

User: s300thomas@cox.net

2016 Chapter Compliance

All chapters are required to answer questions 1-10 BY THE LAST DAY OF February

Chapter: Southern Nevada

1. Does your chapter have current bylaws on file with National? Yes

Reminder: Did you know that you need the approval of the national board to amend your bylaws? If you are unsure you can go to <http://www.narpm.org/members/documents-forms/chapter-documents/> and verify bylaws on file. If not on file, please upload bylaws below.

Bylaws Upload Sample Chapter BYLAWS Clean 120815.docx

2. Fill in number of RVP calls the chapter's president or their representative participated in: 4

3. Upload a copy of Chapter filed tax return or completed and returned e-post card (99N) to the IRS. NARPM Tax Return.pdf

4. Upload a copy of your current year budget: Budget.pdf

5. List number of membership meetings: 4

Flier Upload Member meetings.pdf

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

Flier Upload

6. List number of board meetings: 4

Copy of Minutes Board meetings.pdf

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

Copy of Minutes

7. Does your chapter charge dues? No

8. If yes, how much are the dues?

9. If yes, are meals at meetings included? Yes

10. On a scale of 1-10, how well do you think your chapter is doing? 7

Do you want to apply for Chapter Excellence as well? No

Total Points from Application:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points:

Total Points from Application:

Bylaws of
The Southern Nevada 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 Southern Nevada 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. Establish a permanent trade association in the residential property management industry in the Las Vegas, Henderson, Pahrump, Mesquite & Boulder City
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.

To educate and promote legislative initiative in the Las Vegas, Henderson, Pahrump, Mesquite & Boulder City

5.

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 Nevada.

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: Las Vegas, Henderson, Pahrump, Mesquite & Boulder City

ARTICLE II: Membership

Professional, Associate, Support Staff, Affiliate Member, ~~Junior, Student, Academic,~~ 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.

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.

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.

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.

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® National Affiliate Members as Affiliate Members of this Chapter.

Section I: 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 member 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 [name of 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 member 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: 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 organization 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 one year commencing with the beginning of the calendar year.
 - i. Must be a Professional Member of the Chapter.
6. 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 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 two 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.

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 Southern Nevada NARPM Executive Committee and presented to the membership for 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.
5. 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.
6. The Chapter shall/shall not (choose one) 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.

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 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: 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, meeting 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 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

As a condition of membership, all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once within a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the professional members reverting to an associate member until course is completed.

Section A: Acknowledgment

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 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 pro-rated 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 10 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 [choose one] will/will not 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 [chapter name] 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 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 affect 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: State Laws

These bylaws may be amended to conform and comply with the laws, statues, 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 [insert state name] state law, Chapter shall notify the National Association of said amendments but no further action will be required.

Section E. Sexual Harassment

Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association employee or Association Officer or Director after a hearing in accordance with the established procedures of the Association. As used in the Section, harassment means any verbal or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-Elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. If the complaint names the President, or President-Elect, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint.

Section E: Dissolution

Should the membership vote by majority to dissolve the operations of the [insert chapter name], all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

Form **1120**

Department of the Treasury
Internal Revenue Service

U.S. Corporation Income Tax Return

For calendar year 2015 or tax year beginning _____, 2015, ending _____,

OMB No. 1545-0123

2015

Information about Form 1120 and its separate instructions is at www.irs.gov/form1120.

A Check if:		Name		B Employer identification number	
1 a Consolidated return (attach Form 851)	<input type="checkbox"/>	SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC		20-4620821	
b Life/nonlife consolidated return	<input type="checkbox"/>			C Date incorporated	
2 Personal holding co. (attach Sch. PH)	<input type="checkbox"/>	3765 E SUNSET ROAD B1		D Total assets (see instructions)	
3 Personal service corp. (see instrs)	<input type="checkbox"/>	City or town, state, or province, country and ZIP or foreign postal code		\$ 3,779.	
4 Schedule M-3 attached	<input type="checkbox"/>	LAS VEGAS NV 89120			
E Check if:		(1) Initial return	(2) Final return	(3) Name change	(4) Address change

INCOME	1 a Gross receipts or sales	1 a	490.	
	b Returns and allowances	1 b		
	c Balance. Subtract line 1b from line 1a	1 c		490.
	2 Cost of goods sold (attach Form 1125-A)	2		
	3 Gross profit. Subtract line 2 from line 1c	3		490.
	4 Dividends (Schedule C, line 19)	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)	10			
11 Total income. Add lines 3 through 10	11		490.	
DEDUCTIONS SEE INSTRUCTIONS	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	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 Domestic production activities deduction (attach Form 8903)	25		0.
	26 Other deductions (attach statement) See Other Deductions Statement	26		1,684.
	27 Total deductions. Add lines 12 through 26.	27		1,684.
	28 Taxable income before net operating loss deduction and special deductions. Subtract line 27 from line 11	28		-1,194.
TAX, CRRS, AND REFUNDABLE	29a Net operating loss deduction (see instructions)	29 a		
	b Special deductions (Schedule C, line 20)	29 b		
	c Add lines 29a and 29b	29 c		
30 Taxable income. Subtract line 29c from line 28 (see instructions)	30		-1,194.	
31 Total tax (Schedule J, Part I, line 11)	31			
32 Total payments and refundable credits (Schedule J, Part II, line 21)	32			
33 Estimated tax penalty (see instructions). Check if Form 2220 is attached	33		<input type="checkbox"/>	
34 Amount owed. If line 32 is smaller than the total of lines 31 and 33, enter amount owed	34			
35 Overpayment. If line 32 is larger than the total of lines 31 and 33, enter amount overpaid	35			
36 Enter amount from line 35 you want: Credited to 2016 estimated tax	36		<input type="checkbox"/>	
		Refunded ▶		<input type="checkbox"/>

