220** (2022)

BAA

Part IV Figuring the Penalty

	(a)	(b)	(c)	(d)
19 Enter the date of payment or the 15th day of the 4th month after the close of the tax year, whichever is earlier. (C corporations with tax years ending June 30 and S corporations: Use 3rd month instead of 4th month. Form 990-PF and Form 990-T filers: Use 5th month instead of 4th month.) See instructions	19			
20 Number of days from due date of installment on line 9 to the date shown on line 19	20			
21 Number of days on line 20 after 4/15/2022 and before 7/1/2022	21			
22 Underpayment on line 17 $\times \frac{\text{Number of days on line 21}}{365} \times 4\% (0.04)$	22	\$	\$	\$
23 Number of days on line 20 after 6/30/2022 and before 10/1/2022	23			
24 Underpayment on line 17 $\times \frac{\text{Number of days on line 23}}{365} \times 5\% (0.05)$	24	\$	\$	\$
25 Number of days on line 20 after 9/30/2022 and before 1/1/2023	25			
26 Underpayment on line 17 $\times \frac{\text{Number of days on line 25}}{365} \times 6\% (0.06)$	26	\$	\$	\$
27 Number of days on line 20 after 12/31/2022 and before 4/1/2023	27			
28 Underpayment on line 17 $\times \frac{\text{Number of days on line 27}}{365} \times 7\% (0.07)$	28	\$	\$	\$
29 Number of days on line 20 after 3/31/2023 and before 7/1/2023	29			
30 Underpayment on line 17 $\times \frac{\text{Number of days on line 29}}{365} \times *%$	30	\$	\$	\$
31 Number of days on line 20 after 6/30/2023 and before 10/1/2023	31			
32 Underpayment on line 17 $\times \frac{\text{Number of days on line 31}}{365} \times *%$	32	\$	\$	\$
33 Number of days on line 20 after 9/30/2023 and before 1/1/2024	33			
34 Underpayment on line 17 $\times \frac{\text{Number of days on line 33}}{365} \times *%$	34	\$	\$	\$
35 Number of days on line 20 after 12/31/2023 and before 3/16/2024	35			
36 Underpayment on line 17 $\times \frac{\text{Number of days on line 35}}{366} \times *%$	36	\$	\$	\$
37 Add lines 22, 24, 26, 28, 30, 32, 34, and 36	37	\$	\$	\$
38 Penalty. Add columns (a) through (d) of line 37. Enter the total here and on Form 1120, line 34; or the comparable line for other income tax returns	38			\$

* Use the penalty interest rate for each calendar quarter, which the IRS will determine during the first month in the preceding quarter. These rates are published quarterly in an IRS News Release and in a revenue ruling in the Internal Revenue Bulletin. To obtain this information on the Internet, access the IRS website at **www.irs.gov**. You can also call 1-800-829-4933 to get interest rate information.

Schedule A Adjusted Seasonal Installment Method and Annualized Income Installment Method

See instructions.

Form 1120-S filers: For lines 1, 2, 3, and 21, "taxable income" refers to excess net passive income or the amount on which tax is imposed under section 1374(a), whichever applies.**Part I Adjusted Seasonal Installment Method****Caution:** Use this method only if the base period percentage for any 6 consecutive months is at least 70%.
See instructions.

		(a)	(b)	(c)	(d)
		First 3 months	First 5 months	First 8 months	First 11 months
1 Enter taxable income for the following periods.					
a Tax year beginning in 2019	1a				
b Tax year beginning in 2020	1b				
c Tax year beginning in 2021	1c				
2 Enter taxable income for each period for the tax year beginning in 2022. See the instructions for the treatment of extraordinary items	2				
3 Enter taxable income for the following periods.		First 4 months	First 6 months	First 9 months	Entire year
a Tax year beginning in 2019	3a				
b Tax year beginning in 2020	3b				
c Tax year beginning in 2021	3c				
4 Divide the amount in each column on line 1a by the amount in column (d) on line 3a	4				
5 Divide the amount in each column on line 1b by the amount in column (d) on line 3b	5				
6 Divide the amount in each column on line 1c by the amount in column (d) on line 3c	6				
7 Add lines 4 through 6	7				
8 Divide line 7 by 3.0	8				
9a Divide line 2 by line 8	9a				
b Extraordinary items (see instructions)	9b				
c Add lines 9a and 9b	9c				
10 Figure the tax on the amount on line 9c using the instructions for Form 1120, Schedule J, line 2, or comparable line of corporation's return	10				
11a Divide the amount in columns (a) through (c) on line 3a by the amount in column (d) on line 3a	11a				
b Divide the amount in columns (a) through (c) on line 3b by the amount in column (d) on line 3b	11b				
c Divide the amount in columns (a) through (c) on line 3c by the amount in column (d) on line 3c	11c				
12 Add lines 11a through 11c	12				
13 Divide line 12 by 3.0	13				
14 Multiply the amount in columns (a) through (c) of line 10 by columns (a) through (c) of line 13. In column (d), enter the amount from line 10, column (d)	14				
15 Enter any alternative minimum tax (trusts only) for each payment period. See instructions	15				
16 Enter any other taxes for each payment period. See instructions	16				
17 Add lines 14 through 16	17				
18 For each period, enter the same type of credits as allowed on Form 2220, lines 1 and 2c. See instructions	18				
19 Total tax after credits. Subtract line 18 from line 17. If zero or less, enter -0-	19				

Part II Annualized Income Installment Method

		(a)	(b)	(c)	(d)
		First _____ months	First _____ months	First _____ months	First _____ months
20	Annualization periods (see instructions)	20			
21	Enter taxable income for each annualization period. See instructions for the treatment of extraordinary items	21			
22	Annualization amounts (see instructions)	22			
23a	Annualized taxable income. Multiply line 21 by line 22	23a			
b	Extraordinary items (see instructions)	23b			
c	Add lines 23a and 23b	23c			
24	Figure the tax on the amount on line 23c using the instructions for Form 1120, Schedule J, line 2, or comparable line of corporation's return	24			
25	Enter any alternative minimum tax (trusts only) for each payment period (see instructions)	25			
26	Enter any other taxes for each payment period. See instructions	26			
27	Total tax. Add lines 24 through 26	27			
28	For each period, enter the same type of credits as allowed on Form 2220, lines 1 and 2c. See instructions	28			
29	Total tax after credits. Subtract line 28 from line 27. If zero or less, enter -0-	29			
30	Applicable percentage	30	25%	50%	75%
31	Multiply line 29 by line 30	31			

