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Form 990

Department of the Treasury
Internal Revenue Service

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

OMB No 1545-0047

2011

Open to Public Inspection

A For the 2011 calendar year, or tax year beginning 10-01-2011 and ending 09-30-2012

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
MORTGAGE BANKERS ASSOCIATION

Doing Business As

Number and street (or P O box if mail is not delivered to street address) | Room/suite
1717 RHODE ISLAND AVENUE NW NO 400

City or town, state or country, and ZIP + 4
WASHINGTON, DC 20036

D Employer identification number
36-1505650

E Telephone number
(202) 557-2700

G Gross receipts $ 38,368,191

F Name and address of principal officer
DAVID H STEVENS
1717 RHODE ISLAND AVENUE NW NO 400
WASHINGTON, DC 20036

H(a) Is this a group return for affiliates? ☐ Yes ☑ No

H(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 MORTGAGEBANKERS ORG

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶ | L Year of formation 1914 | M State of legal domicile IL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
MBA'S PRINCIPAL ACTIVITIES ARE INDUSTRY EDUCATION, RESEARCH, AND ADVOCACY

2 Check this box ▶☐ 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	24
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	21
5	Total number of individuals employed in calendar year 2011 (Part V, line 2a)	5	148
6	Total number of volunteers (estimate if necessary)	6	2,000
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	1,751,634
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	0	0
	9	Program service revenue (Part VIII, line 2g)	33,519,304	37,501,977
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	12,163	41,909
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	963,146	824,305
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	34,494,613	38,368,191
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0	0
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	18,937,756	20,466,470
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	12,781,000	13,585,836
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	31,718,756	34,052,306
	19	Revenue less expenses Subtract line 18 from line 12	2,775,857	4,315,885

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	17,771,177	11,885,128
	21	Total liabilities (Part X, line 26)	35,737,713	30,193,626
	22	Net assets or fund balances Subtract line 21 from line 20	-17,966,536	-18,308,498

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

****** | 2013-08-12
Signature of officer | Date

DAVID H STEVENS PRESIDENT & CEO
Type or print name and title

Paid Preparer's Use Only

Preparer's signature	Date	Check if self-employed ▶ ☐	Preparer's taxpayer identification number (see instructions)
DEBORAH G KOSNETT			P00290720

Firm's name (or yours if self-employed), address, and ZIP + 4 ▶ TATE AND TRYON
2021 L STREET NW SUITE 400
WASHINGTON, DC 20036

EIN ▶ 52-1855942

Phone no ▶ (202) 293-2200

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

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response to any question in this Part III . . . . ☑

1 Briefly describe the organization's mission

THE MORTGAGE BANKERS ASSOCIATION (MBA) IS THE NATIONAL ASSOCIATION REPRESENTING THE REAL ESTATE FINANCE INDUSTRY, AN INDUSTRY THAT EMPLOYS MORE THAN 280,000 PEOPLE IN VIRTUALLY EVERY COMMUNITY IN THE COUNTRY HEADQUARTERED IN WASHINGTON, D C , MBA INVESTS IN COMMUNITIES ACROSS THE NATION BY ENSURING THE CONTINUED STRENGTH OF THE NATION'S RESIDENTIAL AND COMMERCIAL REAL ESTATE MARKETS, EXPANDING HOMEOWNERSHIP AND EXTENDING ACCESS TO AFFORDABLE HOUSING TO ALL AMERICANS AND SUPPORTING FINANCIAL LITERACY EFFORTS

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 organization's program service accomplishments for each of its three largest program services, as measured 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 $ including grants of $) (Revenue $)

MEETINGS & CONFERENCESMBA'S FISCAL YEAR 2012 (FY2012), ENDING SEPTEMBER 30, 2012, SAW MORE THAN 13,200 INDIVIDUAL ATTENDEES AT 15 CONFERENCES AND MEETINGS THAT PROVIDED ATTENDEES WITH TIMELY INFORMATION ABOUT THE ECONOMY, BUSINESS TRENDS, TECHNOLOGICAL INNOVATION AND LEGISLATIVE AND REGULATORY CHANGES AND PROSPECTS MBA CONDUCTED A SUCCESSFUL ANNUAL CONVENTION IN OCTOBER 2012 IN CHICAGO WITH 3,191 ATTENDEES THE CREF/MULTIFAMILY HOUSING CONVENTION & EXPO WAS HELD IN SAN DIEGO WITH 2,309 ATTENDEES SPONSORSHIP AND BOOTH SALES REMAINED STRONG AT THE MBA MEETINGS WITH 430 COMPANIES EXHIBITING THEIR PRODUCTS AND SERVICES IN ADDITION TO THE LARGE ANNUAL CONVENTION EXPECTED FROM A MAJOR ASSOCIATION, MBA HOSTS FIVE MAJOR CONFERENCES EACH YEAR AS WELL AS 10 MORE FINELY FOCUSED SPECIAL INTEREST CONFERENCES THE FIVE LARGE GATHERINGS ARE THE ANNUAL CONVENTION & EXPO, COMMERCIAL REAL ESTATE FINANCE/MULTIFAMILY HOUSING CONVENTION & EXPO, NATIONAL MORTGAGE SERVICING CONFERENCE & EXPO, NATIONAL TECHNOLOGY IN MORTGAGE BANKING CONFERENCE & EXPO AND NATIONAL SECONDARY MARKET CONFERENCE & EXPO SPECIALIZED PROGRAMS HELP PARTICIPANTS GAIN KNOWLEDGE AND INFORMATION IN SUCH AREAS AS LEGAL ISSUES AND REGULATORY COMPLIANCE, QUALITY ASSURANCE AND ACCOUNTING AND FINANCIAL MANAGEMENT EACH OF THESE PROGRAMS HAD STRONG ATTENDANCE AND IS AN IMPORTANT PART OF THE MEMBERSHIP VALUE PROPOSITION FOR MEMBER COMPANIES SEVERAL PROGRAMS QUALIFY IN WHOLE OR IN PART FOR CONTINUING LEGAL EDUCATION CREDIT AND OTHER CONTINUING EDUCATION CREDITS

4b (Code) (Expenses $ including grants of $) (Revenue $)

ADVOCACY FOR MEMBERS AND THE INDUSTRYWHILE NOT EXCLUSIVELY, MUCH OF THE WORK THE STAFF OF MBA'S PUBLIC POLICY AND ADVOCACY PROGRAMS ENGAGED ON IN 2012 WAS GEARED TOWARD PREPARING FOR THE FINALIZATION OF DOZENS OF REGULATIONS UNDER THE DODD FRANK WALL STREET REFORM AND CONSUMER PROTECTION ACT (DODD-FRANK ACT) MBA MADE SERIOUS EFFORTS TO EFFECT THE OUTCOME OF SEVERAL RULES UNDER THE DODD-FRANK ACT, INCLUDING THE DEFINITION FOR THE QUALIFIED MORTGAGE (QM), THE DEFINITION OF THE QUALIFIED RESIDENTIAL MORTGAGE (QRM), AND THE ESTABLISHMENT OF UNIFORM NATIONAL REQUIREMENTS FOR MORTGAGE SERVICERS MBA SENT NEARLY 50 LETTERS TO REGULATORY POLICYMAKERS IN 2012 MBA INVOLVED ROUGHLY ONE THOUSAND INDIVIDUALS FROM ACROSS MBA'S RESIDENTIAL MEMBERSHIP TO HELP US DEVELOP AND REFINE OUR ADVOCACY POSITIONS AS WE EDUCATED POLICYMAKERS IN CONGRESS, FEDERAL AGENCIES, CONSUMER GROUPS AND HOUSING-RELATED TRADE ASSOCIATIONS MBA ALSO BROUGHT IN DOZENS OF REPRESENTATIVES FROM MBA MEMBER COMPANIES TO MEET WITH FEDERAL REGULATORS ON MANY OF OUR TOP POLICY ISSUES, INCLUDING DURING OUR NATIONAL ADVOCACY CONFERENCE THROUGH THESE EFFORTS, MBA MADE IMPORTANT PROGRESS IN EFFECTING QM, QRM, SERVICING STANDARDS, LICENSING FOR MORTGAGE LOAN OFFICERS, SECONDARY MORTGAGE MARKET REFORM, BASEL III, AND OTHER ISSUES ON THE LEGISLATIVE FRONT IN 2012, MBA TESTIFIED AND SUBMITTED FIVE STATEMENTS TO CONGRESSIONAL COMMITTEES, AND TRANSMITTED NEARLY 30 LETTERS TO MEMBERS OF CONGRESS MBA WAS PLEASED TO SECURE A FIVE YEAR EXTENSION ON THE FLOOD INSURANCE LEGISLATION, AND PUSH BACK ON SEVERAL PROPOSALS THAT WOULD RAISE COSTS FOR MORTGAGE CONSUMERS OR CREATE UNNECESSARY REQUIREMENTS FOR OUR INDUSTRY MBA STAFF AND ITS MEMBERS ALSO WORKED WITH CONGRESS TO APPLY ITS OVERSIGHT POWER ON THE REGULATORY ISSUES DESCRIBED ABOVE WE ALSO WORKED TO ADVANCE THE CONGRESSIONAL DIALOGUE AND LAY GROUNDWORK FOR FUTURE EFFORTS ON HOUSING FINANCE REFORM PROPOSALS INVOLVING FHA AND THE GSES MBA'S STATE AND LOCAL ADVOCACY PROGRAM WORKED ON SEVERAL KEY ISSUES AND ASSISTED IN STATE MBAS IN ADVOCACY THIS YEAR A CONSIDERABLE EFFORT WAS MADE BY MBA TO ADDRESS STATE-REGULATED MORTGAGE LOAN OFFICER (MLO) LICENSING UNDER THE SAFE ACT, WITH EMPHASIS ON A COORDINATED CAMPAIGN WITH STATE MBAS TO SUPPORT THE CONFERENCE OF STATE BANK SUPERVISORS' UNIFORM STATE TEST FOR MLOS ALSO, OHIO WAS THE FIRST STATE TO ENACT A TRANSITIONAL LICENSING LAW, WHICH IS BASED ON MBA'S DRAFT MODEL LANGUAGE AND WAS SUPPORTED BY MBA IN A LETTER TO LEGISLATORS DURING 2012, MBA'S POLITICAL ACTION COMMITTEE, MORPAC, RAISED AND RECEIVED CONTRIBUTIONS IN EXCESS OF $727,000 FROM MORE THAN 1,200 INDIVIDUALS THIS BRINGS THE COMBINED HARD DOLLAR TOTAL FOR THE 2011-2012 FUNDRAISING CYCLE TO $1,247,000 - SURPASSING BOTH THE GOAL FOR THE CYCLE AND SETTING A NEW RECORD FOR THE PAC DURING 2012, MORE THAN 6,600 COMMUNICATIONS WERE SENT BY MORTGAGE ACTION ALLIANCE (MAA) MEMBERS TO THEIR ELECTED OFFICIALS AND REGULATORS OF THE SEVENTEEN "CALLS TO ACTION" EMAILS MBA PROMPTED MAA MEMBERS TO ACT UPON, EIGHT WERE TARGETED AT THE STATE LEVEL, THREE WERE DIRECTED TO REGULATORS AND SIX WERE FOCUSED ON THE FEDERAL LEVEL MORE THAN 4,226 INDUSTRY PROFESSIONALS RENEWED THEIR MEMBERSHIP OR JOINED MAA IN 2012 THESE ACTIVE MEMBERS ALSO SUPPORTED MORPAC BY CONTRIBUTING MORE THAN $15,833 IN RESPONSE TO LOW-DONOR APPEALS