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: _____ Title: **PRESIDENT**

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

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	RICHARD HART	RICHARD HART	01/27/16		P00744963
	Firm's name	Firm's EIN		Firm's address	
HART AND ASSOCIATES	27-2286688		1445 AMERICAN PACIFIC DR #110-352		
HENDERSON		NV 89074		Phone no. (702) 985-7148	

Schedule C Dividends and Special Deductions (see instructions)	(a) Dividends received	(b) Percentage	(c) Special deductions (a) x (b)
1 Dividends from less-than-20%-owned domestic corporations (other than debt-financed stock)		70	
2 Dividends from 20%-or-more-owned domestic corporations (other than debt-financed stock)		80	
3 Dividends on debt-financed stock of domestic and foreign corporations		see instructions	
4 Dividends on certain preferred stock of less-than-20%-owned public utilities		42	
5 Dividends on certain preferred stock of 20%-or-more-owned public utilities		48	
6 Dividends from less-than-20%-owned foreign corporations and certain FSCs		70	
7 Dividends from 20%-or-more-owned foreign corporations and certain FSCs		80	
8 Dividends from wholly owned foreign subsidiaries		100	
9 Total. Add lines 1 through 8. See instructions for limitation			
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 Dividends from foreign corporations not included on lines 3, 6, 7, 8, 11, or 12			
14 Income from controlled foreign corporations under subpart F (attach Form(s) 5471)			
15 Foreign dividend gross-up			
16 IC-DISC and former DISC dividends not included on lines 1, 2, or 3			
17 Other dividends			
18 Deduction for dividends paid on certain preferred stock of public utilities			
19 Total dividends. Add lines 1 through 17. Enter here and on page 1, line 4. ▶			
20 Total special deductions. Add lines 9, 10, 11, 12, and 18. 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))	<input type="checkbox"/>	
2	Income tax. Check if a qualified personal service corporation (see instructions)	<input type="checkbox"/>	2
3	Alternative minimum tax (attach Form 4626)		3
4	Add lines 2 and 3.		4
5a	Foreign tax credit (attach Form 1118)	5 a	
b	Credit from Form 8834 (see instructions)	5 b	
c	General business credit (attach Form 3800)	5 c	
d	Credit for prior year minimum tax (attach Form 8827)	5 d	
e	Bond credits from Form 8912.	5 e	
6	Total credits. Add lines 5a through 5e.		6
7	Subtract line 6 from line 4.		7
8	Personal holding company tax (attach Schedule PH (Form 1120))		8
9a	Recapture of investment credit (attach Form 4255)	9 a	
b	Recapture of low-income housing credit (attach Form 8611)	9 b	
c	Interest due under the look-back method – completed long-term contracts (attach Form 8697)	9 c	
d	Interest due under the look-back method – income forecast method (attach Form 8866).	9 d	
e	Alternative tax on qualifying shipping activities (attach Form 8902)	9 e	
f	Other (see instructions – attach statement)	9 f	
10	Total. Add lines 9a through 9f		10
11	Total tax. Add lines 7, 8, and 10. Enter here and on page 1, line 31.		11

Part II – Payments and Refundable Credits

12	2014 overpayment credited to 2015.		12
13	2015 estimated tax payments.		13
14	2015 refund applied for on Form 4466		14
15	Combine lines 12, 13, and 14.		15
16	Tax deposited with Form 7004		16
17	Withholding (see instructions).		17
18	Total payments. Add lines 15, 16 and 17		18
19	Refundable credits from:		
a	Form 2439	19 a	
b	Form 4136	19 b	
c	Form 8827, line 8c	19 c	
d	Other (attach statement – see instructions)	19 d	
20	Total credits. Add lines 19a through 19d.		20
21	Total payments and credits. Add lines 18 and 20. Enter here and on page 1, line 32		21

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. ▶ <u>611000</u>		
b	Business activity ▶ <u>RESIDENTIAL PROPERTY MANAGEMENT CLASS</u>		
c	Product or service ▶ <u>PROPERTY MANAGEMENT TRAINING</u>		
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) (att Schedule G)		X

Schedule K Other Information continued (see instructions)

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.
Yes No
X

Table with 4 columns: (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.
Yes No
X

Table with 4 columns: (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.)
Yes No
X

7 At any time during the tax year, did one foreign person own, directly or indirectly, at least 25% of (a) the total voting power of all classes of the corporation's stock entitled to vote or (b) the total value of all classes of the corporation's stock?
Yes No
X

(i) Percentage owned and (ii) 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

8 Check this box if the corporation issued publicly offered debt instruments with original issue discount
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
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 on line 29a.) \$

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?
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)?
If 'Yes,' complete and attach Schedule UTP.