Part III Required Installments

		1st installment	2nd installment	3rd installment	4th installment
	Note: Complete lines 32 through 38 of one column before completing the next column.				
32	If only Part I or Part II is completed, enter the amount in each column from line 19 or line 31. If both parts are completed, enter the smaller of the amounts in each column from line 19 or line 31	32			
33	Add the amounts in all preceding columns of line 38. See instructions	33			
34	Adjusted seasonal or annualized income installments. Subtract line 33 from line 32. If zero or less, enter -0-	34			
35	Enter 25% (0.25) of line 5 on page 1 of Form 2220 in each column. Note: "Large corporations," see the instructions for line 10 for the amounts to enter	35			
36	Subtract line 38 of the preceding column from line 37 of the preceding column	36			
37	Add lines 35 and 36	37			
38	Required installments. Enter the smaller of line 34 or line 37 here and on page 1 of Form 2220, line 10. See instructions	38			

► Keep for your records

Name as Shown on Return

" Arizona State Chapter of the National Association of Residential Property Managers

Employer Identification No.

88-2463598

	2017	2018	2019	2020	2021	2022
1 Gross receipts . .						14,772.
2 Cost of sales . .						
3 Gross profit . . .						14,772.
4 Net capital gain .						
5 Other income . .						500.
6 Total income. . .						15,272.
7 Salaries						
8 Depreciation . .						
9 Other deductions . . .						7,715.
10 Total deductions						7,715.
11 Taxable income .						7,557.
12 Income tax. . . .						1,587.
13 AMT/BEMT minimum tax. . .						0.
14 General business credits .						
15 Other credits. . .						
16 PHC tax						
17 Recapture taxes.						
18 Tax liability. . . .						1,587.

Other Information

	2017	2018	2019	2020	2021	2022
19 Tax return preparation fee . .						

IRS e-file Authentication Statement**2022**

► Keep for your records

Name(s) Shown on Return

" Arizona State Chapter of the National Association of Residential Property Managers

Employer ID No.

88-2463598

A – Practitioner PIN Authorization**QuickZoom** to the Federal Information Worksheet to enter PIN information ➡

Please indicate how the taxpayer(s) PIN(s) are entered into the program.

Officer entered PIN ➡ ☒ERO entered Officer's PIN ➡ ☐**B – Signature of Electronic Return Originator****ERO Declaration:**

I declare that the information contained in this electronic tax return is the information furnished to me by the corporation. If the corporation furnished me a completed tax return, I declare that the information contained in this electronic tax return is identical to that contained in the return provided by the corporation. If the furnished return was signed by a paid preparer, I declare I have entered the paid preparer's identifying information in the appropriate portion of this electronic return. If I am the paid preparer, under the penalties of perjury, I declare that I have examined this electronic return, and to the best of my knowledge and belief, it is true, correct, and complete. This declaration is based on all information of which I have any knowledge.

I am signing this Tax Return by entering my PIN below.ERO's PIN (EFIN followed by any 5 numbers) EFIN 883400 Self-Select PIN 05560**C – Signature of Officer****Perjury Statement:**

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2022 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete.

Consent to Disclosure:

I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgment of receipt or reason for rejection of the transmission, (b) an indication of any refund offset, (c) the reason for any delay in processing the return or refund, and (d) the date of any refund.

Electronic Funds Withdrawal Consent (if applicable):

I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institution involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment.

I am signing this Tax Return and Electronic Funds Withdrawal Consent, if applicable, by entering my self-selected PIN below.Officer's PIN 12345Date 03/07/2023

Corporation Information Worksheet

2022

► Keep for your records

Part I – Identifying Information

Employer Identification Number . . . 88-2463598

Name " Arizona State Chapter of the National Association of Residential Property Managers

Address 2333 W NORTHERN AVE STE 7

City PHOENIX State AZ U.S. ZIP Code 85021

Province/State Foreign Postal Code

Foreign Code Foreign Country

Is the business primary physical address different from the mailing address? ☐ Yes ☒ No

Address 2333 W NORTHERN AVE STE 7

City PHOENIX State AZ U.S. ZIP Code 85021

Foreign Province/State Foreign Postal Code

Foreign Code Foreign Country

Telephone (602) 899-7999

Extension

Fax

E-mail Address . alicia@azpropertybrokerage.com

Part II – Type of Return

☐ Prepare Form 1120-H

☐ Prepare Schedule PH

Part III – Tax Year and Filing Information

☐ Calendar year

☐ Fiscal year — Ending month

☒ Short year — Beginning date 05/18/22 Ending date 12/31/22

Date Incorporated 05/18/2022

1120-H filers only: Date association formed

☐ Use general method of annualization to calculate regular tax for short year

IRS Service Center where corporation return is filed Ogden, UT 84201-0012

☒ Corporation is enrolled in the Electronic Federal Tax Payment System (EFTPS)

Part IV— 2022 Estimated Tax Payments

Amount of 2021 overpayment credited to 2022 estimated tax

Quarter Paymt Due	Information Req for Electronic Filing					
	Due Date	Date Paid	Amount Paid	Payment Method	Bank Acct Num	EFTPS Confirmation Number
First .						
Second						
Third .						
Fourth						

Additional Payments

1	N/A					
2	N/A					
3	N/A					
4	N/A					

Part V - Taxpayer Signature Information

Officer's Name ALICIA WEAVER
 Officer's Name for EF. ALICIA WEAVER
 Officer's Social Security Number Officer's Title . . TREASURER

Part VI – Electronic Filing Information

Electronic Filing Security Information (see tax help)

Total income amount from 2021 return (Form 1120, pg 1, ln 11 or Form 1120-H, ln 6) 0.