4c (Code) (Expenses $ including grants of $) (Revenue $)

RESEARCH AND ANALYSISOUTSIDE ANALYSTS, COMMENTATORS, LAWMAKERS AND, OF COURSE, OUR MEMBERS HAVE ALL COME TO DEPEND ON MBA REPORTS AND FORECASTS AS ACCURATE AND INDEPENDENT REPRESENTATIONS OF WHAT IS GOING ON IN THE REAL ESTATE FINANCE INDUSTRY AND IN OUR ECONOMY AS A WHOLE EACH MONTH, MBA'S MORTGAGE FINANCE FORECAST AND ECONOMIC FORECAST ARE READ WITH INTEREST AND WIDELY CITED BY ANALYSTS AND THE PRESS NO LESS ANTICIPATED ARE MBAS WEEKLY MORTGAGE APPLICATIONS SURVEY AND ITS QUARTERLY NATIONAL DELINQUENCY SURVEY, WHILE THE LATEST TRENDS AND ANALYSIS ON THE COMMERCIAL/MULTIFAMILY FRONT ARE COVERED IN THE COMMERCIAL REAL ESTATE/MULTIFAMILY FINANCE QUARTERLY DATABOOK AND EIGHT OTHER SPECIALIZED QUARTERLY AND ANNUAL REPORTS IN ADDITION, MBA'S RESPECTED BENCHMARKING TEAM CONDUCTS THE QUARTERLY AND ANNUAL MORTGAGE BANKERS PERFORMANCE REPORT FOR NON-DEPOSITORY INSTITUTIONS, TARGETING INDEPENDENT MORTGAGE COMPANIES AND BANK SUBSIDIARIES WHO GENERALLY ORIGINATE $1 BILLION OR LESS ANNUALLY, ALONG WITH SEVERAL OTHER VALUABLE BENCHMARKING STUDIES

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

CAMPUSMBACAMPUSMBA CONTINUES TO OFFER EDUCATIONAL PROGRAMMING TO INDUSTRY PROFESSIONALS, AND OUR DESIGNATIONS AND CERTIFICATIONS CONTINUE TO GROW IN FY2012, CAMPUSMBA OFFERED 58 UNIQUE WEBINARS ON TIMELY TOPICS INCLUDING FHA LENDING, LOSS MITIGATION, REGULATORY REFORM AND MORTGAGE ACCOUNTING CAMPUSMBA RECEIVED MORE THAN 3,700 REGISTRATIONS FOR THESE ONLINE EVENTS DURING THIS PERIOD, CAMPUSMBA ENROLLED MORE THAN 500 STUDENTS IN ONE OF THE THREE LEVELS OF THE SCHOOL OF MORTGAGE BANKING PROGRAM AND MORE THAN 750 STUDENTS IN ADDITIONAL CLASSROOM COURSES, INCLUDING THE SCHOOL OF MORTGAGE SERVICING, THE MULTIFAMILY PROPERTY INSPECTIONS WORKSHOP, AND SAFE ACT TRAINING CAMPUSMBA ALSO OFFERED A NUMBER OF INSTRUCTOR-GUIDED ONLINE COURSES IN FY2012, INCLUDING THE DEFAULT SERVICING SERIES, WHICH COLLECTIVELY TRAINED OVER WELL 300 STUDENTS ON TOPICS AS SINGLE POINT OF CONTACT, COLLECTIONS, LOSS MITIGATION, AND REO AND PROPERTY PRESERVATION CAMPUSMBA ADDED NEARLY 30 NEW CERTIFIED MORTGAGE BANKERS (CMBS) TO THE EXISTING ELITE GROUP OF CLOSE TO 1,180 DURING FY2012 IN ADDITION, NEARLY 150 INDIVIDUALS COMPLETED OTHER ACHIEVEMENT, PROFESSIONAL OR SPECIALIST DESIGNATION PROGRAMS

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

COMMUNICATING WITH AND FOR OUR MEMBERSDURING FY 2012, MBA'S ONLINE DAILY NEWSPAPER, MBA NEWSLINK, AVERAGED 45,000 IN CIRCULATION DAILY MBA COMMERCIAL/MULTIFAMILY NEWSLINK, A WEEKLY FOCUSING ON THE COMMERCIAL/MULTIFAMILY MARKET, AVERAGED 21,200 IN CIRCULATION MBA'S NEWEST WEEKLY ELECTRONIC NEWSPAPER, MBA SERVICING NEWSLINK, LAUNCHED IN LATE 2011, REACHED JUST UNDER 45,000 IN CIRCULATION MORTGAGE BANKING MAGAZINE HAD A CIRCULATION OF 11,563 DURING FY2012 MORTGAGE BANKING MAGAZINE'S DIGITAL EDITION REACHES THOUSANDS OF SUBSCRIBERS MONTHLY WHO CAN ENJOY THE BENEFITS OF ENHANCED DIGITAL CAPABILITIES AND A MORE INTERACTIVE EXPERIENCE FOR SUBSCRIBERS MORTGAGEBANKERS ORG CONTINUES TO BE A VALUABLE SOURCE OF NEWS AND INFORMATION FOR OUR MEMBERS AND INDUSTRY PROFESSIONALS HOMELOANLEARNINGCENTER COM IS MBA'S CONSUMER FINANCIAL LITERACY WEBSITE AND PROVIDES CONSUMERS WITH INFORMATION ON THE LOAN MORTGAGE PROCESS, VARIOUS LOAN PRODUCTS, LOAN MODIFICATIONS AND GOVERNMENT PROGRAMS AIMED AT HELPING BORROWERS MBA STAFF AND EXECUTIVES ARE REGULARLY QUOTED IN NATIONAL, STATE, LOCAL AND TRADE MEDIA OUTLETS (PRINT, ONLINE AND BROADCAST) REPRESENTING ITS MEMBER'S INTERESTS AND PROVIDING INSIGHT INTO THE REAL ESTATE FINANCE MARKETS

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

COMMERCIAL/MULTIFAMILYACTING AS THE VOICE FOR THE COMMERCIAL REAL ESTATE/MULTIFAMILY HOUSING FINANCE INDUSTRY, IN 2012 MBA ADVOCATED STRONGLY FOR THE FOLLOWING - AN INDUSTRY REPLACEMENT TO THE MORTGAGE EXPERIENCE ADJUSTMENT FACTOR (MEAF) - A COMPONENT OF LIFE COMPANIES' RISK-BASED CAPITAL (RBC) CHARGES THAT WOULD FACILITATE MORE COMPETITIVE PRICING BY MORE ACCURATELY REFLECTING RISK ON A LOAN LEVEL BASIS- AUTHORED AND RELEASED A COMPREHENSIVE WHITE PAPER ENTITLED, ENSURING LIQUIDITY AND STABILITY THE FUTURE OF MULTIFAMILY HOUSING FINANCE AND THE GOVERNMENT SPONSORED ENTERPRISES, SERVING AS THE FOUNDATION FOR MULTIFAMILY HOUSING FINANCE POLICY- SECURED A FIVE-YEAR EXTENSION OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)- FILED A U S SUPREME COURT AMICUS BRIEF SUPPORTING LENDERS' ABILITY TO CREDIT BID ON THEIR COLLATERAL IN A CHAPTER 11 BANKRUPTCY PROCEEDING, UNANIMOUSLY SUPPORTED BY THE COURT IN ITS MAY 2012 DECISION-OBTAINED HIGHLY FAVORABLE HUD GUIDANCE ON THE NATIONAL LOAN COMMITTEE REQUIREMENTS APPLICABLE TO FHA MULTIFAMILY INSURANCE PROGRAMS, RESULTING IN EXPEDITED APPLICATION PROCESSING TIMES- LED INDUSTRY EFFORTS TO RETAIN LENDERS' RIGHTS TO EVIDENCE OF PROPERTY AND CASUALTY INSURANCE, TESTIFYING BEFORE THE NATIONAL CONFERENCE OF INSURANCE LEGISLATORS AND ADDRESSING ACTIONS IN 13 STATES- JOINED A COALITION TO INSURE AGAINST TERRORISM (CIAT) TO ADVOCATE FOR EXTENSION OF THE TERRORISM RISK INSURANCE ACT, DUE TO EXPIRE IN 2014 - SPEARHEADED COALITION EFFORTS BEFORE SENIOR REGULATORS AND CONGRESS, OPPOSING THE PREMIUM CAPTURE CASH RESERVE ACCOUNT (PCCRA), THAT WOULD STIFLE THE CMBS MARKETS REVITALIZATION - ANNOUNCED THE NEW FHA MULTIFAMILY UNDERWRITING TRAINING PROGRAM, PROVIDING A COMPREHENSIVE RESOURCE FOR FHA MAP LENDERS TO TRAIN UNDERWRITERS FOR FHA MULTIFAMILY PROGRAMS- ANNOUNCED THE NEW COMMERCIAL CERTIFIED MORTGAGE SERVICER DESIGNATION PROGRAM, THE TOPFLIGHT DESIGNATION IN THE COMMERCIAL REAL ESTATE LOAN SERVICING ARENA- PUBLISHED WHITE PAPERS ON BLANKET INSURANCE AND A PRIMARY SERVICER'S CMBS NEGOTIATION GUIDE- PROMOTED SENIOR EXECUTIVE PEER-TO-PEER IDEA EXCHANGE, HOSTING 10 EXECUTIVE ROUNDTABLES AND A NEXTGEN LIFE COMPANY MEETING TO FOSTER NEW INDUSTRY LEADERSHIP