15 a Did the corporation make any payments in 2015 that would require it to file Form(s) 1099?
b If 'Yes,' did or will the corporation file required Forms 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?

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?

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?

Schedule L	Balance Sheets per Books	Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash		5,452.		3,779.
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		5,452.		3,779.
Liabilities and Shareholders' Equity					
16	Accounts payable				
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach stmt)				
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	100.		100.	
	b Common stock		100.		100.
23	Additional paid-in capital		2,313.		2,313.
24	Retained earnings — Approp (att stmt)				
25	Retained earnings — Unappropriated		3,039.		1,366.
26	Adjmt to shareholders' equity (att stmt)				
27	Less cost of treasury stock				
28	Total liabilities and shareholders' equity		5,452.		3,779.

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	-1,673.	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			_____	
4	Income subject to tax not recorded on books this year (itemize):			_____	
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 contribns \$ _____	
c	Travel & entertainment . \$ 479.			_____	
		479.	9	Add lines 7 and 8.	
6	Add lines 1 through 5.	-1,194.	10	Income (page 1, line 28) — line 6 less line 9	-1,194.

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

1	Balance at beginning of year	3,039.	5	Distributions a Cash	
2	Net income (loss) per books	-1,673.		b Stock _____ c Property	
3	Other increases (itemize): _____		6	Other decreases (itemize): _____	
			7	Add lines 5 and 6.	
4	Add lines 1, 2, and 3	1,366.	8	Balance at end of year (line 4 less line 7)	1,366.

IRS e-file Signature Authorization for Form 1120

For calendar year **2015**, or tax year beginning _____, **2015**, ending _____, _____

2015

Department of the Treasury
Internal Revenue Service

► **Do not send to the IRS. Keep for your records.**
► **Information about Form 8879-C and its instructions is at www.irs.gov/form8879c.**

Name of corporation SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC Employer identification number 20-4620821

Part I Tax Return Information (Whole dollars only)

1	Total income (Form 1120, line 11)	1	490.
2	Taxable income (Form 1120, line 30)	2	-1,194.
3	Total tax (Form 1120, line 31)	3	
4	Amount owed (Form 1120, line 34)	4	
5	Overpayment (Form 1120, line 35)	5	

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 2015 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is 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 acknowledgement 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 _____ as my signature
ERO firm name do not enter all zeros
on the corporation's 2015 electronically filed income tax return.

As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2015 electronically filed income tax return.

Officer's signature ► Michael J. Robinson Digitally signed by Michael J. Robinson
DN: cn=Michael J. Robinson, o=Robinson Realty & Management, ou,
email=michael@rarealty.net, c=US
Date: 2016.01.28 10:49:37 -0800 Date ► 01/28/2016 Title ► PRESIDENT

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN 88340005560
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2015 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 ► 01/27/16

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

IRS e-file Authentication Statement

2015

Keep for your records

Name(s) Shown on Return

Employer ID Number

SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC 20-4620821

A - Practitioner PIN Authorization

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

Officer(s) entered PIN(s) ... X
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.

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 2015 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) and acknowledgement 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.

I am signing this Tax Return and Electronic Funds Withdrawal Consent, if applicable, by entering my self-selected PIN below.

Officer's PIN ... 12345
Date ... 01/27/2016

Corporation Information Worksheet

2015

▶ Keep for your records

Part I – Identifying Information

Employer Identification Number . . . 20-4620821

Name SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS INC

Address 3765 E SUNSET ROAD B1

City LAS VEGAS State NV U.S. ZIP Code 89120

Province/State _____ Foreign Postal Code . . _____

Foreign Code _____ Foreign Country . . . _____

Telephone _____ Extension _____

Fax _____ E-mail Address . _____

- Eligible for qualified disaster area tax relief benefits
- Election to use straight line depreciation and claim credit for AMT or Research credit.