Claiming compensation of officers for 2022. ☐

Number of officers with compensation for 2022

Number of Employee W2s issued for 2022 0

Informational returns (W-2, 1099, K-1's, etc) filed under the return employer ID number ☐

Check the box(es) for returns required to be filed for 2022:

- (1) ☐ Form 720 (2) ☐ Form 940 (3) ☐ Form 941 (4) ☐ Form 943
 (5) ☐ Form 944 (6) ☐ Form 945 (7) ☐ Form 990 (8) ☐ Form 1042
 (9) ☒ Not Applicable

Practitioner PIN program:

☒ Sign this return electronically using the Practitioner PIN (Form 8879-CORP)

☐ ERO entered PIN (Form 8453-CORP)

Officer's PIN (enter any 5 numbers) . . 12345

Date PIN entered 03/07/2023

Responsible Party Information:

Yes No

☐ ☒ Is Form 8822-B required to report a change of responsible party?

QuickZoom to Electronic Filing Information Worksheet (includes subsequent amended returns) . . ▶

Yes	No	
		Use direct deposit of any federal tax refund ?
		Use electronic funds withdrawal of federal balance due (EF only)?
		Use electronic funds withdrawal of Form 7004 balance due (EF only)?
		Use electronic funds withdrawal of amended return balance due (EF only)?

Check to confirm transferred account information (which appears in green) is correct . . . ☐

Name of Financial Institution (optional) . . . _____

Check the appropriate box ☐ Checking ☐ Savings

Routing number _____

Account number _____

Enter the payment date to withdraw tax payment _____
 Balance due amount from this return _____
 Enter an amount to withdraw tax payment _____
 If partial payment is made, the remaining balance due _____

QuickZoom to Form 1120, pages 1 and 2 ► _____

QuickZoom to Form 1120-H ► _____

QuickZoom to Client Status ► _____

36	Total	36	7,715.
-----------	-----------------	-----------	--------

Estimated Tax Worksheet for Corporations

2023

For calendar year 2023, or tax year
beginning _____, 2023, and ending _____,
(Keep for the corporation's records -
Do not send to the Internal Revenue Service.)

Name

" Arizona State Chapter of the National Association of Residential Property Managers

Employer Identification No.

88-2463598

Estimated Tax Computation

1	Taxable income expected for the tax year	1	7,557.
2	Multiply line 1 by 21% (0.21)	2	1,587.
3	Tax credits	3	
4	Subtract line 3 from line 2	4	1,587.
5	Other taxes	5	
6	Total tax. Add lines 4 and 5	6	1,587.
7	Credit for federal tax paid on fuels and other refundable credits	7	
8	Subtract line 7 from line 6. Note: If the result is less than \$500, the corporation is not required to make estimated tax payments.	8	1,587.
9 a	Enter the tax shown on the corporation's 2022 tax return. Caution: If the tax is zero or the tax year was for less than 12 months, skip this line and enter the amount from line 8 on line 9b	9 a	
b	Enter the smaller of line 8 or line 9a. If the corporation is required to skip line 9a, enter the amount from line 8	b	1,587.

	(a)	(b)	(c)	(d)
10 Installment due dates (see instructions) ▶	04/18/2023	06/15/2023	09/15/2023	12/15/2023
11 Required installments. Enter 25% of line 9b in columns (a) through (d). If the corporation uses the annualized income installment method, or adjusted seasonal installment method or is a "large corporation," see the tax help for additional information	397.	397.	397.	397.

Electronic Filing Information Worksheet

► Keep for your records

2022

Name(s) shown on return

" Arizona State Chapter of the National Association of Residential Property Managers

Identifying number

88-2463598

Part I – State Electronic Filing:

Check this box to force state only filing for all states selected to be filed electronically

☐**Part II – Electronic Return Originator Information**

The ERO Information below will automatically calculate based on the preparer code entered on the return.

For returns that are prepared as a "Non-Paid Preparer" (XNP) or "Self-Prepared" (XSP)

enter the EFIN for the ERO that is responsible for this return ► 883400

For returns that are marked as a "Non-Paid Preparer" (XNP) or "Self-Prepared" (XSP)

enter a PIN for the ERO that is responsible for filing return ►

ERO Name

HART AND ASSOCIATES

ERO Electronic Filers Identification Number (EFIN)

883400

ERO Address

2831 Saint Rose Parkway Ste 268

ERO Employer Identification Number

27-2286688

City

Henderson

State

NV

ZIP Code

89052

ERO Social Security Number or PTIN

Country

Part III – Paid Preparer Information

Firm Name

HART AND ASSOCIATES

Preparer Social Security Number or PTIN

P00744963

Preparer Name

RICHARD HART

Employer Identification Number

27-2286688

Address

2831 Saint Rose Parkway Ste 268

Phone Number

(702) 589-4687

Fax Number

(888) 463-0064

City

Henderson

State

NV

ZIP Code

89052

Country

Preparer E-mail Address

RICHARD@HARTASSOCIATE.COM

Part IV – Selection of Additional Amended Returns

Enter the payment date to withdraw tax payment ►

Amount you are paying with the amended return ►

☐ Check this box to file another **federal** amended return electronically☐ File another Amended Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically☐ Check this box to file another **state and/or city** amended return electronically

* Select the state and/or city amended return(s) to file electronically.

State/City *	
<input type="checkbox"/>	Arizona State Corporation
<input type="checkbox"/>	Arkansas State Corporation
<input type="checkbox"/>	California State Corporation
<input type="checkbox"/>	Connecticut State Corporation
<input type="checkbox"/>	District of Columbia Corporation
<input type="checkbox"/>	Georgia State Corporation
<input type="checkbox"/>	Idaho State Corporation
<input type="checkbox"/>	Kansas State Corporation
<input type="checkbox"/>	Kentucky State Corporation
<input type="checkbox"/>	Louisiana State Corporation
<input type="checkbox"/>	Maryland State Corporation
<input type="checkbox"/>	Massachusetts State Corporation
<input type="checkbox"/>	Michigan Business Tax
<input type="checkbox"/>	See Amended Returns

Part V – Name Control

Name Control, enter here to override default ARIZ

Part VI – Superseded Returns

A refund or payment from the original return may need to be applied to the superseded balance due

The amount entered here will flow to the balance due section of the information worksheet.

Enter a negative number if the superseded return will generate a refund.

Enter zero if the superseded return has an even balance.