4d Other program services (Describe in Schedule O)

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

4e **Total program service expenses**▶$

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		No
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2		No
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	Yes	
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		
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	Yes	
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which 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		No
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		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
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		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
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, line10? *If "Yes," complete Schedule D, Part VI.*	11a	Yes	
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	Yes	
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		No
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	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X.*	11e	Yes	
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	Yes	
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		No
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	Yes	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Part I*	14b		No
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 U S ? *If "Yes," complete Schedule F, Part II and IV*	15		No
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 U S ? *If "Yes," complete Schedule F, Part III and IV*	16		No
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*	17		No
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		No
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		No
20a	Did the organization operate one or more hospitals? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach its audited financial statement to this return? **Note.** All Form 990 filers that operated one or more hospitals must attach audited financial statements	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? *If "Yes," complete Schedule I, Parts I and II*	21		No
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? *If "Yes," complete Schedule I, Parts I and III*	22		No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23	Yes	
24a	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? *If "Yes," answer questions 24b–24d and complete Schedule K. If "No," go to line 25*	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
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?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		
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? *If "Yes," complete Schedule L, Part I*	25b		
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? *If "Yes," complete Schedule L, Part II*	26		No
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? *If "Yes," complete Schedule L, Part III*	27		No
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? *If "Yes," complete Schedule L, Part IV*	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28b		No
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 owner? *If "Yes," complete Schedule L, Part IV*	28c		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		No
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? *If "Yes," complete Schedule R, Part I*	33	Yes	
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1*	34	Yes	
35a	Is any related organization a controlled entity of the filing organization within the meaning of section 512(b)(13)?	35a	Yes	
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		No
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
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? *If "Yes," complete Schedule R, Part VI*	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	Yes	

Part V **Statements Regarding Other IRS Filings and Tax Compliance**

Check 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**	113			
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**	Yes	
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**	148			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?			**2b**	Yes	
	Note. 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**	Yes	
b	If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O*			**3b**	Yes	
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 or securities account)?			**4a**		No
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**		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			**5b**		No
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**	Yes	
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			**6b**	Yes	
7	**Organizations that may receive deductible contributions under section 170(c).**					
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	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** 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	**Sponsoring organizations maintaining donor advised funds.**					
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	**Section 501(c)(7) organizations.** Enter					
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	**Section 501(c)(12) organizations.** Enter					
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	**Section 4947(a)(1) non-exempt charitable trusts.** 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	**Section 501(c)(29) qualified nonprofit health insurance issuers.**					
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** All 501(c)(29) organizations must list in Schedule O each state in which they are licensed to issue qualified health plans, the amount of reserves required by each state, and the amount of reserves the organization allocated to each state			**13a**		
b	Enter the aggregate 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 aggregate amount of reserves on hand	**13c**				
14a	Did the organization receive any payments for indoor tanning services during the tax year?			**14a**		No
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 lines 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	24		
b	Enter the number of voting members included in line 1a, above, who are independent	1b	21		
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		No
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		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		4	Yes	
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		5		No
6	Did the organization have members or stockholders?		6	Yes	
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		7a	Yes	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		7b	Yes	
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?		8a	Yes	
b	Each committee with authority to act on behalf of the governing body?		8b	Yes	
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		No

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

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review the Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Were officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	Yes	
13	Did the organization have a written whistleblower policy?	13	Yes	
14	Did the organization have a written document retention and destruction policy?	14	Yes	
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	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	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		No
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take 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▶

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you made 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 made its governing documents, conflict of interest policy, and financial statements available to the public See Additional Data Table

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶

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1717 RHODE ISLAND AVENUE NW NO 400
WASHINGTON, DC 20036
(202) 557-2893

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, and **current** key employees 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, or 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 organizations compensated any current or former officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee) Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(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
See Additional Data Table										

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: Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(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
See Additional Data Table										

		(D)	(E)	(F)
1b	Sub-Total			
c	Total from continuation sheets to Part VII, Section A			
d	Total (add lines 1b and 1c)	5,273,888	0	303,636

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶41

			Yes	No
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*	3	Yes	
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*	4	Yes	
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*	5		No

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 Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation
MORGAN LEWIS & BOCKIUS LLP 101 PARK AVE NEW YORK, NY 101780060	LEGAL SERVICES	230,000
HMS PROMOTIONS PO BOX 44298 FORT WASHINGTON, MD 20749	PRINTING/PROMOTION	215,052
STRATMOR GROUP LLC 6000 SHAKERAG HILL SUITE 300 PEACHTREE CITY, GA 30269	BENCHMARKING SERVICE	162,146
SARAH HOLLANDER 1102 TUCKAHOE LANE ALEXANDRIA, VA 22302	GRAPHIC DESIGN SERVICES	147,469
MARGARET COLON 18 GREY PEBBLE CT DARNESTOWN, MD 20874	CONSULTING SERVICES	144,055

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶9

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					
	c	Fundraising events	1c					
	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	**Total.** Add lines 1a-1f						
Program Service Revenue				Business Code				
	2a	MEMBERSHIP DUES		900099	14,099,303	14,099,303		
	b	OTHER CONFERENCES AND		900099	12,299,251	12,299,251		
	c	ANNUAL CONVENTION		900099	5,241,770	5,241,770		
	d	EDUCATIONAL PROGRAMS		900099	2,804,463	2,804,463		
	e	PERIODICALS & PUBLICAT		541800	2,314,109	562,475	1,751,634	
	f	All other program service revenue			743,081	743,081		
	g	**Total.** Add lines 2a–2f			37,501,977			
Other Revenue	3	Investment income (including dividends, interest and other similar amounts)			35,664			35,664
	4	Income from investment of tax-exempt bond proceeds						
	5	Royalties			640,732			640,732
			(i) Real	(ii) Personal				
	6a	Gross rents						
	b	Less rental expenses						
	c	Rental income or (loss)						
	d	Net rental income or (loss)						
			(i) Securities	(ii) Other				
	7a	Gross amount from sales of assets other than inventory	2,085	4,160				
	b	Less cost or other basis and sales expenses	0	0				
	c	Gain or (loss)	2,085	4,160				
	d	Net gain or (loss)			6,245			6,245
	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					
	b	Less cost of goods sold	b					
	c	Net income or (loss) from sales of inventory						
		Miscellaneous Revenue		Business Code				
	11a	OTHER REVENUE		900099	183,573			183,573
	b							
	c							
	d	All other revenue						
	e	**Total.** Add lines 11a–11d			183,573			
	12	**Total revenue.** See Instructions			38,368,191	35,750,343	1,751,634	866,214

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)
Check if Schedule O contains a response to any question in this Part IX . . . . ☐

	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 United States See Part IV, line 21				
2	Grants and other assistance to individuals in the United States See Part IV, line 22				
3	Grants and other assistance to governments, organizations, and individuals outside the United States See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	4,429,572			
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	12,880,735			
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	1,670,627			
9	Other employee benefits	553,647			
10	Payroll taxes	931,889			
11	Fees for services (non-employees)				
a	Management				
b	Legal	202,764			
c	Accounting	67,530			
d	Lobbying	43,648			
e	Professional fundraising *See Part IV, line 17* . .				
f	Investment management fees				
g	Other	1,870,888			
12	Advertising and promotion	56,549			
13	Office expenses	1,859,700			
14	Information technology	193,824			
15	Royalties . .	91,351			
16	Occupancy	1,797,407			
17	Travel	744,171			
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	2,655,311			
20	Interest	46,790			
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	213,895			
23	Insurance	293,303			
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	EQUIPMENT RENTAL & MAIN	1,058,009			
b	LOSS ON OPERATING LEASE	638,496			
c	CREDIT CARD FEES	464,154			
d	MEALS AND ENTERTAINMENT	361,827			
e					
f	All other expenses	926,219			
25	**Total functional expenses.** Add lines 1 through 24f	34,052,306			
26	**Joint costs.** Check here ▶ ☐ 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
Assets	1	Cash—non-interest-bearing	1,625,231	1	2,044,821
	2	Savings and temporary cash investments		2	
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net	479,955	4	463,953
	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)) and persons described in section 4958(c)(3)(B) Complete Part II of Schedule L		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges	2,520,648	9	2,273,962
	10a	Land, buildings, and equipment cost or other basis *Complete Part VI of Schedule D* — 10a: 4,542,988			
	b	Less accumulated depreciation — 10b: 3,951,078	707,489	10c	591,910
	11	Investments—publicly traded securities	10,338,717	11	4,386,023
	12	Investments—other securities See Part IV, line 11	1,200,490	12	1,223,091
	13	Investments—program-related See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets See Part IV, line 11	898,647	15	901,368
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)	17,771,177	16	11,885,128
Liabilities	17	Accounts payable and accrued expenses	1,705,762	17	2,538,118
	18	Grants payable		18	
	19	Deferred revenue	13,910,613	19	13,104,137
	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	7,605,361	24	0
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D	12,515,977	25	14,551,371
	26	**Total liabilities.** Add lines 17 through 25	35,737,713	26	30,193,626
Net Assets or Fund Balances		**Organizations that follow SFAS 117, check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**			
	27	Unrestricted net assets	-17,966,536	27	-18,308,498
	28	Temporarily restricted net assets		28	
	29	Permanently restricted net assets		29	
		Organizations that do not follow SFAS 117, check here ▶ ☐ and complete lines 30 through 34.			
	30	Capital stock or trust principal, or current funds		30	
	31	Paid-in or capital surplus, or land, building or equipment fund		31	
	32	Retained earnings, endowment, accumulated income, or other funds		32	
	33	Total net assets or fund balances	-17,966,536	33	-18,308,498
	34	Total liabilities and net assets/fund balances	17,771,177	34	11,885,128