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 . . _____ Ending date . . _____

Date Incorporated 03/17/2006

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 – 2015 Estimated Tax Payments

Amount of 2014 overpayment credited to 2015 estimated tax _____

Payment Quarters	Due Date	Actual Payment Date	Amount Paid
First Quarter Payment	<u>04/15/15</u>	_____	_____
Second Quarter Payment	<u>06/15/15</u>	_____	_____
Third Quarter Payment	<u>09/15/15</u>	_____	_____
Fourth Quarter Payment	<u>12/15/15</u>	_____	_____
Additional Payment 1	_____	_____	_____
Additional Payment 2	_____	_____	_____
Additional Payment 3	_____	_____	_____
Additional Payment 4	_____	_____	_____

Part V – Electronic Filing Information

Electronic Filing:

- File the federal return electronically
- File the state(s) electronically

* Select the state or states to file electronically. (Multiple states can be entered)

State(s) *

- File Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically

Practitioner PIN program:

- Sign this return electronically using the Practitioner PIN
- ERO entered PIN

Officer's PIN (enter any 5 numbers) . . . 12345
 Date PIN entered 01/27/2016

Information required for Electronic Filing:

Officer's Name MICHAEL ROBINSON
 Officer's Name for EF MICHAEL ROBINSON

QuickZoom to the Electronic Filing Information Worksheet ► _____

Electronic Filing of Extensions:

- Check this box to file federal **Form 7004** (application for extension of time to file return) electronically
- Check this box to file the state extension(s) electronically;
(CT, FL, LA, MA, MD, NJ, NY, PA, TN & TX Extensions: UT Extension Payment)

* Select the state or states to file electronically. (Multiple states can be entered)

State(s) *

Electronic Filing of Estimated Payments:

- Check this box to file the state estimated payments electronically.
- * Select the estimated quarterly payment to file electronically. (Multiple quarters can be entered)

State(s) *

Electronic Filing of Amended Return:

- Check this box to file a federal **amended return** electronically
- Check this box to file the state and/or city amended return(s) electronically

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

State(s) *

- File Amended Form 114 Report of Foreign Bank and Financial Accounts (FBAR) electronically

Part VI – Direct Deposit or Electronic Funds Withdrawal Information

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Use direct deposit of any federal tax refund ?
<input type="checkbox"/>	<input type="checkbox"/>	Use electronic funds withdrawal of federal balance due (EF only)?
<input type="checkbox"/>	<input type="checkbox"/>	Use electronic funds withdrawal of Form 7004 balance due (EF only)?
<input type="checkbox"/>	<input type="checkbox"/>	Use electronic funds withdrawal of amended return balance due (EF only)?

If any options selected above, enter information below, **(Review transferred information for accuracy)**

Bank Information

Name of Financial Institution (optional) . . . _____

Check the appropriate box Checking Savings

Routing number _____

Account number _____

Payment Information

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 ▶ _____

Name SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC	Employer Identification Number 20-4620821
---	--

CURRENT LAW: Two year carryback, twenty year carryover

NOL Carryover Year	A Carryover	B Less Carrybacks/ Carryovers	C Adjusted Carryover
2014			
2013			
2012			
2011			
2010			
2009			
2008			
2007			
2006			
2005			
2004			
2003			
2002			
2001			
2000			
1999			
1998			
1997			
Total new law			

OLD LAW: Three year carryback, fifteen year carryover

NOL Carryover Year	A Carryover	B Less Carrybacks/ Carryovers	C Adjusted Carryover
2011			
2010			
2009			
2008			
2007			
2006			
2005			
2004			
2003			
2002			
2001			
2000			
1999			
1998			

1997			
Total old law			

SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC

20-4620821

Net Operating Loss Summary

NOL Carryover Year	A NOL Carryover Available	B Deduction Allowed in Current Year	C Adjustment Under Section 172(b)(2)	D Remaining Carryover 20 Years	E Remaining Carryover 15 Years*
2014					
2013					
2012					
2011					
2010					
2009					
2008					
2007					
2006					
2005					
2004					
2003					
2002					
2001					
2000					
1999					
1998					
1997					
Totals					

Less: Carryover expiring due to 15-year limitation	
Add: Current year net operating loss	1,194.
Less: Carryback of current year net operating loss	
Net operating loss carryover to next year	1,194.

* The 15 year carryover based on the Old Law reached it's final carryover year.

► Keep for your records

Name as Shown on Return

SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC

Employer ID No.

20-4620821

	To Current Year	To Next Year
Form 1120:		
Contributions carryover		
Net Operating Loss carryover		1,194.
AMT Net Operating Loss carryover		
Schedule D (Form 1120):		
Unused capital loss carryover		
Less current year capital loss carried back		
Carryover expiring next year due to 5 year limitation		
Capital loss carryover to next year		
Form 2220:		
Tax		
Form 4562:		
Section 179 carryover		
Form 4797:		
Nonrecaptured net Section 1231 losses – 2010		
Nonrecaptured net Section 1231 losses – 2011		
Nonrecaptured net Section 1231 losses – 2012		
Nonrecaptured net Section 1231 losses – 2013		
Nonrecaptured net Section 1231 losses – 2014		
Nonrecaptured net Section 1231 losses – 2015		
Total nonrecaptured net Section 1231 loss carryforwards		
Form 8827:		
Prior year Alternative Minimum Tax from Form 4626		
Minimum tax credit carryforward		
Form 3800:		
General business credit carryforward		

► Keep for your records – Do not file

Name of Corporation	Employer Identification Number
SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC	20-4620821

