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Short Form
Return of Organization Exempt From Income TaxUnder section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code
(except private foundations)

OMB No 1545-1150

2016

Open to Public
Inspection

- Do not enter social security numbers on this form as it may be made public.
- Information about Form 990-EZ and its instructions is at www.irs.gov/form990.

A For the 2016 calendar year, or tax year beginning

, 2016, and ending

B Check if applicable	C Name of organization		D Employer identification number
Address change	TENNESSEE VALLEY ASSOCIATION OF REALTORS, INC		62-1134749
Name change	Number and street (or P O box, if mail is not delivered to street address)		E Telephone number
Initial return			(731) 336-7844
Final return/terminated	61 ASHLI LANE		
Amended return	City or town, state or province, country, and ZIP or foreign postal code		F Group Exemption Number
Application pending	PARIS TN 38242		

G Accounting Method Cash Accrual Other (specify) ►

I Website: ► N/A

J Tax-exempt status (check only one) — 501(c)(3) 501(c)(6) (insert no) 4947(a)(1) or 527K Form of organization. Corporation Trust Association Other

L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. ► \$ 137,083.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)

Check if the organization used Schedule O to respond to any question in this Part I

1 Contributions, gifts, grants, and similar amounts received.	1 2,840.
2 Program service revenue including government fees and contracts.	2
3 Membership dues and assessments	3 129,758.
4 Investment income	4
5 a Gross amount from sale of assets other than inventory	5 a
b Less. cost or other basis and sales expenses.	5 b
c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a).	5 c
6 Gaming and fundraising events	
a Gross income from gaming (attach Schedule G if greater than \$15,000)	6 a
b Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6 b
c Less direct expenses from gaming and fundraising events	6 c
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6 d
7 a Gross sales of inventory, less returns and allowances	7 a
b Less cost of goods sold	7 b
c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	
8 Other revenue (describe in Schedule O)	
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ►	9 137,083.
10 Grants and similar amounts paid (list in Schedule O)	10 2,250.
11 Benefits paid to or for members	11 3,307.
12 Salaries, other compensation, and employee benefits	12 27,991.
13 Professional fees and other payments to independent contractors	13 3,700.
14 Occupancy, rent, utilities, and maintenance.	14 7,962.
15 Printing, publications, postage, and shipping	15 1,169.
16 Other expenses (describe in Schedule O)	16 78,410.
17 Total expenses. Add lines 10 through 16 ►	17 124,789.
18 Excess or (deficit) for the year (Subtract line 17 from line 9).	18 12,294.
19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19 109,582.
20 Other changes in net assets or fund balances (explain in Schedule O)	20
21 Net assets or fund balances at end of year. Combine lines 18 through 20. ►	21 121,876.

BAA For Paperwork Reduction Act Notice, see the separate instructions.

Form 990-EZ (2016)

REVENUE
SCANNED
JUL 4 2017

EXPENSES

ASSETS

12
gk

Part II Balance Sheets (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II

	(A) Beginning of year	(B) End of year
22 Gash, savings, and investments	37,425.	22 51,353.
23 Land and buildings	67,788.	23 65,974.
24 Other assets (describe in Schedule O)	See L-24 Stmt	6,003. 24 6,242.
25 Total assets	111,216.	25 123,569.
26 Total liabilities (describe in Schedule O)	See L-26 Stmt	1,634. 26 1,693.
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	109,582.	27 121,876.

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III

What is the organization's primary exempt purpose? Promote and Educate Real Estate Agents

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title

Expenses

(Required for section 501 (c)(3) and 501(c)(4) organizations, optional for others.)

28 Provide multiple listing services for member real estate agents; hold continuing education classes for members; promote incentives for real estate sales through association (Grants \$) If this amount includes foreign grants, check here	► <input type="checkbox"/>	28a
29		
(Grants \$) If this amount includes foreign grants, check here	► <input type="checkbox"/>	29a
30		
(Grants \$) If this amount includes foreign grants, check here	► <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O) (Grants \$) If this amount includes foreign grants, check here	► <input type="checkbox"/>	31a
32 Total program service expenses (add lines 28a through 31a)	► <input type="checkbox"/>	32