Part XI Reconcilliation 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	38,368,191
2	Total expenses (must equal Part IX, column (A), line 25)	2	34,052,306
3	Revenue less expenses Subtract line 2 from line 1	3	4,315,885
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A)) . .	4	-17,966,536
5	Other changes in net assets or fund balances (explain in Schedule O)	5	-4,657,847
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	-18,308,498

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 ☐ Cash ☑ Accrual ☐ 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? . .	2a		No
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
c	If "Yes," to 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	2c	Yes	
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 ☐ Separate basis ☑ Consolidated basis ☐ Both consolidated and separated 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?	3a		No
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 . .	3b		

Additional Data

Software ID:
Software Version:
EIN: 36-1505650
Name: MORTGAGE BANKERS ASSOCIATION

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services

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

CAMPUSMBACAMPUSMBA CONTINUES TO OFFER EDUCATIONAL PROGRAMMING TO INDUSTRY PROFESSIONALS, AND OUR DESIGNATIONS AND CERTIFICATIONS CONTINUE TO GROW IN FY2012, CAMPUSMBA OFFERED 58 UNIQUE WEBINARS ON TIMELY TOPICS INCLUDING FHA LENDING, LOSS MITIGATION, REGULATORY REFORM AND MORTGAGE ACCOUNTING CAMPUSMBA RECEIVED MORE THAN 3,700 REGISTRATIONS FOR THESE ONLINE EVENTS DURING THIS PERIOD, CAMPUSMBA ENROLLED MORE THAN 500 STUDENTS IN ONE OF THE THREE LEVELS OF THE SCHOOL OF MORTGAGE BANKING PROGRAM AND MORE THAN 750 STUDENTS IN ADDITIONAL CLASSROOM COURSES, INCLUDING THE SCHOOL OF MORTGAGE SERVICING, THE MULTIFAMILY PROPERTY INSPECTIONS WORKSHOP, AND SAFE ACT TRAINING CAMPUSMBA ALSO OFFERED A NUMBER OF INSTRUCTOR-GUIDED ONLINE COURSES IN FY2012, INCLUDING THE DEFAULT SERVICING SERIES, WHICH COLLECTIVELY TRAINED OVER WELL 300 STUDENTS ON TOPICS AS SINGLE POINT OF CONTACT, COLLECTIONS, LOSS MITIGATION, AND REO AND PROPERTY PRESERVATION CAMPUSMBA ADDED NEARLY 30 NEW CERTIFIED MORTGAGE BANKERS (CMBS) TO THE EXISTING ELITE GROUP OF CLOSE TO 1,180 DURING FY2012 IN ADDITION, NEARLY 150 INDIVIDUALS COMPLETED OTHER ACHIEVEMENT, PROFESSIONAL OR SPECIALIST DESIGNATION PROGRAMS

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

COMMUNICATING WITH AND FOR OUR MEMBERSDURING FY 2012, MBA'S ONLINE DAILY NEWSPAPER, MBA NEWSLINK, AVERAGED 45,000 IN CIRCULATION DAILY MBA COMMERCIAL/MULTIFAMILY NEWSLINK, A WEEKLY FOCUSING ON THE COMMERCIAL/MULTIFAMILY MARKET, AVERAGED 21,200 IN CIRCULATION MBA'S NEWEST WEEKLY ELECTRONIC NEWSPAPER, MBA SERVICING NEWSLINK, LAUNCHED IN LATE 2011, REACHED JUST UNDER 45,000 IN CIRCULATION MORTGAGE BANKING MAGAZINE HAD A CIRCULATION OF 11,563 DURING FY2012 MORTGAGE BANKING MAGAZINE'S DIGITAL EDITION REACHES THOUSANDS OF SUBSCRIBERS MONTHLY WHO CAN ENJOY THE BENEFITS OF ENHANCED DIGITAL CAPABILITIES AND A MORE INTERACTIVE EXPERIENCE FOR SUBSCRIBERS MORTGAGEBANKERS ORG CONTINUES TO BE A VALUABLE SOURCE OF NEWS AND INFORMATION FOR OUR MEMBERS AND INDUSTRY PROFESSIONALS HOMELOANLEARNINGCENTER COM IS MBA'S CONSUMER FINANCIAL LITERACY WEBSITE AND PROVIDES CONSUMERS WITH INFORMATION ON THE LOAN MORTGAGE PROCESS, VARIOUS LOAN PRODUCTS, LOAN MODIFICATIONS AND GOVERNMENT PROGRAMS AIMED AT HELPING BORROWERS MBA STAFF AND EXECUTIVES ARE REGULARLY QUOTED IN NATIONAL, STATE, LOCAL AND TRADE MEDIA OUTLETS (PRINT, ONLINE AND BROADCAST) REPRESENTING ITS MEMBER'S INTERESTS AND PROVIDING INSIGHT INTO THE REAL ESTATE FINANCE MARKETS

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services

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

COMMERCIAL/MULTIFAMILYACTING AS THE VOICE FOR THE COMMERCIAL REAL ESTATE/MULTIFAMILY HOUSING FINANCE INDUSTRY, IN 2012 MBA ADVOCATED STRONGLY FOR THE FOLLOWING - AN INDUSTRY REPLACEMENT TO THE MORTGAGE EXPERIENCE ADJUSTMENT FACTOR (MEAF) - A COMPONENT OF LIFE COMPANIES' RISK-BASED CAPITAL (RBC) CHARGES THAT WOULD FACILITATE MORE COMPETITIVE PRICING BY MORE ACCURATELY REFLECTING RISK ON A LOAN LEVEL BASIS- AUTHORED AND RELEASED A COMPREHENSIVE WHITE PAPER ENTITLED, ENSURING LIQUIDITY AND STABILITY THE FUTURE OF MULTIFAMILY HOUSING FINANCE AND THE GOVERNMENT SPONSORED ENTERPRISES, SERVING AS THE FOUNDATION FOR MULTIFAMILY HOUSING FINANCE POLICY- SECURED A FIVE-YEAR EXTENSION OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)- FILED A U S SUPREME COURT AMICUS BRIEF SUPPORTING LENDERS' ABILITY TO CREDIT BID ON THEIR COLLATERAL IN A CHAPTER 11 BANKRUPTCY PROCEEDING, UNANIMOUSLY SUPPORTED BY THE COURT IN ITS MAY 2012 DECISION- OBTAINED HIGHLY FAVORABLE HUD GUIDANCE ON THE NATIONAL LOAN COMMITTEE REQUIREMENTS APPLICABLE TO FHA MULTIFAMILY INSURANCE PROGRAMS, RESULTING IN EXPEDITED APPLICATION PROCESSING TIMES- LED INDUSTRY EFFORTS TO RETAIN LENDERS' RIGHTS TO EVIDENCE OF PROPERTY AND CASUALTY INSURANCE, TESTIFYING BEFORE THE NATIONAL CONFERENCE OF INSURANCE LEGISLATORS AND ADDRESSING ACTIONS IN 13 STATES- JOINED A COALITION TO INSURE AGAINST TERRORISM (CIAT) TO ADVOCATE FOR EXTENSION OF THE TERRORISM RISK INSURANCE ACT, DUE TO EXPIRE IN 2014 - SPEARHEADED COALITION EFFORTS BEFORE SENIOR REGULATORS AND CONGRESS, OPPOSING THE PREMIUM CAPTURE CASH RESERVE ACCOUNT (PCCRA), THAT WOULD STIFLE THE CMBS MARKETS REVITALIZATION - ANNOUNCED THE NEW FHA MULTIFAMILY UNDERWRITING TRAINING PROGRAM, PROVIDING A COMPREHENSIVE RESOURCE FOR FHA MAP LENDERS TO TRAIN UNDERWRITERS FOR FHA MULTIFAMILY PROGRAMS- ANNOUNCED THE NEW COMMERCIAL CERTIFIED MORTGAGE SERVICER DESIGNATION PROGRAM, THE TOPFLIGHT DESIGNATION IN THE COMMERCIAL REAL ESTATE LOAN SERVICING ARENA- PUBLISHED WHITE PAPERS ON BLANKET INSURANCE AND A PRIMARY SERVICER'S CMBS NEGOTIATION GUIDE- PROMOTED SENIOR EXECUTIVE PEER-TO-PEER IDEA EXCHANGE, HOSTING 10 EXECUTIVE ROUNDTABLES AND A NEXTGEN LIFE COMPANY MEETING TO FOSTER NEW INDUSTRY LEADERSHIP