	2015		2014		Difference 2015 - 2014	
	Amount	% of Total Income	Amount	% of Total Income	Amount	%
1 a Gross receipts or sales	490.		3,108.		-2,618.	-84.23
b Less returns and allowances						
c Net receipts ►	490.		3,108.		-2,618.	-84.23
2 Cost of goods sold (Schedule A)						
3 Gross profit ►	490.		3,108.		-2,618.	-84.23
4 Dividends (Schedule C)						
5 Interest						
6 Gross rents						
7 Gross royalties						
8 Capital gain net income						
9 Net gain or loss (Form 4797)						
10 Other income						
11 Total income ►	490.	100.00	3,108.	100.00	-2,618.	-84.23

Deductions

12 Compensation of officers		0.00		0.00		
13 Salaries and wages (less employment credits)		0.00		0.00		
14 Repairs and maintenance		0.00		0.00		
15 Bad debts		0.00		0.00		
16 Rents		0.00		0.00		
17 Taxes and licenses		0.00		0.00		
18 Interest		0.00		0.00		
19 Charitable contributions		0.00		0.00		
20 a Depreciation on Form 4562		0.00		0.00		
20 b Less depreciation on Schedule A and elsewhere		0.00		0.00		
20 c Net depreciation ►		0.00		0.00		
21 Depletion		0.00		0.00		
22 Advertising		0.00		0.00		
23 Pension, profit-sharing, etc, plans		0.00		0.00		
24 Employee benefit programs		0.00		0.00		
25 Domestic production activities deduction	0.	0.00		0.00	0.	
26 Other deductions	1,684.	343.67	1,536.	49.42	148.	9.64
27 Total deductions ►	1,684.	343.67	1,536.	49.42	148.	9.64

Taxable Income

28 Taxable income before NOL and special deductions	-1,194.	-243.67	1,572.	50.58	-2,766.	-175.95
29 Less:						
a Net operating loss deduction		0.00		0.00		
b Special deductions		0.00		0.00		
30 Taxable income ►	-1,194.	-243.67	1,572.	50.58	-2,766.	-175.95

Tax

31 Total tax (Schedule J)		0.00	236.	7.59	-236.	-100.00
--	--	------	------	------	-------	---------

Tax Payments and Credits

32 g Total tax payments and credits						
33 Estimated tax penalty						
34 Tax due			236.		-236.	-100.00
35 Overpayment						

Corporation Five Year Tax History

2015

▶ Keep for your records

Name as Shown on Return SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC	Employer Identification No. 20-4620821
--	---

	2011	2012	2013	2014	2015
1 Gross receipts			2,969.	3,108.	490.
2 Cost of sales					
3 Gross profit			2,969.	3,108.	490.
4 Net capital gain					
5 Other income					
6 Total income			2,969.	3,108.	490.
7 Salaries					
8 Depreciation					
9 Other deductions			1,134.	1,536.	1,684.
10 Total deductions			1,134.	1,536.	1,684.
11 Taxable income			1,835.	1,572.	-1,194.
12 Income tax			275.	236.	
13 Alternative minimum tax					
14 General business credits					
15 Other credits					
16 PHC tax					
17 Recapture taxes					
18 Tax liability			275.	236.	

For Controlled Group Members Only

Enter your share of the \$50,000, \$25,000 and \$9,925,000 taxable income brackets, and your share of the additional 5% tax and 3% tax for the prior years.

	2011	2012	2013	2014	2015
19 \$50,000 bracket					
20 \$25,000 bracket					
21 \$9,925,000 bracket					
22 Additional 5% tax					
23 Additional 3% tax					

Electronic Filing Information Worksheet

Keep for your records

2015

Name(s) shown on return: SOUTHERN NEVADA CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGER S INC
Identifying number: 20-4620821

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 & ASSOCIATES
ERO Address: 1445 AMERICAN PACIFIC DR #110-352
City: HENDERSON State: NV ZIP Code: 89074
ERO Electronic Filers Identification Number (EFIN): 883400
ERO Employer Identification Number: 27-2286688
ERO Social Security Number or PTIN:

Part III - Paid Preparer Information

Firm Name: HART AND ASSOCIATES
Preparer Name: RICHARD HART
Address: 1445 AMERICAN PACIFIC DR #110-352
City: HENDERSON State: NV ZIP Code: 89074
Preparer Social Security Number or PTIN: P00744963
Employer Identification Number: 27-2286688
Phone Number: (702) 985-7148 Fax Number: (888) 235-8263
Preparer E-mail Address: richard@hartassociate.com

Part IV - 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.

