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## Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

The organization may have to use a copy of this return to satisfy state reporting requirements

2010

Open to Public  
Inspection

A For the 2010 calendar year, or tax year beginning , 2010, and ending , 20

## B Check if applicable

☐ Address change

☐ Name change

☐ Initial return

☐ Terminated

☐ Amended return

☐ Application pending

## C Name of organization

LENAWEE COUNTY ASSOCIATION OF REALTORS

## Doing Business As

Number and street (or P O box if mail is not delivered to street address)

Room/suite

4125 OCCIDENTAL HWY

City or town, state or country, and ZIP + 4

ADRIAN, MI 49221

## F Name and address of principal officer

## D Employer identification number

38-6099894

## E Telephone number

(517) 263-0325

G Gross receipts \$ 242,630

H(a) Is this a group return for affiliates? ☐ Yes ☒ NoH(b) Are all affiliates included? ☐ Yes ☐ No

If "No," attach a list (see instructions)

H(c) Group exemption number

I Tax-exempt status ☐ 501(c)(3) ☒ 501(c)(6) (insert no) 4947(a)(1) or 527

J Website: www.lcarlive.com

K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other L Year of formation M State of legal domicile MI

## Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: THE ORGANIZATION'S MISSION IS TO PROMOTE AND EDUCATE REALTORS. ACTIVITIES INCLUDE VARIOUS EDUCATIONAL SERVICES, COMMUNITY SERVICES, AND TGHE OPERATION OF A MULTIPLE LISTING SERVICE.				
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.				
	3	Number of voting members of the governing body (Part VI, line 1a)	3	10		
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	10		
	5	Total number of individuals employed in calendar year 2010 (Part V, line 2a)	5	2		
	6	Total number of volunteers (estimate if necessary)	6			
		7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	7a	86,230	
7b		Net unrelated business taxable income from Form 990-T, line 34	7b	7,821		
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year	85,557	Current Year	73,817
	9	Program service revenue (Part VIII, line 2g)	11,138	22,210		
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	1,395	427		
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	95,959	95,441		
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	194,049	191,895		
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	7,233	5,592		
	14	Benefits paid to or for members (Part IX, column (A), line 4)				
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	117,440	105,439		
	16a	Professional fundraising fees (Part IX, column (A), line 11e)				
	16b	Total fundraising expenses (Part IX, column (D), line 25)				
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f, 24f)	81,616	101,627		
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	206,289	212,658		
Net Assets or Fund Balances	19	Revenue less expenses. Subtract line 18 from line 12	(12,240)	(20,763)		
	20	Total assets (Part X, line 16)	Beginning of Current Year	351,623	End of Year	328,385
	21	Total liabilities (Part X, line 26)	99,121	96,646		
	22	Net assets or fund balances. Subtract line 21 from line 20.	252,502	231,739		

## Part II Signature Block

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

Sign Here	Signature of officer	Date			
	Jeffrey L. Rising	8/11/11			
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed	PTIN
	THOMAS GH. BOLDT, CPA	Thomas G Boldt CPA	7-31-11	<input type="checkbox"/>	
	Firm's name	BOLDT & MALOY, PC		Firm's EIN	38-2437892
	Firm's address	P O BOX 945, ADRIAN, MI 49221		Phone no	(517) 263-0325
May the IRS discuss this return with the preparer shown above? (see instructions)					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

For Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2010)

**Part III** Statement of Program Service AccomplishmentsCheck if Schedule O contains a response to any question in this Part III ☐**1** Briefly describe the organization's mission:

PROMOTION AND EDUCATION OF REALTORS.

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

**4** Describe the exempt purpose achievements for each of the organization's three largest program services by expenses.

Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

**4a** (Code: ) (Expenses \$ 34,989.00 including grants of \$ ) (Revenue \$ )

MEMBER EDUCATION	\$ 17,190
CONFERENCES, CONVENTIONS, MEETINGS, AND TRAVEL	16,740
DUES AND PUBLICATIONS	1,059
TOTAL	\$ 34,989

EXPENSES INCURRED TO EDUCATE MEMBERS THROUGH LOCAL TRAINING SESSIONS AND MEETINGS, STATE AND NATIONAL CONFERENCES AND MEETINGS, AND OTHER SOURCES.

**4b** (Code: ) (Expenses \$ 5,592.00 including grants of \$ ) (Revenue \$ )

CONTRIBUTIONS TO VARIOUS LOCAL CHARITIES	\$ 5,592
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EXPENSES INCURRED TO PROMOTE REALTORS THROUGH DONATIONS FROM FUNDRAISING ACTIVITIES.

**4c** (Code: ) (Expenses \$ 3,635.00 including grants of \$ ) (Revenue \$ )

NATIONAL REALTOR ASSOCIATION DUES	\$ 1,425
STATE REALTOR ASSOCIATION DUES	2,210
TOTAL	\$ 3,635

EXPENSES INCURRED TO PROMOTE AND EDUCATE MEMBERS THROUGH STATE AND FEDERAL REALTOR ASSOCIATIONS.