Amount you are paying with this superseded return ►

CAUTION: Important information about Superseded Return Payments

If you made a payment with your original return or scheduled a payment to be made at a later date, the payment will still be processed unless a call is made to cancel the payment.

To cancel a scheduled payment, call the IRS at 1-888-353-4537.

The cancellation request must be received no later than 11:59 p.m., Eastern Time at least two business days prior to the scheduled payment date.

This change cannot be made online at this time.

Smart Worksheets From 2022 Federal Corporation Tax Return

SMART WORKSHEET FOR: Form 1120: US Corporation Income Tax Return

Meals and Entertainment Smart Worksheet	
Enter 100% of meals and entertainment:	
A	Meals subject to 50% limit _____
B	Meals subject to 80% limit _____
C 1	Meals 100% allowable from restaurants (See tax help) _____
C 2	Other meals not subject to limit, 100% allowable 4,622.
C 3	Total meals NOT subject to limit, 100% allowable 4,622.
D	Entertainment (nondeductible) _____
The allowable percentage of the above lines will transfer into line 26	

SMART WORKSHEET FOR: Form 1120: US Corporation Income Tax Return

Filing Address Smart Worksheet	
Mail return to:	<u>Department of the Treasury</u> <u>Internal Revenue Service Center</u> <u>Ogden, UT 84201-0012</u>

SMART WORKSHEET FOR: Est Tax Wks: Estimated Tax Worksheet for Corporations

Estimated Tax Additional Information Smart Worksheet	
Estimated Tax Options	
A 1	Suspend estimated tax calculations (Form 1120) <input type="checkbox"/>
2	Calculate estimates even though none required (Form 1120-H filers only) (see help) <input type="checkbox"/>
B	Enter taxable income for next year (instead of using current year amounts) <input type="checkbox"/>
C	Installment rounding (the program defaults to the next dollar):
	Round up to next \$10 <input type="checkbox"/> Round up to next \$100 <input type="checkbox"/>
Current Year Overpayment Options	
D	Overpayment available (Form 1120, line 36 or Form 1120-H, line 25) _____
E	Apply the overpayment on line D and refund the excess <input type="checkbox"/>
F	Amount to apply (if different from the program default value) _____
G	Apply consecutively to all installments <input type="checkbox"/>
H	Apply evenly to all installments <input type="checkbox"/>
I	Apply to first installment only <input type="checkbox"/>
Tax Calculation Information (Form 1120 only)	
J	Corporation is a 'large corporation' <input type="checkbox"/>

Additional Information From 2022 Federal Corporation Tax Return**Form 1120: US Corporation Income Tax Return****Line 1a****Itemization Statement**

Description	Amount
GROSS RECEIPTS	18,012
LESS DONATIONS	-2,740
LESS GRANT	-500
Total	14,772

Form 1120: US Corporation Income Tax Return**Other Income****Continuation Statement**

Description	Amount
GRANT	500
Total	500

Form 1120: US Corporation Income Tax Return**Other Deductions****Continuation Statement**

Description	Amount
COMPUTER SERVICES AND SUPPLIES	147
LEGAL AND PROFESSIONAL	841
MEALS (100%)	4,622
TRAVEL	2,105
Total	7,715

Electronic Filing Information Worksheet**Amended Returns****Continuation Statement**

<input type="checkbox"/>	<u>New Jersey State Corporation</u>
<input type="checkbox"/>	<u>New Jersey State Fiscal Corporation</u>
<input type="checkbox"/>	<u>New Mexico State Corporation</u>
<input type="checkbox"/>	<u>New York State Corporation</u>
<input type="checkbox"/>	<u>New York City Corporation</u>
<input type="checkbox"/>	<u>North Carolina State Corporation</u>
<input type="checkbox"/>	<u>Oklahoma State Corporation</u>
<input type="checkbox"/>	<u>Pennsylvania State Corporation</u>
<input type="checkbox"/>	<u>Tennessee State Corporation</u>
<input type="checkbox"/>	<u>Utah State Corporation</u>
<input type="checkbox"/>	<u>Vermont State Corporation</u>
<input type="checkbox"/>	<u>Virginia State Corporation</u>
<input type="checkbox"/>	<u>West Virginia State Corporation</u>
<input type="checkbox"/>	<u>Wisconsin Non-Combined Corporation</u>

Arizona State NARPM CHAPTER 2023 BUDGET

		Item	Amount
INCOME	Ordinary Income	Natl Member Dues	\$0.00
		Local Member Dues	\$0.00
		Local Affiliates Dues	\$0.00
		Chapter Grants	\$2,250.00
		Chapter Annual Sponsorships/Partnerships	\$0.00
		Other Income	<u>\$ 4,000.00</u>
		Total Ordinary Income	\$6,250.00
	Meetings/Events Income	Meeting Registrations	\$0.00
		Meeting Sponsorships	\$0.00
		Event Registrations	\$9,900.00
		Event Sponsorships	<u>\$8,000.00</u>
Total Meeting/Event Income		\$17,900.00	
TOTAL INCOME		\$24,150.00	
EXPENSES	Meeting/Event Expenses	Insurance - Event Cancellation	\$ -
		Food & Beverage	\$ 7,400.00
		Audio Visual	\$ -
		Meeting Room Rental	\$ 4,087.00
		Speaker Fees	
		Speaker Travel	
		Meeting/Event Supplies	<u>\$ 250.00</u>
		Total Meeting/Event Expenses	\$ 11,737.00
	Operations Expenses	Executive Board Meeting	\$ 250.00
		Officer Travel	\$ 3,000.00
		National Assn Contribution	\$ -
		Marketing	\$ 500.00
		Printing	\$ -
		Supplies	\$ -
		Insurance - D&O	\$ -
		Insurance - Errors & Omissions	\$ -
		Insurance - General Liability & Umbrella	\$ -
		Corporate Filing fee	\$ 10.00
		Software	\$ 2,538.96
		Computer/IT	\$ -
		Website	\$ -
		Income Tax	\$ 2,107.00
		Dues and Subscriptions	<u>\$ -</u>
		Total Operations Expenses	
TOTAL EXPENSES		\$ 20,142.96	
NET PROFIT/LOSS		\$4,007.04	

Arizona State Chapter of the National Association of Residential Property Managers