Table with columns for checkboxes and State/City names: California State Corporation, Georgia State Corporation, Maryland State Corporation, Massachusetts State Corporation, Michigan Business Tax, New Jersey State Corporation, New Jersey State Fiscal Corporation, New York State Corporation, New York City Corporation, North Carolina State Corporation, Pennsylvania State Corporation, Tennessee State Corporation, Vermont State Corporation, See Amended Returns

Part V - Name Control

Name Control, enter here to override default SOUT

Form 1120, Page 1, Line 26

Other Deductions Statement

<u>LEGAL AND PROFESSIONAL</u>	<u>938.</u>
<u>MEALS AND ENTERTAINMENT (50%)</u>	<u>480.</u>
<u>PERMITS AND FEES</u>	<u>150.</u>
<u>SUPPLIES</u>	<u>116.</u>
Total	<u><u>1,684.</u></u>

Electronic Info Wks

Amended Returns

- Virginia State Corporation
- West Virginia State Corporation
- Wisconsin Non-Combined Corporation

Form 1120, p1-2: U.S. Corporation Income Tax Return

Meals and Entertainment Smart Worksheet	
Enter 100% of meals and entertainment:	
A Subject to 50% limit	_____ 959.
B Subject to 80% limit	_____
C NOT subject to limit, 100% allowable.	_____
The allowable percentage of the above lines will transfer into line 26	

General Budget 2017

Feb member meeting	
cost	\$130.00
Income	\$700.00
April Member meeting	
Cost	\$400
Income	\$700
June member meeting	
Cost	\$400
Income	\$700.00
September member meeting	
Cost	\$200
Income	\$700
December member meeting	
Cost	\$200
Income	\$700
2017 Total cost	\$1,330
2017 Total estimated income	\$3,500
Profit	\$2,170

**February
meeting 2016**



NARPM February Meeting

Thursday, February 11, 2016

10:30 a.m. – 12:00 p.m.

GLVAR Classroom B

Speaker – Ralph Langevian from USPS
on Farming & Prospecting New
Management

NARPM Members Free/Non-Members \$15

RSVP – Sandra Thomas at
s300thomas@cox.net or (702) 480-9918

**February
meeting 2016
sign in sheet**

1

Sign-in Sheet for NARPM MEETING

Topic:	
Date:	2-11-2016
Location:	
Presenter:	

NAME Please PRINT Clearly	COMPANY	EMAIL ADDRESS	PLEASE MARK ONE			
			Member	Guest	Interested in joining?	Other
Bonnie Pittenger	Remax	BonniePittenger@aol.com	<input checked="" type="checkbox"/>			
Doris E Blinn	REYS	dorieblinn@reys.com		<input checked="" type="checkbox"/>		
William Rorery	Royal Real Estate	William.Rorery@royalre.com	<input checked="" type="checkbox"/>			
Bruce Messersich	Starling Prop mgmt	bruce@starlingpm.com	<input checked="" type="checkbox"/>			
Wendell Quivada	Monarch	Wendell@LassleyVancouver.com			<input checked="" type="checkbox"/>	
Greg Veeney	MARKET ONE REALTY	Greg@MARKET1REALTY.com	<input checked="" type="checkbox"/>			
Stephanie Grant	Elite Realty	Stephaniegrantre@gmail.com		<input checked="" type="checkbox"/>		
Diane Hausley	REMAX Alliance	mgmt@703propertymgmt.com	<input checked="" type="checkbox"/>			
Jacqie Foster	Debut Mindset	JacquelineFoster59@gmail.com		<input checked="" type="checkbox"/>		
William Miranda	Signature R.S.	Wassir2011@gmail.com		<input checked="" type="checkbox"/>		
Michael Hinger	Nevada Desert Realty	MichaelHinger@nvd.com		<input checked="" type="checkbox"/>		
Roda Thompson	REYS	rothompson@aol.com		<input checked="" type="checkbox"/>		
AL TAMURA	REYS	2834591@gmail.com		<input checked="" type="checkbox"/>		
Julia Smart	The Agency	JuliaO'Smart@leascd.com	<input checked="" type="checkbox"/>			
Brad Murray	Realty turning	BradMurray@bradsmurray.com	<input checked="" type="checkbox"/>			
Deborah Zine	Co Global	MARZine@brel.com	<input checked="" type="checkbox"/>			
Jane Schreyer	REMS	Schmidt@remgint.com	<input checked="" type="checkbox"/>			
Dennis Phelan	CHICOS REAL ESTATE	LVCPH@chicosreal.com	<input checked="" type="checkbox"/>			

**May
meeting 2016**



NATIONAL ASSOCIATION of RESIDENTIAL PROPERTY MANAGERS

Thursday May 12, 2016 10:30-12:00pm

GLVAR classroom B



Brian Birdy- National NARPM Speaker

How to grow your Property Management Company NOW!

In this session we will discuss the important things that anyone can do to grow their business. Areas that will be discussed are education, staffing, referrals, facilities, technology, advertising/marketing, networking, and the #1 way everyone can be guaranteed to grow their business.