**4d** Other program services. (Describe in Schedule O.)

(Expenses \$ including grants of \$ ) (Revenue \$ )

**4e** Total program service expenses **▶** 44,216.00

**Part IV Checklist of Required Schedules**

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A . . . . .	1	X
2 Is the organization required to complete Schedule B, Schedule of Contributors? (see instructions) . . . . .	2	X
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I . . . . .	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II . . . . .	4	X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III . . . . .	5	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I . . . . .	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II . . . . .	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III . . . . .	8	X
9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV . . . . .	9	X
10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V . . . . .	10	X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI . . . . .	11a	X
b Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII . . . . .	11b	X
c Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII . . . . .	11c	X
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX . . . . .	11d	X
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X . . . . .	11e	X
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X . . . . .	11f	X
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII . . . . .	12a	X
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional . . . . .	12b	X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E . . . . .	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States? . . . . .	14a	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? If "Yes," complete Schedule F, Parts I and IV . . . . .	14b	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Parts II and IV . . . . .	15	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Parts III and IV . . . . .	16	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions) . . . . .	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II . . . . .	18	X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III . . . . .	19	X
20a Did the organization operate one or more hospitals? If "Yes," complete Schedule H . . . . .	20a	X
b If "Yes" to line 20a, did the organization attach its audited financial statements to this return? Note. Some Form 990 filers that operate one or more hospitals must attach audited financial statements (see instructions) . . . . .	20b	

**Part IV Checklist of Required Schedules (continued)**

	Yes	No
21 Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II.</i> . . . . .	<input checked="" type="checkbox"/>	
22 Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III.</i> . . . . .		<input checked="" type="checkbox"/>
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J.</i> . . . . .		<input checked="" type="checkbox"/>
24 a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25.</i> . . . . .		<input checked="" type="checkbox"/>
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? . . . . .		<input checked="" type="checkbox"/>
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? . . . . .		<input checked="" type="checkbox"/>
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? . . . . .		<input checked="" type="checkbox"/>
25 a <b>Section 501(c)(3) and 501(c)(4) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I.</i> . . . . .		
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I.</i> . . . . .		
26 Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? <i>If "Yes," complete Schedule L, Part II.</i> . . . . .		<input checked="" type="checkbox"/>
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? <i>If "Yes," complete Schedule L, Part III.</i> . . . . .		<input checked="" type="checkbox"/>
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV.</i> . . . . .		<input checked="" type="checkbox"/>
b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV.</i> . . . . .		<input checked="" type="checkbox"/>
c An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV.</i> . . . . .		<input checked="" type="checkbox"/>
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M.</i> . . . . .		<input checked="" type="checkbox"/>
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M.</i> . . . . .		<input checked="" type="checkbox"/>
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I.</i> . . . . .		<input checked="" type="checkbox"/>
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II.</i> . . . . .		<input checked="" type="checkbox"/>
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I.</i> . . . . .		<input checked="" type="checkbox"/>
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1.</i> . . . . .		<input checked="" type="checkbox"/>
35 Is any related organization a controlled entity within the meaning of section 512(b)(13)? . . . . .		<input checked="" type="checkbox"/>
a Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2.</i> . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No		
36 <b>Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2.</i> . . . . .		
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI.</i> . . . . .		<input checked="" type="checkbox"/>
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? <b>Note.</b> All Form 990 filers are required to complete Schedule O. . . . .	<input checked="" type="checkbox"/>	

**Part V** Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response to any question in this Part V. ☐

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable. . . . .	1a	-0-
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable. . . . .	1b	-0-
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? . . . . .	1c	X
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return . . . . .	2a	2
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? . . . . .	2b	X
<b>Note.</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file. (see instructions)			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year? . . . . .	3a	X
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O . . . . .	3b	X
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? . . . . .	4a	X
b	If "Yes," enter the name of the foreign country: ► . . . . . See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . . . . .	5a	X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? . . . . .	5b	X
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T? . . . . .	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible? . . . . .	6a	X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? . . . . .	6b	
7	<b>Organizations that may receive deductible contributions under section 170(c).</b>		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor? . . . . .	7a	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided? . . . . .	7b	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? . . . . .	7c	
d	If "Yes," indicate the number of Forms 8282 filed during the year . . . . .	7d	
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? . . . . .	7e	
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . . . . .	7f	
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required? . . . . .	7g	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C? . . . . .	7h	
8	<b>Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.</b> Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year? . . . . .	8	
9	<b>Sponsoring organizations maintaining donor advised funds.</b>		
a	Did the organization make any taxable distributions under section 4966? . . . . .	9a	
b	Did the organization make a distribution to a donor, donor advisor, or related person? . . . . .	9b	
10	<b>Section 501(c)(7) organizations. Enter:</b>		
a	Initiation fees and capital contributions included on Part VIII, line 12 . . . . .	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities . . . . .	10b	
11	<b>Section 501(c)(12) organizations. Enter:</b>		
a	Gross income from members or shareholders . . . . .	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) . . . . .	11b	
12a	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041? . . . . .	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year . . . . .	12b	
13	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
a	Is the organization licensed to issue qualified health plans in more than one state? . . . . .	13a	
<b>Note.</b> See the instructions for additional information the organization must report on Schedule O.			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans . . . . .	13b	
c	Enter the amount of reserves on hand . . . . .	13c	
14a	Did the organization receive any payments for indoor tanning services during the tax year? . . . . .	14a	
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O . . . . .	14b	

**Part VI Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.Check if Schedule O contains a response to any question in this Part VI ☐**Section A. Governing Body and Management**

	Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year . . . . .	1a 10	
b Enter the number of voting members included in line 1a, above, who are independent . . . . .	1b 10	
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? . . . . .	2	X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person? . . . . .	3	X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? . . . . .	4	X
5 Did the organization become aware during the year of a significant diversion of the organization's assets? . . . . .	5	X
6 Does the organization have members or stockholders? . . . . .	6	X
7a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body? . . . . .	7a X	
b Are any decisions of the governing body subject to approval by members, stockholders, or other persons? . . . . .	7b X	
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body? . . . . .	8a X	
b Each committee with authority to act on behalf of the governing body? . . . . .	8b X	
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O . . . . .	9	X