Statement of Activity January - December 2022

	TOTAL
Revenue	
Contributed income	0.00
Donations directed by individuals	2,740.00
NARPM National grants	500.00
Total Contributed income	3,240.00
Income	0.00
Conference Income	3,333.48
Conference Affiliate Sponsorships	7,717.44
Conference Member Ticket Sales	3,720.64
Total Conference Income	14,771.56
Total Income	14,771.56
Total Revenue	\$18,011.56
Expenditures	
Contract & professional fees	0.00
Conference Expenses	0.00
Food & Beverage	4,622.29
Total Conference Expenses	4,622.29
Fundraising fees	81.57
Service Fees	759.70
Total Contract & professional fees	5,463.56
Office expenses	0.00
Software & apps	146.61
Total Office expenses	146.61
Travel	0.00
Airfare	878.46
Conference Registration	195.00
Hotels	1,031.10
Total Travel	2,104.56
Total Expenditures	\$7,714.73
NET OPERATING REVENUE	\$10,296.83
NET REVENUE	\$10,296.83



National Association of Residential Property Managers

A R I Z O N A S T A T E C H A P T E R

2022 ANNUAL CONFERENCE

Stay Ahead of the Curve!



CHUCK HATTEMER



TRAVIS BOHLING



JORDAN MUELA



BENTON COTTER



DEB NEWELL

23

SEPTEMBER

10am - 3pm

Avion Center
1733 E Northrop Blvd,
Chandler, AZ 85286

**LUNCH
INCLUDED**

WHY YOU SHOULD ATTEND

- Gain advice and tips from leading industry experts
- Learn how to approach business growth in a new market
- Establish key relationships with the best local and national vendors

**BIG THANKS TO OUR
PLATINUM SPONSORS**



\$49.00 NARPM Members & Non-Members

Email : mark@markrent.com

Arizona State NARPM Chapter

Meeting Minutes

February 18, 2022

Board Members Present: Kim Ayers, Mark Brower, Alicia Weaver, Derek Seal, Evan Howard

Board Members Absent: Anne McCawley

Members present: Dave Pruitt, Sue Flucke, Sharon Wilson, Dick Rosen, Jaime Rosen, Misty Berger (National), Stephanie Cunningham, Kate Roth, Matt Prescott, Heather Nicely, Ginny Huffman

President Ayers called the meeting to order at 1:04 pm.

President Ayers is going to send out the meeting schedule and links for 2021.

The meeting minutes were unanimously approved for the December meeting.

Treasurers Report: Alicia is looking into opening our bank account. She has requested the Federal Chapter ID# and the tax ID# so that she can open an account. Misty Berger will send this information to Alicia from National.

We are still hoping to plan a joint conference with AAR on December 9, 2021. Should we consider a 2nd event? Ideas were to present value to the members, like Meet the President, outline the goals of the State Chapter. We thought maybe a Spring event. We would like to send out info via social media. Perhaps we can liaison with the AMA to have access to the forefront of what is happening in the state legislation. President Ayers would like members to send her content that can be sent out to the membership.

Legislative Chair Heather Nicely reported that the committee met 1/19/21. They identified members of legislation, identified roles of the committee members and discussed the goals of the committee.

Membership Chair Stephanie Cunningham reported that there is no new business for the committee.

Affiliate Chair Evan Howard reported that he has secured Tenant Turner and Citizen Home Solutions as affiliate sponsors of the State chapter conference. He will continue to pursue additional sponsors.

Communications Chair Matt Prescott is working on the Chapter website to flesh it out and add content. He is also working on the Facebook page.

The meeting was adjourned at 1:37 pm.

Arizona State NARPM Chapter

Meeting Minutes

March 18, 2022

Board Members Present: Mark Brower, Doug McVinua, Alicia Weaver, Derek Seal, Evan Howard, Anne McCawley

Board Members Absent: Kim Ayers

Members present: Sharon Wilson, Jaime Rosen, Stephanie Cunningham, Heather Nicely, Ginny Huffman

President Brower called the meeting to order at 10:05 am.

The meeting minutes were not available for the February meeting, so we will approve them at the April meeting.

Treasurers Report: Nothing to report.

The venue is booked for the September 23rd, 2022 State conference at the Avion Center in Chandler. It was discussed and approved that we adjust the booking time to 10 am – 4 pm. Rather than try to get a room block or discounted rates, we are going to provide a list of hotels nearby, if anyone wants or needs to stay overnight. We are looking for a keynote speaker. We are also looking for a legislative speaker (Steve Kaiser?), someone to speak on the Why/How of social media (possibly Jordan Muela?), we will reach out to David Howard at NHRC, Tom Farley (AAR), Kathy DiNolfi of A New Leaf to speak on solving homelessness.

Potential schedule:

10:00 Welcome/mingle

10:30 Legislative Update

11:45 Lunch with Vendors

1:00 Smart Growth – profitability, retention

1:50 Break

2:00 The Why/How of Social Media

3:00 Fundraising Plea

President Mark Brower reported that he made a formal request to the National Board of Directors to expedite our chapter status. Mark and Heather had a call with Gail from OMG Management Group that was very helpful. We are mainly interested in fully achieving chapter status so that we can build a legal advocacy plan to achieve one of our main missions of being a proactive body representing PMs in Arizona.

Legislative Co-Chair Ginny Huffman reported that the Tucson source of income bill has been shelved but is not dead. STR bills are not moving forward. A big problem is that the affordable housing committee isn't including PMs, NARPM, etc. Top issues in our industry are:

Housing Affordability; Source of income and rent control legislation

Homelessness; Evictions, non-renewals, tenant displacement, affordability

Short Term Rental (STR) Regulations; Nuisance complaints (party houses, noise), no accountability (unlicensed oversight), No DRE oversight

Recommended solution: Overhauling section 8 inspections, payment processes, leasing processes and market rents

Membership Chair: no new business for the committee.

Affiliate Chair Evan Howard reported that he has secured Tenant Turner and Citizen Home Solutions as affiliate sponsors of the State chapter conference. He will continue to pursue additional sponsors.

It was unanimously voted to send out the RentPerfect podcast with an email blast to all members.