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated — see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
BRIAN FOSTER President	4.00	0.	0.	0.
TOM RICHTER President-Elect	4.00	0.	0.	0.
JEFF PHIFER Past-President	4.00	0.	0.	0.
LINDA FRANTOM Secretary	2.00	0.	0.	0.
AMANDA VISSER Treasurer	2.00	0.	0.	0.
Casey Drewey				
CARROLL COUNTY DIRECTOR	2.00	0.	0.	0.
PAM BYGDEN				
HENRY COUNTY DIRECTOR	2.00	0.	0.	0.
ANN JORDAN				
BENTON COUNTY DIRECTOR	2.00	0.	0.	0.
SANDI RODITIX				
DIRECTOR AT LARGE	2.00	0.	0.	0.
WENDY BASS				
DIRECTOR AT LARGE	2.00	0.	0.	0.
KATHY HOOTEN				
ALTERNATE STATE DIRECTOR	1.00	0.	0.	0.
Jennifer Owen				
Executive Officer	40.00	24,350.	0.	0.

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V) Check if the organization used Schedule O to respond to any question in this Part V		<input type="checkbox"/>	
		Yes	No
33	Did the organization engage in any significant activity not previously reported to the IRS? If 'Yes,' provide a detailed description of each activity in Schedule O	33	X
34	Were any significant changes made to the organizing or governing documents? If 'Yes,' attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions)	34	X
35a	Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b	If 'Yes,' to line 35a, has the organization filed a Form 990-T for the year? If 'No,' provide an explanation in Schedule O	35b	X
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If 'Yes,' complete Schedule C, Part III	35c	X
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If 'Yes,' complete applicable parts of Schedule N	36	X
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions ► 37a 0	37b	X
b	Did the organization file Form 1120-POL for this year?	38a	X
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38b	
b	If 'Yes,' complete Schedule L, Part II and enter the total amount involved	39a	
39	Section 501(c)(7) organizations Enter:	39b	
a	Initiation fees and capital contributions included on line 9	40a	
b	Gross receipts, included on line 9, for public use of club facilities	40b	
40a	Section 501(c)(3) organizations Enter amount of tax imposed on the organization during the year under section 4911 ► , section 4912 ► ; section 4955 ►	40c	
b	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If 'Yes,' complete Schedule L, Part I	40d	
c	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ►	40e	X
d	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations Enter amount of tax on line 40c reimbursed by the organization		
e	All organizations At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If 'Yes,' complete Form 8886-T.		
41	List the states with which a copy of this return is filed ►		
42a	The organization's books are in care of ► JENNIFER OWEN Located at ► 61 ASHLI LANE PARIS TN ZIP + 4 ► 38242 Telephone no ► (731) 336-7844	42b	X
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	42c	X
If 'Yes,' enter the name of the foreign country ►			
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)			
c	At any time during the calendar year, did the organization maintain an office outside the United States?		
If 'Yes,' enter the name of the foreign country ►			
43	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 – Check here ► <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year ► 43		
44a	Did the organization maintain any donor advised funds during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44a	X
b	Did the organization operate one or more hospital facilities during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44b	X
c	Did the organization receive any payments for indoor tanning services during the year?	44c	X
d	If 'Yes' to line 44c, has the organization filed a Form 720 to report these payments? If 'No,' provide an explanation in Schedule O	44d	
45a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
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,' Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions)	45b	X

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47-49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI

47 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

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If 'Yes,' complete Schedule E

49a Did the organization make any transfers to an exempt non-charitable related organization?

 b If 'Yes,' was the related organization a section 527 organization?

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees and employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter 'None'

	Yes	No
47		
48		
49a		
49b		

f Total number of other employees paid over \$100,000. ►

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter 'None.'

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? Note: All section 501(c)(3) organizations must attach a completed Schedule A.

► Yes No

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.

► Jennifer Owen
Signature of officer
► UNIVERSITY OF OREGON

12517

EXECUTIVE OFFICER

Type or print name and title					
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	C. RICHARD PHEBUS	C. RICHARD PHEBUS	06/17/17		P00142362
	Firm's name ► C RICHARD PHEBUS, CPA			Firm's EIN ►	62-1316068
	Firm's address ► 7585 MADISON WOODS LN ARLINGTON				
TN 38002			Phone no	(731) 571-0215	

May the IRS discuss this return with the preparer shown above? See instructions

► Yes No

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

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

► Attach to Form 990 or 990-EZ.

► Information about Schedule O (Form 990 or 990-EZ) and its instructions is
at www.irs.gov/form990.

OMB No. 1545-0047

2016

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Inspection

Name of the organization

TENNESSEE VALLEY ASSOCIATION OF REALTORS, INC

Employer identification number

62-1134749