**Section B. Policies** (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a Does the organization have local chapters, branches, or affiliates? . . . . .	10a	X
b If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization? . . . . .	10b	
11a Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form? . . . . .	11a	X
b Describe in Schedule O the process, if any, used by the organization to review this Form 990. . . . .	12a	X
12a Does the organization have a written conflict of interest policy? If "No," go to line 13 . . . . .	12a	
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts? . . . . .	12b	
c Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done . . . . .	12c	
13 Does the organization have a written whistleblower policy? . . . . .	13	
14 Does the organization have a written document retention and destruction policy? . . . . .	14 X	
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official . . . . .	15a	X
b Other officers or key employees of the organization . . . . .	15b	X
If "Yes" to line 15a or 15b, describe the process in Schedule O. (See instructions.) . . . . .		
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? . . . . .	16a	X
b If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements? . . . . .	16b	

**Section C. Disclosure**

17 List the states with which a copy of this Form 990 is required to be filed **NONE**

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.  
☐ Own website ☐ Another's website ☒ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: **JENNI SHEPHARD, 4125 OCCIDENTAL HWY, ADRIAN, MI 49221 (517) 263-0325**

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**Check if Schedule O contains a response to any question in this Part VII. ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

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

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

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) JENNI SHEPHARD EXECUTIVE DIRECTOR	40				X			64,080.00		
(2) BRADLEY FREDERICK PRESIDENT	5	X								
(3) MARK BAKER PRESIDENT - ELECT	5	X								
(4) JOE WAGLEY TREASURER	5	X								
(5) DAVID MCCRATE PAST PRESIDENT	5	X								
(6) MIKE AHLEMAN DIRECTOR	5	X								
(7) LYNETTE FOOR DIRECTOR	5	X								
(8) JEFF RISING DIRECTOR	5	X								
(9) JOY MCMAHAN DIRECTOR	5	X								
(10) MARCIA RANDALL DIRECTOR	5	X								
(11) KATHY ZMIJEWSKI DIRECTOR	5	X								
(12)										
(13)										
(14)										
(15)										
(16)										



**Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(17) -----										
(18) -----										
(19) -----										
(20) -----										
(21) -----										
(22) -----										
(23) -----										
(24) -----										
(25) -----										
(26) -----										
(27) -----										
(28) -----										
<b>1b Sub-total</b> .....										
<b>c Total from continuation sheets to Part VII, Section A</b> .....										
<b>d Total (add lines 1b and 1c)</b> .....								64,080.00		

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization ►

- 3** Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual* .....
- 4** For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? *If "Yes," complete Schedule J for such individual* .....
- 5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person* .....

	Yes	No
3		X
4		X
5		X

**Section B. Independent Contractors**

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

**2** Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization ►

**Part VIII Statement of Revenue**

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns . . . . .	1a				
	b	Membership dues . . . . .	1b	62,267			
	c	Fundraising events . . . . .	1c	11,550			
	d	Related organizations . . . . .	1d				
	e	Government grants (contributions) . . . . .	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above . . . . .	1f				
	g	Noncash contributions included in lines 1a-1f \$ . . . . .					
	h	<b>Total.</b> Add lines 1a-1f . . . . .		73,817			
Program Service Revenue	2a	MEALS AND MEMBER EVENTS	Business Code	611710	3,510	3,510	
	b	CONTINUING EDUCATION		611710	18,700	18,700	
	c						
	d						
	e						
	f	All other program service revenue . . . . .					
	g	<b>Total.</b> Add lines 2a-2f . . . . .		22,210			
	Other Revenue	3	Investment income (including dividends, interest, and other similar amounts) . . . . .		427		
4		Income from investment of tax-exempt bond proceeds . . . . .					
5		Royalties . . . . .					
6a		Gross Rents . . . . .	(i) Real	(ii) Personal			
b		Less: rental expenses . . . . .		5,766			
c		Rental income or (loss) . . . . .		5,766			
d		Net rental income or (loss) . . . . .		5,766	5,766		
7a		Gross amount from sales of assets other than inventory . . . . .	(i) Securities	(ii) Other			
b		Less: cost or other basis and sales expenses . . . . .					
c		Gain or (loss) . . . . .					
d		Net gain or (loss) . . . . .					
8a		Gross income from fundraising events (not including \$ . . . . . of contributions reported on line 1c). See Part IV, line 18 . . . . .	a				
b		Less: direct expenses . . . . .	b				
c		Net income or (loss) from fundraising events . . . . .					
9a		Gross income from gaming activities. See Part IV, line 19 . . . . .	a				
b		Less: direct expenses . . . . .	b				
c		Net income or (loss) from gaming activities . . . . .					
10a		Gross sales of inventory, less returns and allowances . . . . .	a	136,965			
b	Less: cost of goods sold . . . . .	b	50,735				
c	Net income or (loss) from sales of inventory . . . . .		86,230	86,230			
Miscellaneous Revenue			Business Code				
11a	LATE FESS AND MISC		900099	3,445	3,445		
b							
c							
d	All other revenue . . . . .						
e	<b>Total.</b> Add lines 11a-11d . . . . .		3,445				
12	<b>Total revenue.</b> See instructions . . . . .		191,895	31,421	86,230	427	