NARPM members Free/ Non-members \$15

RSVP to Sandra Thomas @ s300thomas@cox.net or 702-480-9918

**May
meeting 2016
Sign in sheet**

**August
meeting 2016**



National Association
of Residential Property Managers

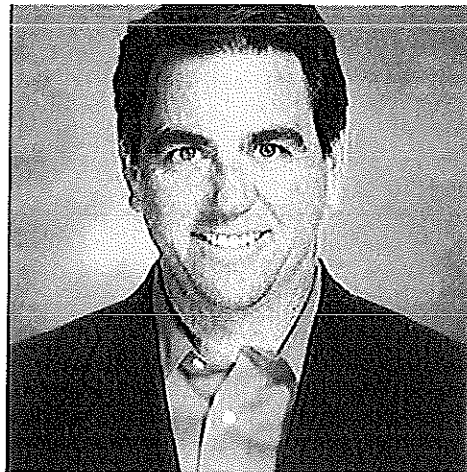
Southern Nevada Chapter

Find out how to grow your business cost effectively and squeeze every dollar of profit out of your business!

Property management companies are either growing or contracting. If a company chooses a growth strategy, what is the best way to spend their precious marketing dollars to accomplish this? Presently, companies may try pay per click, search engine optimization, or pay for leads from lead generation companies. In all of these marketing channels, they are competing for doors with other management companies. There is a better way; a blue ocean of growth. I'll show you how to successfully convert "by owners" into clients through effective marketing, value propositions, transparency tools, stellar customer service, and competitive pricing.

Join us Tuesday August 16, 2016 from 10:30 to 12:00 at GLVAR on classroom B

What an opportunity to hear a national leader in our industry!



Scott Brady, Progressive Property Management

"Helping Property Management Business Companies Improve One Door at a Time"

NARPM Members Free / Non-Members \$15

RSVP to s300thomas@cox.net

Not yet a NARPM Member? Email Bonnie@AvalonOaktree.com for an application. We'd love to have you!

**August
meeting 2016
Sign in sheet**

Sign-in Sheet for NARPM MEETING

Topic: Other Property Management Companies aren't your competition

Date: 8/16/2016

Location: GLVAR Classroom B


Presenter: Scott Brady

NAME Please PRINT Clearly	COMPANY	EMAIL ADDRESS	PLEASE MARK ONE			
			Member	Guest	Interested in joining?	Other
<i>Paul Stevens</i>	<i>Resent City</i>	<i>duckens@dupont.com</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>DAVID TEUSON</i>	<i>PERRE ADP MGMT</i>	<i>david@ppmresat.net</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>MARLEY BLEND</i>	<i>HOMESMART EBROKE</i>	<i>blendm1@gmail.com</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>William Rogers</i>	<i>Roan Kcalston</i>	<i>William.Rogers@kcalston.com</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Darcy Price</i>	<i>ERA Brokers Consulting</i>	<i>Darcy@DarcyPrice.com</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Sally Vugant</i>	<i>MARLET ONE Realty LLC</i>	<i>Sally@MARLET1REalty.com</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Bonnie Pittenger</i>	<i>Remand Adv.</i>	<i>Bonnie Pitt @ gmail.com</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Bob Surjekt</i>	<i>Remand Adv</i>	<i>RJS62 RemandAdv.com</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28-

12 4

November meeting 2016

 National Association
of Residential Property Managers

Southern Nevada Chapter



Civil Presiding Judge, Las Vegas Justice Court - The Honorable Judge Melissa Saragosa will speak to us on:

Defenses to evictions, habitability, essential services and retaliation.

There will also be a Question and Answer period!! Awesome!!!!!!

Thursday, November 17, 2016 from 10:30 to 12:00 at GLVAR on classroom

B

NARPM Members Free / Non-Members \$15

Please RSVP to s300thomas@cox.net

**November
meeting 2016
Sign in sheet**

Sign-in Sheet for NARPPM MEETING

Topic:	Various
Date:	11/17/2016
Location:	GLVAR Classroom B
Presenter:	Judge Saragosa

NAME Please PRINT Clearly	COMPANY	EMAIL ADDRESS	PLEASE MARK ONE			
			Member	Guest	Interested in joining?	Other
Aurora Dehuth	Shelter Realty	admin@shelterrealty.com		✓		
Mario Malatesta	Southwestmgmtgrp	marioesunglv.com		✓		
Ane Page	Rentor Property August New Home Resource	christy.page@lasveaspropertymanagement.com	✓			
Janna PIERRE	Orange Realty Group	DPANMA@newhomeResource.com	✓			
Austin Mattson	Orange Realty Group	austin@orglv.com	✓			
DEBRA PIERRE	ORANGE	DEBRA@ORLV.COM	✓			
Tanya Peters	Terra west	TPeters@terrawest.com	✓			
Darcy Price	ERA Brokers	Darcy@DarcyPrice.com	✓			
Beth Ellen Voscard	Xp Realty	gale1971@xprealty.com	✓			
Adornia Easter	Nichelle PMS	gads479@pr.com	✓			
Bridget Olson	Xpand Realty	Bridget@xpandrealty.com	✓			
Janie Schmidt	XPMS	Schmidt@xpms.com	✓			
Michelle Weaver	Xpand Realty	Michelle@xpandrealty.com	✓			
Bonnie Pittenger	REMAX Advantage					
Sponsor + Speaker						
Judge Saragosa						