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply) Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(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
MICHAEL W YOUNG CHAIRMAN	4 00	X		X				12,352	0	0
DEBRA W STILL CMB CHAIRMAN-ELECT	7 00	X		X				3,931	0	0
E J BURKE VICE CHAIRMAN	4 00	X		X				0	0	0
MICHAEL D BERMAN CMB IMMED PAST CHAIRMAN	1 00	X		X				19,235	0	0
GARY ACOSTA BOARD MEMBER	50	X						0	0	0
GARRY CIPPONERI BOARD MEMBER	50	X						0	0	0
BILL COSGROVE CMB BOARD MEMBER	50	X						0	0	0
HENRY V CUNNINGHAM JR CMB BOARD MEMBER	50	X						0	0	0
TARI L FLANNERY CMB BOARD MEMBER	50	X						0	0	0
JACK KONYK BOARD MEMBER	50	X						0	0	0
DAVID J MOTLEY BOARD MEMBER	50	X						0	0	0
ED PADILLA CMB BOARD MEMBER	50	X						0	0	0
JOSEPH R REPPERT BOARD MEMBER	50	X						0	0	0
BRIAN F STOFFERS CMB BOARD MEMBER	50	X						0	0	0
G TODD WHITE CMB BOARD MEMBER	50	X						0	0	0
DAN ARRIGIONI BOARD MEMBER	50	X						0	0	0
DALE DYKEMA BOARD MEMBER	50	X						0	0	0
ROBERT GAITHER BOARD MEMBER	50	X						0	0	0
ELLIOT JACOBS BOARD MEMBER	50	X						0	0	0
JANINE STALLINGS BOARD MEMBER	50	X						0	0	0
ROBERT STOUT BOARD MEMBER	50	X						0	0	0
MARK H WILSMANN BOARD MEMBER	50	X						0	0	0
DAVID STEVENS PRESIDENT AND CEO	35 00			X				663,379	0	13,392
ANGELA LAZEAR CHIEF FINANCIAL OFFICER	35 00			X				256,514	0	28,634
PHYLLIS SLESINGER GENERAL COUNSEL	35 00			X				264,715	0	22,830

Form 990, Part VII - Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply) Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former	(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
STEPHEN O'CONNOR SR VP, GOVT AFFAIRS	35 00				X			373,934	0	26,190
EMILE J BRINKMANN SR VP, RESEARCH	35 00				X			274,957	0	25,584
BARBARA VAN ALLEN SR VP, COMMUNIC/MKTNG	35 00				X			240,794	0	23,084
PAUL GREEN SR VP, CORP RELATIONS AND	35 00				X			390,494	0	15,770
GAIL DAVIS-CARDWELL SR VP, COMMERC/MULTIFAMILY	35 00				X			267,970	0	9,800
WILLIAM KILLMER SR VP, LEGISLATIVE & POLITICAL AFFAIRS	35 00				X			457,311	0	20,084
MICHAEL FRATANTONI VP, SINGLE FAMILY RESEARCH & POLICY DEVELOPMENT	35 00				X			198,113	0	20,310
GENEARLENE NEILL VP, HUMAN RESOURCES	35 00					X		215,051	0	23,470
JAMES WOODWELL VP, COMMERCIAL REAL ESTATE	35 00					X		214,125	0	18,582
JAMES GROSS VP, FINANCIAL ACCOUNTING & PUBLIC POLICY	35 00					X		209,932	0	10,884
SARAH DEMAREST VP, COMMUNICATIONS	35 00					X		198,845	0	20,766
KEN MARKISON AVP & REGULATORY COUNSEL	35 00					X		195,559	0	21,052
JOHN COURSON FORMER PRES & CEO	35 00						X	816,677	0	3,204

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SCHEDULE C (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶ Complete if the organization is described below.
▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

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2011

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If the organization answered "Yes," to Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then
- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes," to Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then
- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes," to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, line 35c (Proxy Tax), then
- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization
MORTGAGE BANKERS ASSOCIATION

Employer identification number
36-1505650

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities on behalf of or in opposition to candidates for public office in Part IV

2 Political expenditures ▶ $

3 Volunteer hours

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ **Yes** ☐ **No**

4a Was a correction made? ☐ **Yes** ☐ **No**

b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c) except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt funtion activities ▶ $

3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ **Yes** ☐ **No**

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds If none, enter -0-	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-
(1) MORTGAGE BANKERS ASSOCIATION PAC	1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036	52-6144335		519,798

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures)

B Check ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	**(a)** Filing Organization's Totals	**(b)** Affiliated Group Totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)		
d Other exempt purpose expenditures		
e Total exempt purpose expenditures (add lines 1c and 1d)		
f Lobbying nontaxable amount Enter the amount from the following table in both columns		

If the amount on line 1e, column (a) or (b) is:	**The lobbying nontaxable amount is:**
Not over $500,000	20% of the amount on line 1e
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000
Over $17,000,000	$1,000,000

	(a)	(b)
g Grassroots nontaxable amount (enter 25% of line 1f)		
h Subtract line 1g from line 1a If zero or less, enter -0-		
i Subtract line 1f from line 1c If zero or less, enter -0-		

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	**(a)** 2008	**(b)** 2009	**(c)** 2010	**(d)** 2011	**(e)** Total
2a Lobbying non-taxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots non-taxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B **Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).**

		(a) Yes	(a) No	(b) Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?			
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i	Other activities? If "Yes," describe in Part IV			
j	Total lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b	If "Yes," enter the amount of any tax incurred under section 4912			
c	If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).**

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1		No
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		No
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3	Yes	

Part III-B **Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, lines 1 and 2 are answered "No" OR if Part III-A, line 3 is answered "Yes".**

1	Dues, assessments and similar amounts from members	1	14,099,303
2	Section 162(e) non-deductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	2a	2,687,719
b	Carryover from last year	2b	-2,788,854
c	Total	2c	-101,135
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	2,114,895
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5	Taxable amount of lobbying and political expenditures (see instructions)	5	-2,216,030

Part IV **Supplemental Information**

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i Also, complete this part for any additional information

Identifier	Return Reference	Explanation
ORGANIZATIONS DIRECT AND INDIRECT POLITICAL CAMPAIGN ACTIVITIES	PART I-A, LINE 1	CONTRIBUTIONS TO POLITICAL ACTION COMMITTEES

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SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
MORTGAGE BANKERS ASSOCIATION

Employer identification number
36-1505650

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? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may 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 ☐ Yes ☐ 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)
☐ Preservation of land for public use (e g , recreation or pleasure)
☐ Preservation of an historically importantly land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a–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 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	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable 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, 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, 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 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 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
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other

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 the 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	Investment earnings or 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

			Yes	No
	(i) unrelated organizations	3a(i)		
	(ii) related organizations	3a(ii)		
b	If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

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 property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements		426,312	199,556	226,756
d Equipment		3,624,928	3,294,905	330,023
e Other		491,748	456,617	35,131
Total. Add lines 1a-1e *(Column (d) should equal Form 990, Part X, column (B), line 10(c).)* ▶				591,910

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) INVESTMENT IN PVT INDUSTRY UTILITY CO	1,000,000	C
(B) INVESTMENTS IN MISMO, SISAC AND LTC	223,091	C
Total. *(Column (b) should equal Form 990, Part X, col (B) line 12)* ►	1,223,091	

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
Total. *(Column (b) should 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) OTHER ASSETS	54,369
(2) ESCROW ACCOUNTS	846,999
Total. *(Column (b) should equal Form 990, Part X, col.(B) line 15.)* . . . . ►	901,368

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

1 **(a)** Description of Liability	**(b)** Amount
Federal Income Taxes	
LIABILITY FOR PENSION BENEFITS	12,494,689
DEFERRED COMPENSATION AND POST EMPLOYMENT BENEFITS	166,299
DEFERRED RENT AND LEASE INCENTIVE	1,890,383
Total. *(Column (b) should equal Form 990, Part X, col (B) line 25)* ►	14,551,371

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 (ASC740)

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

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	38,368,191
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	34,052,306
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	4,315,885
4	Net unrealized gains (losses) on investments	4	12,483
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	-4,670,330
9	Total adjustments (net) Add lines 4 - 8	9	-4,657,847
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	-341,962

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	38,565,780
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains on investments	2a	12,483		
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIV)	2d	185,106		
e	Add lines **2a** through **2d**			2e	197,589
3	Subtract line **2e** from line **1**			3	38,368,191
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	0
5	Total Revenue Add lines **3** and **4c.** (This should equal Form 990, Part I, line 12)			5	38,368,191

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

1	Total expenses and losses per audited financial statements			1	38,907,742
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	4,855,436		
e	Add lines **2a** through **2d**			2e	4,855,436
3	Subtract line **2e** from line **1**			3	34,052,306
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	0
5	Total expenses Add lines **3** and **4c.** (This should equal Form 990, Part I, line 18)			5	34,052,306

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, 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

Identifier	Return Reference	Explanation
DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48	PART X	THE ASSOCIATION BELIEVES THAT IT HAS APPROPRIATE SUPPORT FOR INCOME TAX POSITIONS TAKEN THEREFORE, MANAGEMENT HAS NOT IDENTIFIED ANY UNCERTAIN INCOME TAX POSITIONS AT A MINIMUM, THE FISCAL YEARS 2009 THROUGH 2012 REMAIN OPEN FOR EXAMINATION BY TAXING AUTHORITIES
PART XI, LINE 8 - OTHER ADJUSTMENTS		PENSION-RELATED CHANGES OTHER THAN NET PERIODIC PENSION COST -2,725,275 EQUITY IN INCOME OF SUBSIDIARIES 19,602 OPERATING LEASE FAIR VALUE ADJUSTMENT 165,504 NOTE PAYABLE FAIR VALUE ADJUSTMENT -2,130,161 TOTAL TO SCHEDULE D, PART XI, LINE 8 -4,670,330
PART XII, LINE 2D - OTHER ADJUSTMENTS		EQUITY IN INCOME OF SUBSIDIARIES 19,602 OPERATING LEASE FAIR VALUE ADJUSTMENT 165,504
PART XIII, LINE 2D - OTHER ADJUSTMENTS		PENSION CHANGES NOT INCLUDED IN PERIODIC PENSION COST 2,725,275 BUILDING AND MORTGAGE LOAN FAIR VALUE ADJUSTMENT 2,130,161