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21 . . .	5,592	5,592		
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22 . . . . .				
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16 . . . . .				
4 Benefits paid to or for members . . . . .				
5 Compensation of current officers, directors, trustees, and key employees . . . . .	64,080		64,080	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .				
7 Other salaries and wages . . . . .	27,096		27,096	
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions). . . . .	2,000		2,000	
9 Other employee benefits . . . . .	4,955		4,955	
10 Payroll taxes . . . . .	7,308		7,308	
11 Fees for services (non-employees):				
a Management . . . . .				
b Legal . . . . .	1,662		1,662	
c Accounting . . . . .	7,679		7,679	
d Lobbying . . . . .				
e Professional fundraising services See Part IV, line 17				
f Investment management fees . . . . .				
g Other . . . . .				
12 Advertising and promotion . . . . .				
13 Office expenses . . . . .	2,233		2,233	
14 Information technology . . . . .	3,126		3,126	
15 Royalties . . . . .				
16 Occupancy . . . . .	22,909		22,909	
17 Travel . . . . .				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings . . . . .	16,740	16,740		
20 Interest . . . . .				
21 Payments to affiliates . . . . .	3,635	3,635		
22 Depreciation, depletion, and amortization . . . . .	6,841		6,841	
23 Insurance . . . . .	1,727		1,727	
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f. If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O)				
a SEE ATTACHED SCHEDULE	35,075	18,249	10,864	5,962
b -----				
c -----				
d -----				
e -----				
f All other expenses -----				
25 Total functional expenses. Add lines 1 through 24f	212,658	44,216	162,480	5,962
26 Joint Costs. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720) Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation . . . . .				

**Part X Balance Sheet**

		(A) Beginning of year		(B) End of year
<b>Assets</b>	1 Cash - non-interest-bearing . . . . .	125,717	1	142,158
	2 Savings and temporary cash investments . . . . .	33,323	2	
	3 Pledges and grants receivable, net . . . . .		3	
	4 Accounts receivable, net . . . . .		4	
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L . . . . .		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) . . . . .		6	
	7 Notes and loans receivable, net . . . . .		7	
	8 Inventories for sale or use . . . . .		8	
	9 Prepaid expenses and deferred charges . . . . .		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D . . . . .	10a 323,561		
	b Less: accumulated depreciation . . . . .	10b 137,334	192,583	10c 186,227
	11 Investments - publicly traded securities . . . . .		11	
	12 Investments - other securities. See Part IV, line 11 . . . . .		12	
	13 Investments - program-related. See Part IV, line 11 . . . . .		13	
	14 Intangible assets . . . . .		14	
	15 Other assets. See Part IV, line 11 . . . . .		15	
16 <b>Total assets.</b> Add lines 1 through 15 (must equal line 34) . . . . .		351,623	16	328,385
<b>Liabilities</b>	17 Accounts payable and accrued expenses . . . . .		17	
	18 Grants payable . . . . .		18	
	19 Deferred revenue . . . . .	95,806	19	93,429
	20 Tax-exempt bond liabilities . . . . .		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D . . . . .		21	
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L . . . . .		22	
	23 Secured mortgages and notes payable to unrelated third parties . . . . .		23	
	24 Unsecured notes and loans payable to unrelated third parties . . . . .		24	
	25 Other liabilities. Complete Part X of Schedule D . . . . .	3,315	25	3,217
	26 <b>Total liabilities.</b> Add lines 17 through 25 . . . . .	99,121	26	96,646
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow SFAS 117, check here <input type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.</b>			
	27 Unrestricted net assets . . . . .		27	
	28 Temporarily restricted net assets . . . . .		28	
	29 Permanently restricted net assets . . . . .		29	
	<b>Organizations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 30 through 34.</b>			
	30 Capital stock or trust principal, or current funds . . . . .	59,919	30	45,512
	31 Paid-in or capital surplus, or land, building, or equipment fund . . . . .	192,583	31	186,227
	32 Retained earnings, endowment, accumulated income, or other funds . . . . .		32	
33 Total net assets or fund balances . . . . .	252,502	33	231,739	
34 <b>Total liabilities and net assets/fund balances.</b> . . . . .	351,623	34	328,385	

Form 990 (2010)

**Part XI Reconciliation of Net Assets**Check if Schedule O contains a response to any question in this Part XI. ☐

1	Total revenue (must equal Part VIII, column (A), line 12) . . . . .	1	191,895
2	Total expenses (must equal Part IX, column (A), line 25) . . . . .	2	212,658
3	Revenue less expenses. Subtract line 2 from line 1 . . . . .	3	(20,763)
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A)) . . . . .	4	252,502
5	Other changes in net assets or fund balances (explain in Schedule O) . . . . .	5	
6	Net assets or fund balances at end of year. Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B)) . . . . .	6	231,739

**Part XII Financial Statements and Reporting**Check if Schedule O contains a response to any question in this Part XII. ☐

	Yes	No
1 Accounting method used to prepare the Form 990: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? . . . . .	X	
b Were the organization's financial statements audited by an independent accountant? . . . . .		X
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? . . . . . If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.		
d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? . . . . .		X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.		