Next steps: Build/update our website, create a blog, open the advocacy fund, have an open house.

Action items: Ginny Huffman will reach out to Blythe Edmondson for blog content, Mark Brower will reach out to Mark Zinman as a legal update speaker, Anne McCawley will reach out to A New Leaf for someone to speak at our next board meeting, Heather Nicely and Evan Howard will brainstorm about website hosts.

The meeting was adjourned at 11:00 am.

Arizona State NARPM Chapter

Meeting Minutes

April 15, 2022

Board Members Present: Mark Brower, Doug McVinua, Alicia Weaver, Evan Howard, Anne McCawley

Board Members Absent: Kim Ayers, Derek Seal, Doug McVinua

Members present: Sharon Wilson, Ginny Huffman

President Brower called the meeting to order at 10:04 am.

The March meeting minutes were unanimously approved by a majority vote.

Treasurers Report: Alicia Weaver has been in contact with National to file the paperwork go form the 501c3 for the chapter. Once we have a TIN number Alicia can open a bank account.

The venue is booked for the September 23rd, 2022 State conference at the Avion Center in Chandler. Although it was discussed and approved that we adjust the booking time to 10 am – 4 pm, the venue informed us that we can only have the space until 3pm. Jordan Muela with Profitable Property Management has agreed to be our keynote speaker. Dave Pruitt and Sharon have both been in contact with Jordan via email. It was mentioned that the Future of PM panel was very well received last year and that we should have that on the schedule again this year.

President Mark Brower reported that the National Board of Directors unanimously voted to expedite our chapter status. We are officially a State Chapter of NARPM!! We can now move more quickly towards our goal of an advocacy fund so that we can be in the forefront of legislation that affects our industry.

Legislative Co-Chair Ginny Huffman reported that she will be hosting a Call to Action Legislative meeting April 26th at 10 a.m. and will be sending out meeting invitations.

Membership Chair: no new business for the committee.

Affiliate Chair Evan Howard reported that, now that we have a set date for the state event, he will reach out to national and local vendor affiliates to be sponsors of the State chapter event. He will continue to pursue additional sponsors.

Next steps: Build/update our website, create a blog, open the advocacy fund, have an open house.

Action items: Ginny Huffman will reach out to Blythe Edmondson for blog content, Mark Brower will reach out to Mark Zinman as a legal update speaker, Anne McCawley will reach out to A New Leaf for someone to speak at our next board meeting, Heather Nicely and Evan Howard will brainstorm about website hosts.

The meeting was adjourned at 10:32 am.

Arizona State NARPM Chapter

Meeting Minutes

June 17, 2022

Board Members Present: Mark Brower, Alicia Weaver, Evan Howard, Anne McCawley

Board Members Absent: Kim Ayers, Derek Seal, Doug McVinua

Members present: Sharon Wilson, Ginny Huffman, David Pruitt, Dick Rosen, Karla Zamora (National RTM)

President Brower called the meeting to order at 10:03 am.

The May meeting minutes were unanimously approved by a majority vote.

Treasurers Report: President Brower reported on behalf of Alicia Weaver our bank account has been opened! The account has also been linked to Nation Builder. Mark became the first donor to sign up and is paying for the cost of Nation Builder for now. <http://aznationbuilder.com/>

President Brower asked us to consider how our advocacy fund will be used. He recommended listening to the podcasts call the Cicero Fund and American Optimist. These podcasts advocate for property rights and property management rights (ALTA). He referenced Jared Myer – government affairs with the Cicero Fund and Jim Norton, who is a lobbyist.

How do we inspire confidence and continuity, which will be essential to building our advocacy fund and member participation in our Association?

- Transparency and Communication
- Karla will regularly communicate to our members through Nation Builder
- We will need to provide content to Karla (exec committee and members?)
- Who/How will we continue to contribute
- Put out calls to action re: ongoing contributions, types of funding restrictions (unrestricted)
- Raise funds for specific causes/legislation
- Reach members, small investors and large investors

We are going to reach out to Denise Holliday to see if she will be interested in regularly contributing content, i.e. ALTA updates, etc.

Legislative Co-Chair Heather Nicely reported that Troy and Tyler (National) are helping to make a name for NARPM in Washington, DC. National has a lot of material for chapters to use. She feels that we can be the “boots on the ground” for National efforts. Heather thinks that we can possibly get articles from National for our local sites and Nation Builder.

Event Committee: David Pruitt reported that Evan Howard has sold out all of the platinum and gold sponsorships are sold out for the September Chapter Event. Sharon Wilson is taking the lead on the catering for the Event. We will send out a Save the Date and make event announcements on Social Media. The tentative schedule is:

September 23, 2022 10:00 am – 3:00 pm at the Avion Center in Chandler, AZ

10:00-10:45 Legislative updates

10:45-11:15 Remote team members

11:15-1:00 Lunch

1:00-2:00 Property Management Best Practices Panel

2:00-3:00 Jordan Muela on Company Growth/Churn

Membership Chair: no new business for the committee.

Karla Zamora gave us an update on Nation Builder and told us that she is happy with our progress.

The meeting was adjourned at 10:58 am.

Arizona State NARPM Chapter

Meeting Minutes

June 20, 2022

Board Members Present: Mark Brower, Alicia Weaver, Evan Howard, Anne McCawley

Board Members Absent: Kim Ayers, Derek Seal, Doug McVinua

Members present: Sharon Wilson, Ginny Huffman, David Pruitt, Dick Rosen, Karla Zamora (National RTM)

President Brower called the meeting to order at 10:03 am.

The May meeting minutes were unanimously approved by a majority vote.

Treasurers Report: Alicia Weaver has filed the paperwork to form the 501c3 for the chapter. Once we have a TIN number Alicia can open a bank account. The plan is to use Enterprise Bank & Trust.

President Mark Brower introduced us to Karla Zamora, who is the Chapter remote team member assigned to us by NARPM National. Mark and Karla went over the program called Nation Builder, which is the software we will use to communicate with all members and to raise funds for our political fundraising efforts. The board was shown how the program works, how to use it, what the program does, etc. The cost is \$40.00 per month, which the Chapter will eventually be able to pay for. Our goal is to eventually be at \$5000 per month in ongoing contributions. Mark told us about how important personal engagement is, meaning that we need to find a way to personally reach out to each member. Ginny shared that she became involved with the NAR legislative PAC because she believed in the legislative cause and has stayed involved because she is kept informed of the impact she is making. Mark asked us to focus on "Making a Difference".

