


Form **990EZ**


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.
Go to www.irs.gov/Form990EZ for the latest information.

OMB No 1545-1150
2018
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

A For the 2018 calendar year, or tax year beginning 01-01-2018 , and ending 12-31-2018

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

C Name of organization
TROUP COUNTY BOARD OF REALTORS INC
Number and street (or P O box, if mail is not delivered to street address) Room/suite
115 BROAD ST
City or town, state or province, country, and ZIP or foreign postal code
LAGRANGE, GA 30240

D Employer identification number
58-1719394
E Telephone number
(706) 884-2600
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: <http://tcbor.com/>

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 **\$ 127,480**

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	7,449
	2	Program service revenue including government fees and contracts	2	9,046
	3	Membership dues and assessments	3	101,370
	4	Investment income	4	103
	5a	Gross amount from sale of assets other than inventory	5c	
	b	Less cost or other basis and sales expenses		
	c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)		
	6	Gaming and fundraising events	6d	4,519
	a	Gross income from gaming (attach Schedule G if greater than \$15,000)		
	b	Gross income from fundraising events (not including \$ 500 of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)		
	c	Less direct expenses from gaming and fundraising events		
Expenses	7a	Gross sales of inventory, less returns and allowances	7c	
	b	Less cost of goods sold		
	c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)		
	8	Other revenue (describe in Schedule O)	8	
	9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	122,487
	10	Grants and similar amounts paid (list in Schedule O)	10	42,160
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	27,538
	13	Professional fees and other payments to independent contractors	13	6,496
	14	Occupancy, rent, utilities, and maintenance	14	13,041
Net Assets	15	Printing, publications, postage, and shipping	15	262
	16	Other expenses (describe in Schedule O)	16	24,400
	17	Total expenses. Add lines 10 through 16	17	113,897
	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	8,590
	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	3,722
	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	12,312

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	46,906	22	26,167
23 Land and buildings		23	
24 Other assets (describe in Schedule O)	59,352	24	84,486
25 Total assets	106,258	25	110,653
26 Total liabilities (describe in Schedule O).	102,536	26	98,341
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	3,722	27	12,312

Part III	Statement of Program Service Accomplishments	Expenses
	(see the instructions for Part III)	(Required for section 501(c)(3) and 501(c)(4) organizations, optional for others)
	Check if the organization used Schedule O to respond to any question in this Part III	
What is the organization's primary exempt purpose?		
THE TROUP COUNTY BOARD OF REALTORS OPERATES AS A LOCAL REALTOR ASSOCIATION AFFILIATED WITH THE GEORGIA ASSOCIATION OF REALTORS (GAR) AND THE NATIONAL ASSOCIATION OF REALTORS (NAR) IT GENERATES FUNDS THROUGH ANNUAL MEMBERSHIP DUES AND UTILIZES THESE FOR MEMBERSHIP EDUCATION,AND TO PROMOTE AND MAINTAIN HIGH STANDARDS OF CONDUCT THROUGH NAR CODE OF ETHICS, FURTHERING THE INTERESTS OF HOME AND OTHER REAL PROPERTY OWNERSHIP, COMMUNITY SERVICE IN THE TROUP CNTY AREA AND MEMBERSHIP IN GAR AND NAR		
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	29a	
(Grants \$)	If this amount includes foreign grants, check here		
30	See Additional Data Table	30a	
(Grants \$)	If this amount includes foreign grants, check here		
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	57,527

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
BEN YATES	1 00	0		
Director				
JAMES POTTS	1 00	0		
Director				
ANGIE COTTON-JONES	1 00	0		
Director				
PATTY MAENHOUDT	3 00	0		
Past President				
TANIA GRIFFIN	5 00	0		
President				
MARIA HARRIS	1 00	0		
Director				
STEVE DANIEL	3 00	0		
President Elect				
ALISA MATHENY	3 00	0		
Treasurer				
JANET FOX	1 00	0		
Director				
JARED JONES	1 00	0		
Director				

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	No
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		
b Did the organization file Form 1120-POL for this year?	37b	No
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	0
b Gross receipts, included on line 9, for public use of club facilities	39b	0
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 sections 4912, 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 ▶ GA		
42a The organization's books are in care of ▶ REGINA ANDREWS Telephone no ▶ (706) 884-2600		
Located at ▶ 115 BROAD ST 250 LAGRANGE , GA ZIP + 4 ▶ 30240		
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 <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	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	No
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	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

Yes

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

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

Yes

No

48

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

48

Yes

No

49a

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

49a

Yes

No

b

If "Yes," was the related organization a section 527 organization?