Form 990 (2010)

SCHEDULE D  
(Form 990)

Department of the Treasury  
Internal Revenue Service  
Name of the organization

Supplemental Financial Statements

- Complete if the organization answered "Yes," to Form 990,  
Part IV, line 6, 7, 8, 9, 10, 11, or 12.  
► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2010

Open to Public  
Inspection

LENAWEE COUNTY ASSOCIATION OF REALTORS

Employer identification number  
38-6099894

**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year . . . . .		
2 Aggregate contributions to (during year) . . . . .		
3 Aggregate grants from (during year) . . . . .		
4 Aggregate value at end of year . . . . .		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? . . . . .		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? . . . . .		<input type="checkbox"/> Yes <input type="checkbox"/> No

**Part II Conservation Easements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education)	<input type="checkbox"/> Preservation of an historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements . . . . .	2a
b Total acreage restricted by conservation easements . . . . .	2b
c Number of conservation easements on a certified historic structure included in (a) . . . . .	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register . . . . .	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► \_\_\_\_\_

4 Number of states where property subject to conservation easement is located ► \_\_\_\_\_

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? . . . . . ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ► \_\_\_\_\_

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$ \_\_\_\_\_

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? . . . . . ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.** Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 . . . . . ► \$ \_\_\_\_\_

(ii) Assets included in Form 990, Part X . . . . . ► \$ \_\_\_\_\_

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenues included in Form 990, Part VIII, line 1 . . . . . ► \$ \_\_\_\_\_

b Assets included in Form 990, Part X . . . . . ► \$ \_\_\_\_\_

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)**

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- a ☐ Public exhibition      d ☐ Loan or exchange programs  
 b ☐ Scholarly research      e ☐ Other \_\_\_\_\_  
 c ☐ Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . . . . ☐ Yes ☐ No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? . . . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV and complete the following table:

	Amount
c Beginning balance . . . . .	1c
d Additions during the year . . . . .	1d
e Distributions during the year . . . . .	1e
f Ending balance . . . . .	1f

2a Did the organization include an amount on Form 990, Part X, line 21? . . . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV.

**Part V Endowment Funds.** Complete if organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance . . . . .					
b Contributions . . . . .					
c Net investment earnings, gains, and losses . . . . .					
d Grants or scholarships . . . . .					
e Other expenditures for facilities and programs . . . . .					
f Administrative expenses . . . . .					
g End of year balance . . . . .					

2 Provide the estimated percentage of the year end balance held as:

- a Board designated or quasi-endowment ▶ \_\_\_\_\_ %  
 b Permanent endowment ▶ \_\_\_\_\_ %  
 c Term endowment ▶ \_\_\_\_\_ %

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

- (i) unrelated organizations . . . . .  
 (ii) related organizations . . . . .

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R? . . . . .

4 Describe in Part XIV the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.** See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land . . . . .		18,593		18,593
b Buildings . . . . .		230,533	63,446	167,087
c Leasehold improvements . . . . .				
d Equipment . . . . .		74,435	73,888	547
e Other . . . . .				
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . . .				186,227

Schedule D (Form 990) 2010

**Part VII Investments - Other Securities.** See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives . . . . .		
(2) Closely-held equity interests . . . . .		
(3) Other _____		
(A) _____		
(B) _____		
(C) _____		
(D) _____		
(E) _____		
(F) _____		
(G) _____		
(H) _____		
(I) _____		
Total. (Column (b) must equal Form 990, Part X, col (B) line 12 ) ►		

**Part VIII Investments - Program Related.** See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) _____		
(2) _____		
(3) _____		
(4) _____		
(5) _____		
(6) _____		
(7) _____		
(8) _____		
(9) _____		
(10) _____		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13 ) ►		

**Part IX Other Assets.** See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) _____	
(2) _____	
(3) _____	
(4) _____	
(5) _____	
(6) _____	
(7) _____	
(8) _____	
(9) _____	
(10) _____	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15 ) . . . . . ►	

**Part X Other Liabilities.** See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Amount
(1) Federal income taxes	
(2) PAYROLL TAXES PAYABLE	3,207
(3) SALES AND USE TAX PAYABLE	10
(4) _____	
(5) _____	
(6) _____	
(7) _____	
(8) _____	
(9) _____	
(10) _____	
(11) _____	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25 ) ►	

2. FIN 48 (ASC 740) Footnote. In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740).



**Part XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements**

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	
3	Excess or (deficit) for the year. Subtract line 2 from line 1	3	
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV.)	8	
9	Total adjustments (net). Add lines 4 through 8	9	
10	Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	10	

**Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return**

1	Total revenue, gains, and other support per audited financial statements	1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV.)	2d	
e	Add lines 2a through 2d	2e	
3	Subtract line 2e from line 1	3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	

**Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return**

1	Total expenses and losses per audited financial statements	1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV.)	2d	
e	Add lines 2a through 2d	2e	
3	Subtract line 2e from line 1	3	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	

**Part XIV Supplemental Information**

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

**Part XIV** Supplemental Information *(continued)*

Area with horizontal dashed lines for supplemental information.

SCHEDULE I  
(Form 990)

Department of the Treasury  
Internal Revenue Service

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

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

OMB No 1545-0047

2010

Open to Public  
Inspection

Name of the organization

LENAWEE COUNTY ASSOCIATION OF REALTORS

Employer identification number

38-6099894

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? ☒ Yes ☐ No
- 2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States. ☒ X

Part II Grants and Other Assistance to Governments and Organizations in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Check this box if no one recipient received more than \$5,000. Part III can be duplicated if additional space is needed ☒ X

1	(a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
(1)								
(2)								
(3)								
(4)								
(5)								
(6)								
(7)								
(8)								
(9)								
(10)								
(11)								
(12)								

2 Enter total number of section 501(c)(3) and government organizations

3 Enter total number of other organizations

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule I (Form 990) (2010)

**Part III** Grants and Other Assistance to Individuals in the United States. Complete if the organization answered "Yes" on Form 990, Part IV, line 22. Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance
1					
2					
3					
4					
5					
6					
7					

**Part IV** Supplemental Information. Complete this part to provide the information required in Part I, line 2, and any other additional information.