Schedule J (Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
MORTGAGE BANKERS ASSOCIATION

Employer identification number
36-1505650

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropiate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items ☑ First-class or charter travel ☐ Housing allowance or residence for personal use ☑ Travel for companions ☐ Payments for business use of personal residence ☑ Tax idemnification and gross-up payments ☑ Health or social club dues or initiation fees ☐ Discretionary spending account ☐ Personal services (e g , maid, chauffeur, chef)			
b	If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement orprovision of all the expenses described above? If "No," complete Part III to explain	**1b**	Yes	
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	**2**	Yes	
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply ☑ Compensation committee ☑ Written employment contract ☑ Independent compensation consultant ☐ Compensation survey or study ☐ Form 990 of other organizations ☑ Approval by the board or compensation committee			
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization			
a	Receive a severance payment or change-of-control payment?	**4a**	Yes	
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	**4b**	Yes	
c	Participate in, or receive payment from, an equity-based compensation arrangement?	**4c**		No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III			
	Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.			
5	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of			
a	The organization?	**5a**		
b	Any related organization?	**5b**		
	If "Yes," to line 5a or 5b, describe in Part III			
6	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of			
a	The organization?	**6a**		
b	Any related organization?	**6b**		
	If "Yes," to line 6a or 6b, describe in Part III			
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	**7**		
8	Were any amounts reported in Form 990, Part VII, paid or accured pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III	**8**		
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	**9**		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions on row (ii) Do not list any individuals that are not listed on Form 990, Part VII

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, columns (D) and (E) for that individual

(A) Name		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) DAVID STEVENS	(i)	662,211	0	1,168	4,900	12,260	680,539	0
	(ii)	0	0	0	0	0	0	0
(2) ANGELA LAZEAR	(i)	254,191	0	2,323	14,700	18,398	289,612	0
	(ii)	0	0	0	0	0	0	0
(3) PHYLLIS SLESINGER	(i)	260,940	0	3,775	14,088	13,402	292,205	0
	(ii)	0	0	0	0	0	0	0
(4) STEPHEN O'CONNOR	(i)	329,100	0	44,834	14,088	18,168	406,190	0
	(ii)	0	0	0	0	0	0	0
(5) EMILE J BRINKMANN	(i)	270,697	0	4,260	14,700	16,949	306,606	0
	(ii)	0	0	0	0	0	0	0
(6) BARBARA VAN ALLEN	(i)	237,991	0	2,803	7,350	24,096	272,240	0
	(ii)	0	0	0	0	0	0	0
(7) PAUL GREEN	(i)	193,440	0	197,054	7,963	11,115	409,572	0
	(ii)	0	0	0	0	0	0	0
(8) GAIL DAVIS-CARDWELL	(i)	265,155	0	2,815	9,800	6,040	283,810	0
	(ii)	0	0	0	0	0	0	0
(9) WILLIAM KILLMER	(i)	455,583	0	1,728	7,350	18,800	483,461	0
	(ii)	0	0	0	0	0	0	0
(10) MICHAEL FRATANTONI	(i)	197,629	0	484	6,288	23,233	227,634	0
	(ii)	0	0	0	0	0	0	0
(11) GENEARLENE NEILL	(i)	211,607	0	3,444	12,391	16,671	244,113	0
	(ii)	0	0	0	0	0	0	0
(12) JAMES WOODWELL	(i)	212,959	0	1,166	12,840	11,319	238,284	0
	(ii)	0	0	0	0	0	0	0
(13) JAMES GROSS	(i)	206,497	0	3,435	0	16,482	226,414	0
	(ii)	0	0	0	0	0	0	0
(14) SARAH DEMAREST	(i)	196,515	0	2,330	9,126	17,097	225,068	0
	(ii)	0	0	0	0	0	0	0
(15) KEN MARKISON	(i)	192,219	0	3,340	11,213	15,212	221,984	0
	(ii)	0	0	0	0	0	0	0
(16) JOHN COURSON	(i)	289,210	0	527,467	2,756	2,201	821,634	0
	(ii)	0	0	0	0	0	0	0

Part III **Supplemental Information**

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8 Also complete this part for any additional information

Identifier	Return Reference	Explanation
	PART I, LINES 4A-B	JOHN COURSON, SEVERANCE, $437,500 STEPHEN O'CONNOR, 457F PLAN DISTRIBUTION, $43,209 PAUL GREEN, 457F PLAN DISTRIBUTION, $36,240

Additional Data

Return to Form

Software ID:
Software Version:
EIN: 36-1505650
Name: MORTGAGE BANKERS ASSOCIATION

Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name		(B)(i) Base Compensation	(B)(ii) Bonus & incentive compensation	(B)(iii) Other compensation	(C) Deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
DAVID STEVENS	(i)	662,211	0	1,168	4,900	12,260	680,539	0
	(ii)	0	0	0	0	0	0	0
ANGELA LAZEAR	(i)	254,191	0	2,323	14,700	18,398	289,612	0
	(ii)	0	0	0	0	0	0	0
PHYLLIS SLESINGER	(i)	260,940	0	3,775	14,088	13,402	292,205	0
	(ii)	0	0	0	0	0	0	0
STEPHEN O'CONNOR	(i)	329,100	0	44,834	14,088	18,168	406,190	0
	(ii)	0	0	0	0	0	0	0
EMILE J BRINKMANN	(i)	270,697	0	4,260	14,700	16,949	306,606	0
	(ii)	0	0	0	0	0	0	0
BARBARA VAN ALLEN	(i)	237,991	0	2,803	7,350	24,096	272,240	0
	(ii)	0	0	0	0	0	0	0
PAUL GREEN	(i)	193,440	0	197,054	7,963	11,115	409,572	0
	(ii)	0	0	0	0	0	0	0
GAIL DAVIS-CARDWELL	(i)	265,155	0	2,815	9,800	6,040	283,810	0
	(ii)	0	0	0	0	0	0	0
WILLIAM KILLMER	(i)	455,583	0	1,728	7,350	18,800	483,461	0
	(ii)	0	0	0	0	0	0	0
MICHAEL FRATANTONI	(i)	197,629	0	484	6,288	23,233	227,634	0
	(ii)	0	0	0	0	0	0	0
GENEARLENE NEILL	(i)	211,607	0	3,444	12,391	16,671	244,113	0
	(ii)	0	0	0	0	0	0	0
JAMES WOODWELL	(i)	212,959	0	1,166	12,840	11,319	238,284	0
	(ii)	0	0	0	0	0	0	0
JAMES GROSS	(i)	206,497	0	3,435	0	16,482	226,414	0
	(ii)	0	0	0	0	0	0	0
SARAH DEMAREST	(i)	196,515	0	2,330	9,126	17,097	225,068	0
	(ii)	0	0	0	0	0	0	0
KEN MARKISON	(i)	192,219	0	3,340	11,213	15,212	221,984	0
	(ii)	0	0	0	0	0	0	0
JOHN COURSON	(i)	289,210	0	527,467	2,756	2,201	821,634	0
	(ii)	0	0	0	0	0	0	0

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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 to provide any additional information.
▶ Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
MORTGAGE BANKERS ASSOCIATION

Employer identification number
36-1505650

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 1	MBA HAS AN EXECUTIVE COMMITTEE THAT IS EMPOWERED TO ACT ON BEHALF OF THE FULL BOARD OF DIRECTORS BETWEEN MEETINGS THE COMMITTEE DOES NOT HAVE THE AUTHORITY TO ADOPT OFFICIAL POSITIONS ON PUBLIC POLICY MATTERS (UNLESS EXPLICITLY PROVIDED THAT POWER), APPROVE THE ANNUAL BUDGET, DETERMINE MEMBER DUES, APPOINT OR REMOVE THE PRESIDENT AND CEO, FILL BOARD AND EXECUTIVE COMMITTEE VACANCIES, ADOPT BYLAWS AMMENDMENTS, APPROVE ORGANIZATIONAL CONSOLIDATION OR MERGER, OR ELIMINATE A STANDING COMMITTEE THE EXECUTIVE COMMITTEE IS COMPOSED OF THE ELECTED OFFICERS AND THE CHAIRS OF COMBOG AND RESBOG, AS WELL AS THE PRESIDENT AND CEO OF THE ASSOCIATION SERVING EX OFFICIO AS NONVOTING MEMBERS [COMBOG IS THE COMMERCIAL REAL ESTATE/MULTIFAMILY FINANCE BOARD OF GOVERNORS RESBOG IS THE RESIDENTIAL/SINGLE-FAMILY BOARD OF GOVERNORS]

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 4	THE BYLAWS WERE ADJUSTED IN AUGUST 2012 TO INCREASE THE NUMBER OF VOTING DIRECTORS TO 23 FOR A TOTAL OF 24 DIRECTORS, INCLUDING THE PRESIDENT & CEO WHO SERVES EX OFFICIO IN A NON-VOTING CAPACITY THE BYLAWS WERE FURTHER AMENDED TO ELIMINATE CERTAIN STRICT BUCKETS FOR THE SELECTION OF AT-LARGE DIRECTORS SELECTED BY THE CHAIRMAN-ELECT IN CONSULTATION WITH THE NOMINATING COMMITTEE INSTEAD, THE BYLAWS IMPOSE A MANDATE FOR BALANCE AMONG RESIDENTIAL AND COMMERCIAL AND MULTIFAMILY MEMBERS, AMONG LARGE AND SMALL MEMBERS AND AMONG MEMBERS OF DIFFERENT KINDS OF OWNERSHIP STRUCTURES AND CHARTERS