49b

Yes

No

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
NONE				

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
NONE		

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

STEVE DANIEL, President

Type or print name and title

2019-11-13

Date

Paid Preparer Use Only

Print/Type preparer's name J Wayne Abbott	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN P00012211
Firm's name ▶ ABBOTT AND ASSOCIATES LLC			Firm's EIN ▶ 46-2885424	
Firm's address ▶ 133 MAIN ST LAGRANGE, GA 30240			Phone no. (706) 882-9226	

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

Yes

No

Additional Data

Software ID: 18007218

Software Version: 2018v3.1

EIN: 58-1719394

Name: TROUP COUNTY BOARD OF REALTORS INC

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 TO UNITE THOSE ENGAGED IN THE RECOGNIZED BRANCHES OF THE REAL ESTATE PROFESSION FOR THE PURPOSE OF EXERTING A BENEFICIAL INFLUENCE UPON THE PROFESSION AND RELATED INTERESTS (Grants \$ 3,037) <div>If this amount includes foreign grants, check here . . . <input type="checkbox"/></div>	28a	

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

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29 TO PROMOTE AND MAINTAIN HIGH STANDARDS OF CONDUCT IN THE REAL ESTATE PROFESSION (Grants \$ 53,193) If this amount includes foreign grants, check here . . . <input type="checkbox"/>	29a	

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.)
<div>30</div> <div>TO PROVIDE A UNIFIED MEDIUM FOR REAL ESTATE OWNERS AND THOSE ENGAGED IN THE REAL ESTATE PROFESSION WHEREBY THEIR INTEREST MAY BE SAFEGUARDED AND ADVANCED</div> <div>(Grants \$ 1,297)</div> <div>If this amount includes foreign grants, check here . . . <input type="checkbox"/></div>	<div>30a</div> <div></div>

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury

Name of the organization

TROUP COUNTY BOARD OF REALTORS INC

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.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018

Open to Public Inspection

Employer identification number

58-1719394

990 Schedule O, Supplemental Information

Return Reference	Explanation
Payments to Affiliates 1	Name GEORIGA ASSOCIATION OF REALTOR Purpose of payment MEMBERSHIP DUES TO AFFILIATE Amount \$18466

990 Schedule O, Supplemental Information

Return Reference	Explanation
Payments to Affiliates 2	Name NATIONAL ASSOC OF REALTOR Purpose of payment MEMBERSHIP DUES TO AFFILIATE Amount \$23694

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1001	Advertising and Promotion \$1615

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1002	Office Expenses \$1201

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1003	Information Technology \$3801

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1005	Travel \$487

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1007	Conferences, Conventions, and Meetings \$3803

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1012	Insurance \$450

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 1	QUARTERLY LUNCHEONS \$3037

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 2	CONTRIBUTIONS \$3000

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 3	CONTINUING EDUCATION \$2250

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 4	PROFESSIONAL ACHIEVEMENT \$1980

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 5	GMLS STORE \$1297

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 6	DUES AND SUBSCRIPTIONS \$762

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 7	GIFTS \$280

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 8	MEALS AND ENTERTAINMENT \$257

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Expenses 9	LICENSES & PERMITS \$180

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Assets 1005	Accounts Receivable - Beginning \$58902 Accounts Receivable - Ending \$84486

990 Schedule O, Supplemental Information

Return Reference	Explanation
Other Assets 1011	Prepaid Expenses and Deferred Charges - Beginning \$450 Prepaid Expenses and Deferred Charges - Ending \$0

990 Schedule O, Supplemental Information

Return Reference	Explanation
Total Liabilities 1001	Accounts Payable and Accrued Expenses - Beginning \$1775 Accounts Payable and Accrued Expenses - Ending \$772

990 Schedule O, Supplemental Information

Return Reference	Explanation
Total Liabilities 1003	Deferred Revenue - Beginning \$98852 Deferred Revenue - Ending \$97032

990 Schedule O, Supplemental Information

Return Reference	Explanation
Total Liabilities 1	PAYROLL LIABILITIES - Beginning \$1909 PAYROLL LIABILITIES - Ending \$537