THE ORGANIZATION PROVIDES GRANTS TO A LOCAL SCHOLARSHIP FUND AND HABITAT FOR HUMANITY. THE GRANTS ARE APPROVED BY THE ORGANIZATION'S BOARD.

**SCHEDULE O**  
**(Form 990 or 990-EZ)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.  
▶ Attach to Form 990 or 990-EZ.

OMB No 1545-0047

**2010**

**Open to Public  
Inspection**

Name of the organization

LENAAWEE COUNTY ASSOCIATION OF REALTORS

Employer identification number

38-6099894

PART VI, LINE 7a

THE ASSOCIATION IS MADE UP OF MEMBERS WHO ELECT THE GOVERNING BODY (BOARD OF DIRECTORS).

PART VI, LINE 7b

MAJOR DECISIONS REGARDING CHANGES IN THE ASSOCIATION'S POLICIES OR MAJOR ACQUISITIONS ARE  
SUBJECT TO THE APPROVAL OF THE MEMBERSHIP AS A WHOLE.

PART VI, LINE 11b

A COPY OF FORM 990 IS AVAILALBLE FOR REVIEW BY MEMBERS BEFORE AND AFTER IT IS FILED. THE  
OFFICERS REVIEW FORM 990 PRIOR TO FILING IT.

PART VI, LINE 19

THE GOVERNING DOCUMENTS, POLICY STATEMENTS, AND FINANCIAL STATEMENTS ARE AVAILABLE TO THE  
MEMBERS OF THE ASSOCIATION UPON THEIR REQUEST. ALL DOCUMENTS AND STATEMENTS ARE MAINTAINED  
AT THE OFFICE OF THE ASSOCIATION.

THE DOCUMENTS AND STATEMENTS ARE MADE AVAILABLE TO THE PUBLIC UPON WRITTEN REQUEST.

Name of the organization

Employer identification number

LENAWEE COUNTY ASSOCIATION OF REALTORS

38-6099894

Area with horizontal dashed lines for supplemental information.

LENAWEE COUNTY ASSOCIATION OF REALTORS  
#38-6099894 12/31/10

PART VIII, LINE 6a, GROSS RENTS

THE ASSOCIATION OWNS AND IS OPERATING FROM A FACILITY THAT WAS FORMERLY A BANK. THE PROPERTY HAS A VAULT ON ITS PREMISES WHICH IS CURRENTLY RENTED TO A THIRD PARTY FOR THE PURPOSE OF COMPUTER FILE STORAGE. TOTAL RENT COLLECTED IN 2010 WAS \$5,766.

PART IX, LINE 24, OTHER EXPENSES

	<u>TOTAL</u>	<u>PROGRAM SERVICES</u>	<u>MNGMENT AND GENERAL</u>	<u>FUND RAISING</u>
FUNDRAISING EXPENSES	\$ 5,962	\$ -	\$ -	\$ 5,962
OTHER DUES AND PUBLICATIONS	1,059	1,059	-	-
MEMBER EDUCATION	17,190	17,190	-	-
BANK CHARGES	1,756	-	1,756	-
EQUIPMENT MAINTENANCE	4,733	-	4,733	-
POSTAGE	743	-	743	-
TELEPHONE	<u>3,632</u>	<u>-</u>	<u>3,632</u>	<u>-</u>
TOTALS	<u>\$ 35,075</u>	<u>\$ 18,249</u>	<u>\$ 10,864</u>	<u>\$ 5,962</u>

38-6099894

## Book Asset Detail 1/01/10 - 12/31/10

FYE: 12/31/2010

Asset	d t	Property Description	Date In Service	Book Cost	Book Sec 179 Exp	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period
<b>Group: BUILDING, 4125 OCCIDENTAL</b>												
68		BUILDING, 4125 OCCIDENTAL	1/03/00	150,365.80	0.00	0.00	38,394.66	3,855.53	42,250.19	108,115.61	S/L	39.0
94		LANDSCAPING	6/17/02	2,104.70	0.00	0.00	789.30	105.24	894.54	1,210.16	S/L	20.0
95		SIDING	7/15/02	7,310.95	0.00	0.00	2,741.62	365.55	3,107.17	4,203.78	S/L	20.0
96		BUILDING ADDITION	1/19/04	53,722.53	0.00	0.00	8,150.21	1,377.50	9,527.71	44,194.82	S/L	39.0
103		BUILDING IMPROVEMENTS	2/28/05	4,560.00	0.00	0.00	569.99	116.92	686.91	3,873.09	S/L	39.0
104		CARPETING	5/30/05	5,654.58	0.00	0.00	4,392.92	504.66	4,897.58	757.00	200DB	7.0
111		WELL	6/13/06	6,814.10	0.00	0.00	1,627.80	454.27	2,082.07	4,732.03	S/L	15.0
				<b>BUILDING, 4125 OCCIDENTAL</b>	<b>0.00c</b>	<b>0.00</b>	<b>56,666.50</b>	<b>6,779.67</b>	<b>63,446.17</b>	<b>167,086.49</b>		

