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Form **990-EZ**

Department of the Treasury
Internal Revenue Service

Short Form
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ 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/form990ez.

OMB No 1545-1150

2017

Open to Public Inspection

A For the 2017 calendar year, or tax year beginning 01-01-2017 , and ending 12-31-2017

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
GREATER FAYETTEVILLE APARTMENT ASSOCIATION

Number and street (or P O box, if mail is not delivered to street address) | Room/suite
PO BOX 25006

City or town, state or province, country, and ZIP or foreign postal code
FAYETTEVILLE, NC 28306

D Employer identification number
61-1811442

E Telephone number
(910) 580-9056

F Group Exemption Number ▶

G Accounting Method ☑ Cash ☐ Accrual Other (specify) ▶

H Check ▶ ☑ if the organization is **not** required to attach Schedule B (Form 990, 990-EZ, or 990-PF)

I Website: ▶WWW MYGFAA ORG

J Tax-exempt status(check only one) - ☐ 501(c)(3) ☑ 501(c)(6) ◀(insert no) ☐ 4947(a)(1) or ☐ 527

K 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 . . . . . ▶ $ 176,492

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 . . . . . ☑

Revenue	1	Contributions, gifts, grants, and similar amounts received	1	
	2	Program service revenue including government fees and contracts	2	56,409
	3	Membership dues and assessments	3	99,525
	4	Investment income	4	
	5a	Gross amount from sale of assets other than inventory 5a		
	b	Less cost or other basis and sales expenses 5b		
	c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	
	6	Gaming and fundraising events		
	a	Gross income from gaming (attach Schedule G if greater than $15,000) 6a		
	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) 6b		
	c	Less direct expenses from gaming and fundraising events 6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
	7a	Gross sales of inventory, less returns and allowances 7a		
	b	Less cost of goods sold 7b		
	c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	
	8	Other revenue (describe in Schedule O)	8	20,558
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶	9	176,492
Expenses	10	Grants and similar amounts paid (list in Schedule O)	10	
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	
	13	Professional fees and other payments to independent contractors	13	25,899
	14	Occupancy, rent, utilities, and maintenance	14	
	15	Printing, publications, postage, and shipping	15	9,602
	16	Other expenses (describe in Schedule O)	16	116,108
	17	**Total expenses.** Add lines 10 through 16 ▶	17	151,609
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	24,883
	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	
	20	Other changes in net assets or fund balances (explain in Schedule O)	20	0
	21	Net assets or fund balances at end of year Combine lines 18 through 20	21	24,883

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 Cash, savings, and investments	0	22	24,883
23 Land and buildings		23	
24 Other assets (describe in Schedule O)		24	
25 **Total assets**	0	25	24,883
26 **Total liabilities** (describe in Schedule O)	0	26	0
27 **Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	0	27	24,883

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 . . ☑

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

What is the organization's primary exempt purpose?
THE GREATER FAYETTEVILLE APARTMENT ASSOCIATION STRIVES TO SERVE ITS MEMBERS BY ENRICHING MULTIFAMILY HOUSING EXPERTISE THROUGH EDUCATION AND PROVIDING SUPPORT USING LEADERSHIP AND RESOURCES, WHILST MAINTAINING OUR COMMITMENT TO THE PROGRESSION OF GREATER FAYETTEVILLE AND ITS NEIGHBORING COMMUNITIES

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

28
See Additional Data Table

(Grants $) If this amount includes foreign grants, check here . . . ▶ ☐ **28a**

29 See Additional Data Table

(Grants $) If this amount includes foreign grants, check here . . . ▶ ☐ **29a**

30 See Additional Data Table

(Grants $) If this amount includes foreign grants, check here . . . ▶ ☐ **30a**

31 Other program services (describe in Schedule O) . . . . . .
(Grants $) If this amount includes foreign grants, check here . . . ▶ ☐ **31a**

32 Total program service expenses (add lines 28a through 31a) . . . . . ▶ **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
CATINA RHINEHART PRESIDENT ELECT	1 00	0	0	0
KRIS KENNEY VENDOR COUNCIL	1 00	0	0	0
ANGELA RAUPP EDUCATION	1 00	0	0	0
JENNIFER PITTMAN EDUCATION	1 00	0	0	0
DOUG REED MEMBERSIP	1 00	0	0	0
BRENDA LEIDHOLDT MEMBERSIP	1 00	0	0	0
NANA BENTSI-ENCHILL PUBLICITY	1 00	0	0	0
ERICA PETERSON GOVERNANCE	1 00	0	0	0
KAREN PERKINS PRESIDENT	1 00	0	0	0
JONATHAN ELLIOT VICE PRESIDENT	1 00	0	0	0
MARY BETH MACKENZIE SECRETARY	1 00	0	0	0
HEATHER GONZALEZ TREASURER	1 00	0	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 . . . . . ☑