President Brower reported that a request has been made for the funding to be made available for Heather Nicely to attend the NARPM Legislative conference. A motion was made and unanimously voted to approve the funds, which will be approximately \$1600.00.

Legislative Co-Chair Ginny Huffman reported that a "Wholesaler" and "Team" bill was passed in the AZ legislation and signed into effect by Governor Ducey. The PLT bill is probably going back to committee. NAR is looking into the validity of recent legislation requiring property managers to have a Lead Based Paint certification when requesting remediation of lead based paint and/or coordinating its removal.

Event Committee: David Pruitt reported that he and Evan Howard met with Brynn, who is Jordan Muela's staff person. Dave and Evan are working on a schedule for the day of the Event. Dave's goal is to deliver value, focusing on a "Triple Win", for the Board, the Consumer and our members.

Membership Chair: no new business for the committee.

Affiliate Chair Evan Howard reported that he has commitments for 6 or 7 "Gold" level sponsors @ \$600 and 1 "Platinum" sponsor @ \$1000 for the State Chapter event.

Next steps: Build/update our website, create a blog, open the advocacy fund, have an open house. Involve more Tucson members, who have expressed interest in participation.

Continuing Action items: Ginny Huffman will reach out to Blythe Edmondson for blog content, Mark Brower will reach out to Mark Zinman as a legal update speaker, Anne McCawley will reach out to A New Leaf for someone to speak at our next board meeting, Heather Nicely and Evan Howard will brainstorm about website hosts.

The meeting was adjourned at 10:57 am.

Arizona State NARPM Chapter

Meeting Minutes

September 16, 2022

Board Members Present: Mark Brower, Alicia Weaver, Evan Howard, Derek Seal,

Board Members Absent: Kim Ayers, Anne McCawley

Members present: David Pruitt, Sharon Wilson, Ginny Huffman, Heather Nicely, Dick Rosen, Stephanie Cunningham

Members absent: Doug McVinua, Karla Zamora (National RTM).

President Brower called the meeting to order at 10:04 am.

President Brower stated that the agenda for today's meeting will be to be updated on the upcoming State Chapter Event and to discuss the upcoming board elections.

The August meeting minutes were tabled for future approval since the Chapter Secretary was absent.

Treasurers Report: Alicia Weaver reported that we currently have \$7,667.22 in our bank account. The breakdown of funds is:
\$3,228.80 Event tickets

\$1710.00 donations through Nation Builder

\$2098.52 Eventbrite

\$7717.42 Event sponsorships

We have 61 tickets sold to the State Event. We have \$3408.48 at NARPM National that Alicia is still trying to have transferred to our bank account.

Alicia Weaver reported that she is still working on completing the 501©6 application. The third party filing company told her that the username supposedly didn't work and that they can't give us a timeline because the IRS doesn't know how fast they can process the application.

Sharon Wilson & Dave Pruitt gave us the update on the State Chapter Event. The catering and coffee truck are confirmed. Sharon & Dave are arriving at 8:15 to make sure things are set up. They will be welcoming people and are asking for volunteers to do 15 minute shifts as greeters. Dave is going to print and bring name tags. Evan Howard confirmed that the agenda and the speakers are finalized. Jordan Muela's keynote is titled "Growth & Optimization of your PM Company. They are working on setting up the break-out structure and putting together volunteer roles. President Brower has invited the speakers and board members to dinner the night before the event. Heather Nicely made a motion that the Chapter pay for dinner, David Pruitt seconded and the motion passed unanimously. Derek Seal let us know that the registration link in the email was not working.

Ginny Huffman reported that Tucson is probably going to pass a law so that there can be no discrimination on an applicant's source of income.

There was no membership update.

President Brower thanked everyone for their hard work.

The meeting was adjourned at 10:39 am.

Arizona State NARPM Chapter

Meeting Minutes

November 17, 2021

Board Members Present: Kim Ayers, Evan Howard, Anne McCawley, Alicia Weaver

Board Members Absent: Mark Brower

Members present: Sharon Wilson, Dick Rosen, Ginny Huffman, David Pruitt, Stephanie Cunningham, Heather Nicely, Doug McVinua

Members absent: Sue Flucke

President Ayers called the meeting to order at 2:05 pm. Kim also thanked all of us for a great 2021 and told us that she was honored to serve as the President of our Arizona CIF.

The meeting minutes were unanimously approved for the October meeting.

Treasurers Report: There is currently \$3408.48 in the bank account. National is going to pay the registration for the PM Summit co-sponsorship. We applied for the grants but were informed that we are not eligible because we are a CIF.

Legislative co-Chair Heather Nicely reported that the committee met this week. We are looking at backing the bill that would provide a mandatory monetary penalty for the abandonment of pets. Ginny Huffman is going to reach out to members of the legislation. The committee is looking at the cost of a lobbyist. The goal is to be up and running by the time the legislation is in session.

Events: Sharon Wilson reported that she and Dave Pruitt are concerned that we have very low attendance at planned events. Heather Nicely proposed that we create a joint calendar with the chapters and the state chapter so that we know what the other groups are doing and we can plan so that we aren't double booking or right on top of other events. We hope to get higher attendance now that we will have in person meetings and can speak directly to members. We will also work on our outreach to vendors.

The vendor fair is 11/18/2021 at the WESERV board location in Chandler.

Membership Chair: No report submitted.

Affiliate Chair: No report submitted.

Communications Chair: No report submitted.

The meeting was adjourned at 2:52 pm.