**Group: EQUIPMENT**

13		Paper shredder	7/31/89	208.00	0.00	0.00	208.00	0.00	208.00	0.00	S/L	7.0
19		File cabinet	12/01/90	290.88	0.00	0.00	290.88	0.00	290.88	0.00	S/L	7.0
22		Floor fan	9/09/92	58.23	0.00	0.00	58.23	0.00	58.23	0.00	S/L	7.0
25		Sharp calculator	7/05/94	116.23	0.00	0.00	116.23	0.00	116.23	0.00	S/L	7.0
27		Chairs	3/15/95	477.00	0.00	0.00	477.00	0.00	477.00	0.00	S/L	7.0
35		Laser printer and mouse	11/06/96	330.72	0.00	0.00	330.72	0.00	330.72	0.00	S/L	5.0
36		Bookcase	12/30/96	195.04	0.00	0.00	195.04	0.00	195.04	0.00	S/L	7.0
38		Bookcase	4/16/97	137.74	0.00	0.00	137.74	0.00	137.74	0.00	S/L	7.0
39		Chair	4/30/97	422.94	0.00	0.00	422.94	0.00	422.94	0.00	S/L	7.0
53		Camera	6/30/89	173.34	0.00	0.00	173.34	0.00	173.34	0.00	S/L	7.0
54		TELEPHONE HEADSET	6/30/99	184.74	0.00	0.00	184.74	0.00	184.74	0.00	S/L	5.0
58		LATERAL FILE	8/31/98	224.72	0.00	0.00	224.72	0.00	224.72	0.00	S/L	7.0
60		FRAMES AND PHOTOS	8/05/98	680.20	0.00	0.00	680.20	0.00	680.20	0.00	S/L	7.0
72		MICROWAVE	1/03/00	201.76	0.00	0.00	201.76	0.00	201.76	0.00	S/L	7.0
73		REFRIGERATOR	1/03/00	161.82	0.00	0.00	161.82	0.00	161.82	0.00	S/L	7.0
77		PHONE SYSTEM	1/03/00	5,968.79	0.00	0.00	5,968.79	0.00	5,968.79	0.00	S/L	7.0
78		OFFICE FURNITURE	1/03/00	17,142.96	0.00	0.00	17,142.96	0.00	17,142.96	0.00	S/L	7.0
79		VAULT HEATING AND COOLIN	1/03/00	702.60	0.00	0.00	702.60	0.00	702.60	0.00	S/L	7.0
80		MISCELLANEOUS EQUIPMENT	1/03/00	2,592.26	0.00	0.00	2,592.26	0.00	2,592.26	0.00	S/L	7.0
82		BROCHURE RACK	7/07/00	115.30	0.00	0.00	115.30	0.00	115.30	0.00	S/L	7.0
83		17" MONITOR	8/30/00	230.94	0.00	0.00	230.94	0.00	230.94	0.00	S/L	5.0
84		CLOSET ARRANGERS (M)	2/15/00	1,166.00	0.00	0.00	1,166.00	0.00	1,166.00	0.00	S/L	7.0
85		COUNTER MLS	3/13/00	446.20	0.00	0.00	446.20	0.00	446.20	0.00	S/L	7.0
86		PHONE LINES	3/31/00	1,827.18	0.00	0.00	1,827.18	0.00	1,827.18	0.00	S/L	7.0
87		SIGNS	4/30/00	1,562.55	0.00	0.00	1,562.55	0.00	1,562.55	0.00	S/L	7.0
88		DIGITAL CAMERA - BD	7/03/01	180.18	0.00	0.00	180.18	0.00	180.18	0.00	S/L	5.0
89		COMPUTER AND 17" MONITOR	11/30/01	1,208.28	0.00	0.00	1,208.28	0.00	1,208.28	0.00	S/L	5.0
90		DELL PENTIUM III COMPUTER	11/20/01	2,178.32	0.00	0.00	2,178.32	0.00	2,178.32	0.00	S/L	5.0
92		PALM PILOT	1/31/02	488.29	0.00	0.00	488.29	0.00	488.29	0.00	S/L	5.0
93		COMPUTER TRAINING WORKS	3/31/02	516.02	0.00	0.00	516.02	0.00	516.02	0.00	S/L	5.0
97		FURNITURE	1/30/04	6,831.32	6,831.32	0.00	6,831.32	0.00	6,831.32	0.00	S/L	7.0
98		DELL DESKTOP COMPUTER	8/30/04	926.80	0.00	0.00	926.80	0.00	926.80	0.00	S/L	5.0
99		DVD/VCR COMBO TV	10/11/04	433.00	433.00	0.00	433.00	0.00	433.00	0.00	S/L	5.0
100		DELL PROJECTOR	12/20/04	1,270.94	1,270.94	0.00	1,270.94	0.00	1,270.94	0.00	S/L	7.0
101	d	MS SMALL BUSINESS SERVER	12/29/04	4,430.20	4,430.20	0.00	4,430.20	0.00	4,430.20	0.00	S/L	5.0
102		10 DELL LAPTOPS	12/30/04	7,421.70	7,421.70	0.00	7,421.70	0.00	7,421.70	0.00	S/L	5.0
105		BLINDS	3/31/05	2,229.18	2,229.18	0.00	2,229.18	0.00	2,229.18	0.00	S/L	7.0