			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		No
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		No
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		No
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		
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		No
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		No
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions ▶ 37a 0			
b	Did the organization file **Form 1120-POL** for this year?	37b		
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? . .	38a		No
b	If "Yes," complete Schedule L, Part II and enter the total amount involved . 38b			
39	Section 501(c)(7) organizations Enter			
a	Initiation fees and capital contributions included on line 9 . . . . . 39a			
b	Gross receipts, included on line 9, for public use of club facilities 39b			
40a	Section 501(c)(3) organizations Enter amount of tax imposed on the organization during the year under section 4911 ▶ _____ , section 4912 ▶ _____ , section 4955 ▶ _____			
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	40b		
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 sections4912, 4955, and 4958 ▶ _____			
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	40e		No
41	List the states with which a copy of this return is filed ▶ _____			
42a	The organization's books are in care of ▶ JOY THRASH Telephone no ▶ (910) 580-9056 Located at ▶ PO BOX 25006 FAYETTEVILLE, NC ZIP + 4 ▶ 28306			
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)?	42b		No
	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 U S ?	42c		No
	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 . . . . . ▶ ☐ and enter the amount of tax-exempt interest received or accrued during the tax year . . . . ▶ 43			
			Yes	No
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		No
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		No
c	Did the organization receive any payments for indoor tanning services during the year?	44c		No
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		No
45b	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		

		Yes	No
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	46		No

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 ☐

			Yes	No
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	47		
48	Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	48		
49a	Did the organization make any transfers to an exempt non-charitable related organization?	49a		
b	If "Yes," was the related organization a section 527 organization?	49b		

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

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation

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

Sign Here

****** Signature of officer — 2018-05-11 Date

CATINA RHINEHART PRESIDENT Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☑ if self-employed	PTIN
ROBERT E POOLE II CPA		2018-05-11		P00643466

Firm's name ▶ TRP CPAS PLLC — Firm's EIN ▶ 56-1035259

Firm's address ▶ 2405 ROBESON STREET FAYETTEVILLE, NC 28305 — Phone no (910) 323-3600

May the IRS discuss this return with the preparer shown above? See instructions ▶ ☑ **Yes** ☐ **No**

Additional Data

Software ID:

Software Version:

EIN: 61-1811442

Name: GREATER FAYETTEVILLE APARTMENT ASSOCIATION

Form 990EZ, Part III - Statement of Program Service Accomplishments

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 EDUCATION - THE GFAA PROVIDED EDUCATIONAL MONTHLY LUNCHES TO THE MEMBERS BY BRINGING IN SPEAKERS THAT SPOKE ON TOPICS SUCH FAIR HOUSING, CLOSING TECHNIQUES, AND LEASE EXECUTION/ INDUSTRY LEGAL ISSUES CAM THERE WERE 7 STUDENTS IN CAM EARNING YOUR CAM ALLOWS YOU TO DEMONSTRATE YOUR SKILLS, KNOWLEDGE, AND ABILITY TO MANAGE AN APARTMENT COMMUNITY AND ACHIEVE OWNERS' INVESTMENT GOALS NALP THERE WERE 4 STUDENTS IN NALP BOARD MEMBERS SAT ON THE REVIEW BOARD FOR THE PROJECTS LEASING PROFESSIONALS ARE THE FIRST PEOPLE PROSPECTIVE RESIDENTS MEET,AND OFTEN THEIR ONLY GAUGE OF THE PROPERTY STAFF THIS COURSE IS DESIGNED TO TEACH THESE PROFESSIONAL SKILLS TO HELP THEM BECOME TOP PRODUCERS (Grants $ 0) If this amount includes foreign grants, check here . . . ▶ ☐	**28a**	0