David Brown -
Matthew Stark - Rapid Response

✓
✓

Sign-in Sheet for NARPM MEETING

Topic:	Various
Date:	11/17/2016
Location:	GLVAR Classroom B
Presenter:	Judge Saragosa

NAME Please PRINT Clearly	COMPANY	EMAIL ADDRESS	PLEASE MARK ONE			
			Member	Guest	Interested in joining?	Other
Rachelle Fryer	Shelter Realty	support@shelterrealty.com				
Andie Stephenson	Elm management	central@andie@pmi.com				
Kelly Kulez	Rivers RCI Realty	kellyw@kulezhelpusell.com				
Brycel Weisich	Sterling PM	info@sterlingpm.com				
Melani Schulte	Rathwin Properties	melani.thriver@gmail.com				
JAY SILVA	SOUTHWEST MORTGAGE GROUP, LLC	jay@sumslv.com				
Adrian Frankfurter	Nichia Real Estate	adfrankfurter@nickeir.com				
Ko N Jones	PMI REALTY	kelly@KSELLSUSSELL.COM				
Sandra Hughes	Realty Club LV	sandra@realclublv.com				
Denise Thrasher	Neptune Resources	denise@neptuneresources.com				
Jenni McKenna	McKenna Prop Mgmt	jenni@mcKENNAPROPMGMT.COM				
JASON MAUSIN	Orange Realty Group	jason@arglv.com				
TERESA DAVIS	TERRAJUST MGMT	TERAJUST@TERRAJUST.COM				
TERESINE GERRICK	TERAJUST MGMT	gerrick@terajust.com				
Sandra Carter	Real Prop Mgmt LV	Sandra@rpm.lv.com				
ANDREA BROWN	ANDREA BROWN	LYNNABROWN@STARC.COM				
STEVE	Steve Vicklin	BDS@vicklinpm.com				

February board meeting 2016

February Board meeting

Meeting called to order by Sandra Thomas @ 12:00pm

In attendance: Bonnie Pittenger, Bruce Weissich, Dennis Flesher, Sandra Thomas

Discussed upcoming meeting and bringing NARPM speakers. Everyone agreed.

Bonnie Pittenger went over her Leadership meeting in St. Louis. We handed out Board member roles so everyone was aware of their duties.

Meeting Adjourned at 12:40pm

May board meeting 2016

May 12, 2016 Board meeting

Meeting called to order by Sandra Thomas @ 12:00pm

In attendance: Bonnie Pittenger, Bonnie Barberini, Bruce Weissich, Dennis Flesher, Sandra Thomas

Discussed upcoming meeting and bringing NARPM National speakers for our meetings.

Bonnie Pittenger went over her Leadership meeting in St. Louis. We handed out Board member roles so everyone was aware of their duties.

Meeting Adjourned at 12:40pm

August board meeting 2016

NARPM of Southern Nevada Board Meeting

August 16, 2016

Meeting was called to order by Sandra Thomas at 12:15 PM

In attendance: Sandra Thomas, Bonnie Pittenger, Dennis Flesher, Bruce Weissich

Discussed upcoming NARPM convention. It was moved by Dennis Flesher and seconded by Bruce Weissich that expenses of \$300 for convention and \$500 for travel expenses be approved for Bonnie Pittenger and Sandra Thomas for convention expenses.

The budget was approved by all Board members in attendance.

The speaker for the November 10, 2016 is Judge Melissa Saragosa.

It was decided to re send the notice asking for people willing to serve in Board positions as limited response was received. Gary Villani, Bruce Weissich, Bonnie Pittenger and Dennis Flesher have volunteered.

There was a motion to adjourn at 12:35 PM

Unanimously approved.

**September
board
meeting 2016**

9/16/16

Meeting open by Sandra Thomas @ 9:27 am

Attending: Michael Robinson, Bonnie Pittenger, Bonnie Barberini,
Dennis Flescher, Bruce Weissich & Wendi Dana

Discussed NARPM Conference call 9/15/2016

Communication Chair

Property Manager search on NARPM.org website was fixed to make search easier.
National has Advertising grants you can apply for of \$500

Membership Chair

Would like to see 16% chapter growth per year
Need to send 1 person from our chapter to Leadership-Grant available
Document to be released by Leadership on Recruiting and retention
Next year in Orlando

Professional Development

Changed the designation points- check website

Government Affairs

Working on tenants filing BK on lease, with the legislation possible changes

General meeting

Anyone not able to stay at Grand Wailea will still be allowed full access to the
facilities, just ask for your band at check in

Someone from each chapter board must be on 3 calls minimum a year

Would like 1 designation class held per chapter a year and National will award
50% of revenue to your chapter if scheduled by November 15. National site has
instructions

Read by-laws on elections prior to holding them so we follow guidelines.

Went over Survey Monkey for 2017 elections and agreed Bonnie B would send it out one more time to get volunteers. We will then slate and announce or 2017 board at the November Meeting