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 6	MBA IS A NONPROFIT MEMBERSHIP CORPORATION IT HAS THE FOLLOWING CLASSES OF MEMBERSHIP (A) REGULAR MEMBERS - FINANCIAL INSTITUTIONS AND OTHER ENTITIES THAT ARE REGULARLY IN THE BUSINESS OF ORIGINATING, SERVICING, OR INVESTING IN MORTGAGE LOANS OR OTHERWISE SHARE IN THE RISK OF MORTGAGE LOAN PERFORMANCE, SUCH AS MORTGAGE INSURERS AND TITLE INSURANCE UNDERWRITERS, SHALL BE CONSIDERED REGULAR MEMBERS (B) ASSOCIATE MEMBERS - BUSINESS ORGANIZATIONS, FINANCIAL INSTITUTIONS, AND INDIVIDUALS THAT REGULARLY PROVIDE SERVICE OR PRODUCTS FOR BUSINESS ORGANIZATIONS OR FINANCIAL INSTITUTIONS ELIGIBLE TO BE REGULAR MEMBERS SHALL BE CONSIDERED ASSOCIATE MEMBERS (C) ALLIANCE MEMBER - THE BOARD OF DIRECTORS NAMES AS THE SOLE ALLIANCE MEMBER THE MORTGAGE ACTION ALLIANCE, AN AFFILIATE ORGANIZATION THAT OPERATES TO PROMOTE THE COMMON BUSINESS INTERESTS OF THE RESIDENTIAL AND COMMERCIAL REAL ESTATE FINANCE INDUSTRIES THROUGH GRASSROOTS ADVOCACY ACTIVITIES (D) HONORARY MEMBERS - INDIVIDUALS WHO HAVE SERVED ALL OR PART OF TWO TERMS AS A MEMBER OF ONE OF THE BOARDS OF GOVERNORS, OR WHO HAVE SERVED AS AN OFFICER FOR TWO YEARS, AND WHO HAVE RETIRED FROM ACTIVE BUSINESS SHALL BE CONSIDERED HONORARY MEMBERS

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 7A	UNDER THE ASSOCIATION'S BYLAWS, ONLY REGULAR MEMBERS AND THE ALLIANCE MEMBER MAY ELECT OFFICERS AND THE BOARD OF DIRECTORS

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION A, LINE 7B	REGULAR MEMBERS ARE REQUIRED TO APPROVE A PLAN OF MERGER CALLS FOR THE ASSOCIATION TO MERGE INTO ANOTHER ASSOCIATION OR OTHER ENTITY, OR A PLAN OF MERGER CALLS FOR THE ASSOCIATION TO ABSORB ANOTHER ASSOCIATION OR OTHER ENTITY, BUT THE MERGER WOULD RESULT IN (I) A NAME CHANGE FOR THE ASSOCIATION, (II) THE CREATION OF A NEW MEMBERSHIP CLASS, (III) THE ELIMINATION OF A MEMBERSHIP CLASS, OR (IV) A SUBSTANTIAL CHANGE TO THE THEN CURRENT GOVERNANCE SYSTEM IN ADDITION, REGULAR MEMBERS ARE REQUIRED TO APPROVE A PLAN FOR CONSOLIDATION WHEREBY THE ASSOCIATION WOULD COMBINE WITH ONE OR MORE ASSOCIATIONS TO CREATE A NEW ASSOCIATION AND CEASE TO EXIST AS AN INDEPENDENT ENTITY

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 11	THE FIVE INDEPENDENT MEMBERS OF THE AUDIT COMMITTEE, WHICH IS A BOARD-LEVEL COMMITTEE, REVIEWED THE FORM 990 BEFORE ITS FILING THE MBA BOARD HAD THE OPPORTUNITY TO REQUEST A COPY OF THE DRAFT FOR REVIEW BEFORE IT WAS FILED

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 12C	IT IS MBA'S POLICY THAT NO COVERED PARTY PARTICIPATE IN THE EVALUATION OR APPROVAL BY MBA OF ANY CONTRACTUAL ARRANGEMENT TO WHICH MBA MAY BECOME A PARTY IF THE COVERED PARTY'S PARTICIPATION WOULD CREATE AN ACTUAL OR POTENTIAL CONFLICT OF INTEREST MBA'S CONFLICTS POLICY REQUIRES ANNUAL DISCLOSURE TO THE MBA GENERAL COUNSEL AND SECRETARY OF "CONFLICTS OF INTEREST" DEFINED AS A SITUATION IN WHICH A COVERED PARTY WOULD PARTICIPATE IN THE EVALUATION OR APPROVAL BY MBA OF ANY CONTRACTUAL ARRANGEMENT TO WHICH MBA MAY BECOME A PARTY, IF SUCH INDIVIDUAL, OR SUCH INDIVIDUAL'S EMPLOYER, WOULD OBTAIN MORE THAN AN INSIGNIFICANT FINANCIAL BENEFIT, EITHER DIRECTLY OR INDIRECTLY "COVERED PARTY" MEANS A MEMBER OF THE MBA BOARD OF DIRECTORS OR A MEMBER OF A BOARD COMMITTEE OR BOARD TASK FORCE THAT MAY BOTH (I) RECOMMEND ENTERING INTO CONTRACTS AND (II) PLAY A ROLE IN VENDOR REVIEW AND SELECTION MOREOVER, COVERED PARTIES ARE SUPPOSED TO UPDATE THEIR DISCLOSURES AS CIRCUMSTANCES WARRANT AND PROVIDE THEM TO THE MBA GENERAL COUNSEL AND SECRETARY THE DISINTERESTED MEMBERS OF THE EXECUTIVE COMMITTEE OF THE MBA BOARD OF DIRECTORS SHALL DETERMINE WHETHER A CONFLICT OF INTEREST EXISTS OR BEHAVIOR IN CONFLICT WITH THIS POLICY HAS OCCURRED, AND WHAT SUBSEQUENT ACTION IS APPROPRIATE (IF ANY) AND ITS DECISION WILL BE FINAL, EXCEPT AS FOLLOWS THE EXECUTIVE COMMITTEE SHALL INFORM THE FULL BOARD OF DIRECTORS OF ANY DISAGREEMENT BETWEEN THE EXECUTIVE COMMITTEE AND THE DISCLOSING DIRECTOR AS TO ITS DETERMINATION THAT A CONFLICT OF INTEREST, OR BEHAVIOR IN CONFLICT OF THE POLICY, EXISTS AND ANY RECOMMENDED ACTION THE BOARD SHALL RETAIN THE RIGHT TO MODIFY OR REVERSE THE EXECUTIVE COMMITTEE'S DETERMINATIONS IN THIS CONTEXT THE CONFLICTS OF INTEREST POLICY ALSO ADDRESSES CONFIDENTIALITY