Form 990EZ, Part III - Statement of Program Service Accomplishments

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.)	
29 COMMUNITY OUTREACH - TOURED AT FAYETTEVILLE TECHNICAL COMMUNITY COLLEGE LEARNED ABOUT OPPORTUNITIES OFFERING A 96-HOUR TRAINING COURSE THAT INCLUDES, HVAC, PLUMBING, ELECTRICAL, APPLIANCES, INTERIOR AND EXTERIOR STRUCTURE DISCUSSED APPRENTICE PROGRAM THAT PROVIDES HANDS ON EXPERIENCE AND PRACTICE SANFORD CHAMBER TRADESHOW - PARTICIPATED IN THE SANFORD CHAMBER TRADESHOW IN JUNE TO INFORM OTHER BUSINESSES ABOUT MEMBERSHIP IN GFAA OUR TRADESHOW SHOWCASE FOR ALL OF OUR MEMBER VENDORS AND SUPPLIERS TO SHOW THEIR RELEVANT PRODUCTS AND SERVICES TO OUR APARTMENT COMMUNITY MEMBERS (Grants $ 0) If this amount includes foreign grants, check here . . . ▶ ☐	**29a**	0

Form 990EZ, Part III - Statement of Program Service Accomplishments

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.)	
30 CHARITY - THIS PAST YEAR, THE GFAA CHOSE TO SPONSOR THE LOCAL BOYS AND GIRLS CLUB CHAPTER IN OUR COMMUNITY AS THE CHARITY OF THE YEAR THROUGHOUT THE YEAR, WE SOLD RAFFLE TICKETS FOR PRIZES AND HELD EVENTS IN THEIR HONOR TO RAISE MONEY, HAD A SCHOOL SUPPLY DRIVE TO COLLECT SUPPLIES FOR THE CHILDREN OF THE FACILITY, AND ALSO ANOTHER DRIVE TO COLLECT TOYS AND SPORTS EQUIPMENT TO DONATE FOR CHRISTMAS NET PROCEEDS FROM THESE EVENTS WERE GIVEN TO THE BOYS AND GIRLS CLUB AT THE END OF THE YEAR (Grants $ 0) If this amount includes foreign grants, check here . . . ▶ ☐	**30a**	0

Form 990EZ, Part III - Statement of Program Service Accomplishments

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.)
ADVOCACY - GOVERNANCE MEETING RECAPS AND REVIEWS BYLAWS, AND ALSO INDUSTRY ISSUES IN GOVERNMENT AT STATE AND NATIONAL LEVELS, WORK WITH OFFICIALS ON KEY TOPICS THAT AFFECT MEMBERS IN OUR INDUSTRYAANC LEGISLATIVE DAYS BOARD MEMBERS ATTENDED CONFERENCE HELD IN MAY SEVERAL BOARD MEMBERS ATTENDED THIS 3 DAY EVENT THERE ARE EDUCATIONAL SEMINARS, NETWORKING EVENTS, AND OPPORTUNITIES TO SPEAK TO LEGISLATURES (Grants $ 0) If this amount includes foreign grants, check here . . . ▶ ☐	0

TY 2017 Transfers Personal Benefits Contracts Declaration

Name: GREATER FAYETTEVILLE APARTMENT ASSOCIATION

EIN: 61-1811442

Declaration: THE ORGANIZATION DID NOT, DURING THE YEAR, RECEIVE ANY FUNDS, DIRECTLY,OR INDIRECTLY, TO PAY PREMIUMS ON A PERSONAL BENEFIT CONTRACT.THE ORGANIZATION, DID NOT, DURING THE YEAR, PAY ANY PREMIUMS, DIRECTLY,OR INDIRECTLY, ON A PERSONAL BENEFIT CONTRACT.

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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 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

2017

Open to Public Inspection

Name of the organization
GREATER FAYETTEVILLE APARTMENT ASSOCIATION

Employer identification number
61-1811442

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990-EZ, PART I, LINE 8 - OTHER REVENUE	DESCRIPTION LEASE ROYALTIES AMOUNT 20,427 DESCRIPTION MISCELLANEOUS INCOME AMOUNT 131 TOTAL TO FORM 990-EZ, LINE 8 20,558

990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990-EZ, PART I, LINE 16 - OTHER EXPENSES	DESCRIPTION COMPUTER & SOFTWARE AMOUNT 5,593 DESCRIPTION CHARITABLE CONTRIBUTIONS AM OUNT 3,120 DESCRIPTION TRAVEL AMOUNT 4,146 DESCRIPTION ADMINISTRATIVE EXPENSES AMO UNT 4,133 DESCRIPTION EDUCATIONAL EXPENSES AMOUNT 32,265 DESCRIPTION EVENT EXPENSES AMOUNT 47,000 DESCRIPTION MEMBERSHIP DUES AMOUNT 19,174 DESCRIPTION INSURANCE AM OUNT 677 TOTAL TO FORM 990-EZ, LINE 16 116,108