Asset	d	Property Description	Date In Service	Book Cost	Book Sec 179 Exp c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period
<b>Group: EQUIPMENT (continued)</b>												
106		FURNITURE - E O OFFICE AND	5/30/05	3,586.96	3,586.96	0.00	3,586.96	0.00	3,586.96	0.00	S/L	7.0
107		OUTSIDE SIGN PANEL	12/01/05	1,468.54	1,468.54	0.00	1,468.54	0.00	1,468.54	0.00	S/L	7.0
108		CHAIRS AND TABLES TRAININ	3/07/05	3,043.60	3,043.60	0.00	3,043.60	0.00	3,043.60	0.00	S/L	7.0
109		DELL COMPUTER	12/21/05	1,288.15	1,288.15	0.00	1,288.15	0.00	1,288.15	0.00	S/L	5.0
110		PRINTER	3/20/06	239.77	239.77	0.00	239.77	0.00	239.77	0.00	S/L	5.0
111		SCHNEIDER,PHILO WORK STA	4/10/06	750.00	750.00	0.00	750.00	0.00	750.00	0.00	S/L	7.0
112		CREDIT CARD TERMINAL	12/29/06	380.00	380.00	0.00	380.00	0.00	380.00	0.00	S/L	5.0
113		SEILER'S WATER SYSTEM	12/18/06	1,325.45	1,325.45	0.00	1,325.45	0.00	1,325.45	0.00	S/L	7.0
114		PAPER SHREDDER	9/17/07	129.98	129.98	0.00	129.98	0.00	129.98	0.00	S/L	7.0
115		DELL LAPTOP & FLASH DRIVE	12/17/07	1,854.05	1,854.05	0.00	1,854.05	0.00	1,854.05	0.00	S/L	5.0
116		2 PRINTERS	4/16/07	320.12	320.12	0.00	320.12	0.00	320.12	0.00	S/L	5.0
117		DISPLAY CASE	5/14/07	112.85	112.85	0.00	112.85	0.00	112.85	0.00	S/L	7.0
118		CLASSROOM BLINDS	10/31/08	148.48	0.00	0.00	24.75	21.21	45.96	102.52	S/L	7.0
119		NETWORK ATTACHED STORA	7/19/10	485.47	0.00c	0.00	0.00	40.46	40.46	445.01	S/L	5.0
120		EQUIPMENT		78,865.79	0.00c	0.00	78,256.59	61.67	78,318.26	547.53		
		*Less: Dispositions and Transfers		4,430.20	0.00	0.00	4,430.20	0.00	4,430.20	0.00		
		Net EQUIPMENT		74,435.59	0.00c	0.00	73,826.39	61.67	73,888.06	547.53		

**Group: LAND, 4125 OCCIDENTAL**

67		LAND, 4125 OCCIDENTAL	1/03/00	18,593.00	0.00	0.00	0.00	0.00	0.00	18,593.00	Land	0.0
		LAND, 4125 OCCIDENTAL		18,593.00	0.00c	0.00	0.00	0.00	0.00	18,593.00		
		Grand Total		327,991.45	0.00c	0.00	134,923.09	6,841.34	141,764.43	186,227.02		
		Less: Dispositions and Transfers		4,430.20	0.00	0.00	4,430.20	0.00	4,430.20	0.00		
		Net Grand Total		323,561.25	0.00c	0.00	130,492.89	6,841.34	137,334.23	186,227.02		

SCHEDULE  
 LINE 22

Form **8868**(Rev. January 2011)  
Department of the Treasury  
Internal Revenue Service**Application for Extension of Time To File an  
Exempt Organization Return**

OMB No 1545-1709

► **File a separate application for each return.**

- If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** and check this box ☒
- If you are filing for an **Additional (Not Automatic) 3-Month Extension**, complete only **Part II** (on page 2 of this form).

**Do not complete Part II unless** you have already been granted an automatic 3-month extension on a previously filed Form 8868.

**Electronic filing (e-file).** You can electronically file Form 8868 if you need a 3-month automatic extension of time to file (6 months for a corporation required to file Form 990-T), or an additional (not automatic) 3-month extension of time. You can electronically file Form 8868 to request an extension of time to file any of the forms listed in Part I or Part II with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, which must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit [www.irs.gov/efile](http://www.irs.gov/efile) and click on *e-file for Charities & Nonprofits*.

**Part I Automatic 3-Month Extension of Time. Only submit original (no copies needed).**

A corporation required to file Form 990-T and requesting an automatic 6-month extension—check this box and complete Part I only ☐

*All other corporations (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.*

Type or print  File by the due date for filing your return. See instructions.	Name of exempt organization <b>LENAWEE COUNTY ASSOCIATION OF REALTORS</b>	Employer identification number <b>38-6099894</b>
	Number, street, and room or suite no. If a P.O. box, see instructions. <b>4125 OCCIDENTAL HWY</b>	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. <b>ADRIAN, MI 49221</b>	

Enter the Return code for the return that this application is for (file a separate application for each return)

Application Is For	Return Code	Application Is For	Return Code
Form 990	01	Form 990-T (corporation)	07
Form 990-BL	02	Form 1041-A	08
Form 990-EZ	03	Form 4720	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

- The books are in the care of ► \_\_\_\_\_

Telephone No. ► **51-263-0325** FAX No. ► \_\_\_\_\_

- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) \_\_\_\_\_. If this is for the whole group, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and EINs of all members the extension is for.

- 1 I request an automatic 3-month (6 months for a corporation required to file Form 990-T) extension of time until **08-15**, 20 **11**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
- ☒ calendar year 20 **10** or
  - ☐ tax year beginning \_\_\_\_\_, 20 \_\_\_\_\_, and ending \_\_\_\_\_, 20 \_\_\_\_\_.

- 2 If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return  
☐ Change in accounting period

<b>3a</b> If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	<b>3a</b>	\$
<b>b</b> If this application is for Form 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	<b>3b</b>	\$
<b>c</b> <b>Balance due.</b> Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	<b>3c</b>	\$

**Caution.** If you are going to make an electronic fund withdrawal with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions.

For Paperwork Reduction Act Notice, see Instructions.

Cat. No. 27916D

Form **8868** (Rev. 1-2011)