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 15	PROCESS FOR PRESIDENT AND CEO 1 REVIEW AND APPROVAL THE COMPENSATION COMMITTEE, ON BEHALF OF THE BOARD, WILL REVIEW AND APPROVE THE COMPENSATION OF MBA'S CHIEF EMPLOYED EXECUTIVE, THE PRESIDENT, PROVIDED THAT INDIVIDUALS WITH CONFLICTS OF INTEREST WITH RESPECT TO THE COMPENSATION ARRANGEMENT AT ISSUE ARE NOT INVOLVED IN THIS REVIEW AND APPROVAL 'COMPENSATION' MEANS INITIAL SALARY, SPECIAL BENEFITS NOT GENERALLY AVAILABLE TO MBA STAFF, SALARY INCREASES AND BONUSES 2 USE OF DATA AS TO COMPARABLE COMPENSATION THE COMPENSATION COMMITTEE WILL REVIEW AND SET THE COMPENSATION OF THE PRESIDENT USING AS REFERENCES POINTS (I) COMPENSATION OF ANY PREDECESSOR PRESIDENT, AND (II) READILY AVAILABLE PUBLIC DATA AS TO COMPARABLE COMPENSATION FOR SIMILARLY QUALIFIED PERSONS IN FUNCTIONALLY COMPARABLE POSITIONS AT SIMILARLY SITUATED ORGANIZATIONS (FORMAL BENCHMARKING STUDIES BY OUTSIDE COMPENSATION CONSULTANTS NEED NOT BE COMMISSIONED ANNUALLY BUT MAY BE SOUGHT PERIODICALLY) 3 ASSESSMENT OF PERFORMANCE THE COMPENSATION COMMITTEE WILL TAKE INTO ACCOUNT (I) THE LEVEL OF ATTAINMENT OF MBA'S GOALS AND OBJECTIVES OVER THE REVIEW PERIOD, (II) THE NATURE OF THE PARTICULAR EXTERNAL AND INTERNAL CHALLENGES FACING MBA OVER THE REVIEW PERIOD, AND (III) SUCH OTHER CONSIDERATIONS AS MAY BE APPLICABLE UNDER THE PREVAILING CIRCUMSTANCES 4 CONTEMPORANEOUS DOCUMENTATION AND RECORDKEEPING THERE IS CONTEMPORANEOUS DOCUMENTATION AND RECORDKEEPING WITH RESPECT TO THE DECISIONS REGARDING THE COMPENSATION ARRANGEMENT PROCESS FOR SPECIFIED KEY EMPLOYEES 1 REVIEW AND APPROVAL THE PRESIDENT WILL SUBMIT RECOMMENDATIONS TO THE COMPENSATION COMMITTEE FOR REVIEW AND APPROVAL OF THE TOTAL COMPENSATION OF THE FOLLOWING SPECIFIED KEY EMPLOYEES, AS DEFINED IN THE INTERNAL REVENUE SERVICE'S FORM 990 INSTRUCTIONS --THE CHIEF FINANCIAL OFFICER --THE SECRETARY, AS APPROVED BY THE BOARD OF DIRECTORS --ALL SENIOR VICE PRESIDENTS PROVIDED THAT INDIVIDUALS WITH CONFLICTS OF INTEREST WITH RESPECT TO THE COMPENSATION ARRANGEMENT AT ISSUE ARE NOT INVOLVED IN THIS REVIEW AND APPROVAL 'COMPENSATION' MEANS INITIAL SALARY, SPECIAL BENEFITS NOT GENERALLY AVAILABLE TO MBA STAFF, SALARY INCREASES AND BONUSES 2 USE OF DATA AS TO COMPARABLE COMPENSATION THE COMPENSATION COMMITTEE WILL REVIEW AND SET THE COMPENSATION OF THE SPECIFIED KEY EMPLOYEES, BASED ON THE RECOMMENDATIONS OF THE PRESIDENT, WHO WILL USE AS REFERENCES POINTS (I) READILY AVAILABLE PUBLIC OR OTHER DATA AS TO COMPARABLE COMPENSATION FOR SIMILARLY QUALIFIED PERSONS IN FUNCTIONALLY COMPARABLE POSITIONS AT SIMILARLY SITUATED ORGANIZATIONS (MBA NEED NOT OBTAIN FORMAL BENCHMARKING STUDIES FROM OUTSIDE COMPENSATION CONSULTANTS ANNUALLY BUT THESE MAY BE SOUGHT PERIODICALLY), AND (II) THE SALARY AND LENGTH OF SERVICE OF THE PREVIOUS INCUMBENT 3 ASSESSMENT OF PERFORMANCE THE COMPENSATION COMMITTEE WILL REVIEW FOR SPECIFIED KEY EMPLOYEES THE PRESIDENT'S ASSESSMENT OF --(I) THE LEVEL OF ATTAINMENT OF MBA'S GOALS AND OBJECTIVES OVER THE REVIEW PERIOD, (II) THE LEVEL OF ATTAINMENT OF A SPECIFIED KEY EMPLOYEE'S INDIVIDUAL GOALS AND OBJECTIVES OVER THE REVIEW PERIOD, (III) THE NATURE OF THE PARTICULAR EXTERNAL AND INTERNAL CHALLENGES FACING MBA OVER THE REVIEW PERIOD, AND (IV) OTHER, DOCUMENTED CONSIDERATIONS THAT MAY BE APPLICABLE UNDER THE PREVAILING CIRCUMSTANCES 4 CONTEMPORANEOUS DOCUMENTATION AND RECORDKEEPING THERE IS CONTEMPORANEOUS DOCUMENTATION AND RECORDKEEPING WITH RESPECT TO DECISIONS REGARDING THE COMPENSATION ARRANGEMENTS PROCESS FOR REMAINING EMPLOYEES FOR THE REMAINING EMPLOYEES, THE BOARD HEREBY APPROVES THE FOLLOWING PROCESS FOR DETERMINING TOTAL COMPENSATION 1 THE PRESIDENT IS AUTHORIZED AND DIRECTED TO (A) IMPLEMENT MBA'S PRESENT EMPLOYEE POSITION CLASSIFICATION SYSTEM THAT IDENTIFIES FUNCTIONALLY COMPARABLE POSITIONS ACROSS GROUPS, AND (B) ADMINISTER A COMPENSATION PLAN BASED ON (I) SUCH CLASSIFICATION SYSTEM, (II) REASONABLY AVAILABLE CURRENT COMPENSATION DATA FROM SIMILARLY SITUATED ASSOCIATIONS, (III) MBA'S GOALS AND OBJECTIVES, AND (IV) SUCH OTHER CRITERIA OR CONSIDERATIONS THAT MAY BE APPLICABLE UNDER THE PREVAILING CIRCUMSTANCES 2 THE PRESIDENT IS FURTHER AUTHORIZED TO REVISIT THE EMPLOYEE CLASSIFICATION SYSTEM AS WELL AS TO ENGAGE COMPENSATION CONSULTANTS, FROM TIME TO TIME, TO HELP ASSURE THAT THE EMPLOYEE CLASSIFICATION SYSTEM AND THE COMPENSATION DATA AND PLAN REMAIN RELEVANT TO THE ACHIEVEMENT OF MBA'S OVERALL GOALS AND OBJECTIVES 3 UNDER EXCEPTIONAL CIRCUMSTANCES THAT MUST BE DOCUMENTED AND REPORTED TO THE COMPENSATION COMMITTEE, THE PRESIDENT IS AUTHORIZED TO OFFER SIGNING OR RETENTION BONUSES AND OTHER FORMS OF COMPENSATION TO EMPLOYEES IN ORDER TO HELP ASSURE THE SMOOTH OPERATION OF MBA AND/OR THE ACHIEVEMENT OF SIGNIFICANT MBA GOALS AND OBJECTIVES

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION C, LINE 19	CHARTER, BYLAWS AND CONFLICTS OF INTEREST POLICY ARE PROVIDED UPON REQUEST FINANCIAL INFORMATION IS PROVIDED THROUGH THE FORM 990 UPON REQUEST FINANCIAL STATEMENTS ARE PROVIDED TO THE BOARD OF DIRECTORS AND ARE NOT MADE AVAILABLE PUBLICLY

Identifier	Return Reference	Explanation
CHANGES IN NET ASSETS OR FUND BALANCES	FORM 990, PART XI, LINE 5	NET UNREALIZED GAINS ON INVESTMENTS 12,483 PENSION-RELATED CHANGES OTHER THAN NET PERIODIC PENSION COST -2,725,275 EQUITY IN INCOME OF SUBSIDIARIES 19,602 OPERATING LEASE FAIR VALUE ADJUSTMENT 165,504 NOTE PAYABLE FAIR VALUE ADJUSTMENT -2,130,161 TOTAL TO FORM 990, PART XI, LINE 5 -4,657,847

Identifier	Return Reference	Explanation
	FORM 990, PART XII, LINE 2C	THE AUDIT OVERSIGHT PROCESS HAS REMAINED UNCHANGED FROM THE PRIOR YEAR

SCHEDULE R (Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
MORTGAGE BANKERS ASSOCIATION

Employer identification number
36-1505650

Part I **Identification of Disregarded Entities** (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) 1331 L STREET LLC (DISREGARDED ENTITY) 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 33-1210397	HOLDS MBA HEADQUARTERS OFFICE BUILDING	DE	0	0	
(2) MBA FIRST LLC 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036	PROVIDES SVCS TO ORGANIZATIONS IN THE REAL ESTATE FINANCE INDUSTRY	DC	0	0	

Part II **Identification of Related Tax-Exempt Organizations** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization Yes	No
(1) MISMO INC 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 51-0502943	DEVELOPING, PROMOTING AND MAINTAINING VOLUNTARY ELECTRONIC COMMERCE STDS	DE	501(C)(6)			Yes	
(2) RIHA 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 36-6109824	FURTHERING RESEARCH IN THE FIELD OF MORTGAGE BANKING AND REAL ESTATE FINANCE	IL	501(C)(3)	509(A)(3)		Yes	
(3) MORPAC 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 52-6144335	POLITICAL ACTION COMMITTEE	DC	527			Yes	
(4) MORTGAGE ACTION ALLIANCE INC 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 27-1893100	SUPPORT COMMON BUSINESS INTERESTS OF REAL ESTATE FINANCE INDUSTRY	DE	501(C)(6)			Yes	
(5) MBA OPENS DOORS FOUNDATION 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 32-0355086	SPONSORS PHILANTHROPIC ACTIVITIES FOCUSED ON HOME OWNERSHIP	DE	501(C)(3)	170(B)(1)(A)(VI)		Yes	

Part III **Identification of Related Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV **Identification of Related Organizations Taxable as a Corporation or Trust** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership
(1) LENDER TECHNOLOGIES CORPORATION 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 52-2233464	ENABLES VALUE-ADDED TECHNOLOGY AND INFORMATION PRODUCTS	DC		C	45,807	143,208	100 000 %
(2) SISAC INC 1717 RHODE ISLAND AVE NW 400 WASHINGTON, DC 20036 52-2413168	OPEN ACCESS AND STANDARDS IN REAL ESTATE FINANCE BUSINESS TRANSACTIONS	DE		C		-827	100 000 %

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, 35A, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

		Yes	No
1 During the tax year, did the orgranization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?			
a Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties **(iv)** rent from a controlled entity	1a		No
b Gift, grant, or capital contribution to related organization(s)	1b		No
c Gift, grant, or capital contribution from related organization(s)	1c		No
d Loans or loan guarantees to or for related organization(s)	1d		No
e Loans or loan guarantees by related organization(s)	1e		No
f Sale of assets to related organization(s)	1f		No
g Purchase of assets from related organization(s)	1g		No
h Exchange of assets with related organization(s)	1h		No
i Lease of facilities, equipment, or other assets to related organization(s)	1i		No
j Lease of facilities, equipment, or other assets from related organization(s)	1j		No
k Performance of services or membership or fundraising solicitations for related organization(s)	1k		No
l Performance of services or membership or fundraising solicitations by related organization(s)	1l		No
m Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1m	Yes	
n Sharing of paid employees with related organization(s)	1n	Yes	
o Reimbursement paid to related organization(s) for expenses	1o		No
p Reimbursement paid by related organization(s) for expenses	1p	Yes	
q Other transfer of cash or property to related organization(s)	1q		No
r Other transfer of cash or property from related organization(s)	1r	Yes	

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved	(d) Method of determining amount involved
(1) RIHA	N	30,000	BOOK VALUE
(2) RIHA	P	9,508	BOOK VALUE
(3) MISMO INC	K	170,000	CONTRACTUAL FEE
(4) MISMO INC	P	134,077	ACTUAL EXPENDITURES
(5) MISMO INC	R	96,732	REIMB FOR CC FEES
(6)			

Part VI **Unrelated Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 37.)

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization See instructions regarding exclusion for certain investment partnerships

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income(related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations?		(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

Identifier	Return Reference	Explanation