2023 BOARD OF DIRECTORS ELECTION RESULTS

- President – Heather Nicely
- President Elect – Noel Pulanco
- Secretary – Steph Cunningham
- Treasurer – Alicia Weaver
- Legislative Chair – Ginny Huffman

New member mentor: Noel Pulanco

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 01, 2022 3:26:09 PM
Last Modified: Thursday, December 01, 2022 3:37:46 PM
Time Spent: 00:11:37
IP Address: 98.171.97.83

Page 1: Positions with a * are REQUIRED

Q1

Chapter Name

NARPM AZ State

Q2

Chapter President*

Heather Nicely

Q3

President Elect*

Noel Pulanco

Q4

Past President*

Mark Brower

Q5

Respondent skipped this question

Vice President (if applicable)

Q6

Treasurer*

Alicia Weaver

Q7

Secretary*

Stephanie Cunningham

Q8

New Member Mentor* In June 2020, NARPM National adopted the motion that all chapters are required to identify a New Member Mentor for their chapter each year. It is not an elected position, but is a duty that a volunteer member or board member should be completing. The program is in the Chapter Success Guide, starting on page 148.

Ginny Huffman

Q9

Respondent skipped this question

Education Chair

Q10

Respondent skipped this question

Membership Chair

Q11

Legislative Chair

Ginny Huffman

Q12

Respondent skipped this question

Other position(s) not listed

Rebecca Woodring

From: Heather Nicely <heather@redfoxaz.com>
Sent: Monday, March 27, 2023 2:05 PM
To: Rebecca Woodring
Cc: NARPM RP1; mark@markrent.com; Noel Pulanco; reaxrental@gmail.com; alicia@azpropertybrokerage.com; NARPM RP1; Misty Berger; kate@argmanage.com; ksantee@evernest.co
Subject: Re: NARPM 2023 Chapter Compliance Arizona State Chapter - Need Additional Info
Attachments: AZ State NARPM Chapter Bylaws v1.pdf

Hi Rebecca,

I am hoping I got the right ByLaws for you!! :) See attached.

Also the new member mentor is Noel Pulanco. Sorry for the confusion and thanks for checking!

Please let me know if we need anything else, and have a wonderful week!



redfoxaz.com

Proudly serving as the 2023 President
for the Arizona State Chapter of the
National Association for Residential
Property Managers.



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On Mon, Mar 27, 2023 at 11:01 AM Rebecca Woodring <rwoodring@managegroup.com> wrote:

REMINDER of missing info!

- Bylaws
- Confirmation of Chapter's 2023 New Member Mentor.

We are preparing a report for the NARPM National Board of Directors on April 3rd and would love to report that the Arizona State Chapter is in full compliance.

Can the Chapter submit the missing information by March 31st? Be sure to upload the missing information to docs.narpm.org and hit the submit button.

Thank you!



Rebecca Woodring, CAE

DEPUTY EXECUTIVE DIRECTOR | rwoodring@narpm.org

National Association of Residential Property Managers

1403 Greenbrier Parkway, Suite 150, Chesapeake, VA 23320 | **P** 800-782-3452 | **M** 757-287-6001 | www.narpm.org

Legislative Office | 1200 G Street NW, 8th Floor, Washington, DC 20005 | **P**: 202-918-1135

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From: Rebecca Woodring <rwoodring@narpm.org>

Sent: Monday, March 20, 2023 12:36 PM

To: 'Karla Zamora' <rp1@narpm.org>

Cc: heather@redfoxaz.com; mark@markrent.com

Subject: NARPM 2023 Chapter Compliance Arizona State Chapter - Need Additional Info

Thank you Karla for submitting the 2023 Chapter Compliance documents on behalf of the Arizona State additional documents. Here are my notes:

Under Chapter Bylaws

NARPM National has not received a final copy of the Chapter's Bylaws that is in compliance with the 2021 State model chapter bylaws. Please upload a copy of the chapter's bylaws that are in compliance with the 2021 State model chapter bylaws (see attached).

Under Board Meeting Minutes

Thank you for submitting the Chapter's 2022 board meeting minutes. For this compliance year, we will accept these minutes, however, the required information must be met for the Chapter's 2023 minutes.

Minutes must also include a statement that quorum was established at each meeting. For each set of 2023 minutes add this statement after role call "Quorum was established."

Minutes must also continue include clearly stated motions (items that were voted on and approved by the board of directors). For each set of 2023 minutes state motions and record their respective votes.

This ensures that the Chapter meets required business law regarding minutes. See example set of minutes in the Chapter Success Guide (https://www.narpm.org/docs/chapter-services/chapter_success_guide.pdf) on pages 112-113.

Under Names and positions of each elected Board of Directors/Executive Committee positions

Thank you for submitting the list of 2023 Chapter Leaders. We also received a list in December 2022 which has different information. Please confirm by responding to this email who holds:

- 2023 New Member Mentor position – Noel Pulanco (Compliance submission) **OR** Ginny Huffman (Dec. 2022 submission)

Upon receipt of the Chapter's Bylaws and confirmation of the 2023 New Member Mentor, I can hit the approved button on the Chapter's compliance submission.

Thank you for everything you do for your Chapter and NARPM!



Rebecca Woodring, CAE

DEPUTY EXECUTIVE DIRECTOR | rwoodring@narpm.org

National Association of Residential Property Managers

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Timestamp	President	President Elect	Treasurer
9/30/2022 10:05:09	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:06:35	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:07:09	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:07:34	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:08:04	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:09:20	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:09:54	Heather Nicely	Noel Pulanco	Alicia Weaver
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9/30/2022 10:12:40	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:14:35	Travis Bohling	Noel Pulanco	Alicia Weaver
9/30/2022 10:20:08	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:26:25	Heather Nicely	Noel Pulanco	Alicia Weaver
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9/30/2022 10:55:25	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 10:55:52	Mark Brower	Noel Pulanco	Alicia Weaver
9/30/2022 11:00:55	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 11:03:30	Heather Nicely	Noel Pulanco	Alicia Weaver
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9/30/2022 13:59:02	Heather Nicely	Noel Pulanco	Alicia Weaver
9/30/2022 14:29:58	Noel Pulanco	Travis Boling	Alicia Weaver
9/30/2022 14:34:04	Heather Nicely	Noel Pulanco	Alicia Weaver
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10/1/2022 16:01:30	Heather Nicely	Noel Pulanco	Alicia Weaver
10/2/2022 19:39:16	Heather Nicely	Noel Pulanco	Alicia Weaver
10/3/2022 11:45:40	Heather Nicely	Noel Pulanco	Alicia Weaver
10/5/2022 13:42:05	Heather Nicely	Noel Pulanco	Alicia Weaver

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