

Form 990-EZ

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)

OMB No. 1545-1150

2018

Department of the Treasury
Internal Revenue Service

- Do not enter social security numbers on this form as it may be made public.
- Go to www.irs.gov/Form990EZ for instructions and the latest information.

Open to Public
Inspection

A For the 2018 calendar year, or tax year beginning

, 2018, and ending

, 20

B Check if applicable

- Address change
- Name change
- Initial return
- Final return/terminated
- Amended return
- Application pending

C Name of organization

TENNESSEE VALLEY ASSOCIATION OF REALTORS, INC

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

61 ASHLI LANE

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

PARIS, TN 38242

D Employer identification number

62-1134749

E Telephone number

(731) 336-7844

F Group Exemption
Number ►H Check ► if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)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)) are \$500,000 or more, file Form 990 instead of Form 990-EZ ► \$ 162,454.

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 2,820.
	2 Program service revenue including government fees and contracts	2
	3 Membership dues and assessments	3 145,845.
	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
Expenses	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)	See Line 8 Stmt.
	9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	► 162,454.
	10 Grants and similar amounts paid (list in Schedule O)	10 2,000.
Net Assets	11 Benefits paid to or for members	11 1,989.
	12 Salaries, other compensation, and employee benefits	12 29,861.
	13 Professional fees and other payments to independent contractors	13 3,750.
	14 Occupancy, rent, utilities, and maintenance	14 12,537.
	15 Printing, publications, postage, and shipping	15 646.
	16 Other expenses (describe in Schedule O)	See Line 16. Stmt.
	17 Total expenses. Add lines 10 through 16	► 131,394.
Net Assets	18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18 31,060.
	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)	19 131,575.
	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	► 162,635.

OJ/Ve

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	64,942.	22 72,741.
23 Land and buildings	64,160.	23 85,917.
24 Other assets (describe in Schedule O)	4,282.	24 5,514.
25 Total assets	133,384.	25 164,172.
26 Total liabilities (describe in Schedule O)	1,809.	26 1,537.
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	131,575.	27 162,635.

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)	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
Amanda Visser				
President	4.00	0.	0.	0.
Kathy Hooten				
President-Elect	4.00	0.	0.	0.
Tom Richter				
Past-President	4.00	0.	0.	0.
Pam Swindell				
Secretary	4.00	0.	0.	0.
Garry Wicker				
Treasurer	4.00	0.	0.	0.
Brian Foster				
Henry County Director	2.00	0.	0.	0.
Casey Drewry				
Carroll County Director	2.00	0.	0.	0.
Shari Kim Dudley				
BENTON COUNTY DIRECTOR	2.00	0.	0.	0.
Wendy Casey				
DIRECTOR AT LARGE	2.00	0.	0.	0.
Kevin Stepp				
DIRECTOR AT LARGE	2.00	0.	0.	0.
Linda Frantom				
ALTERNATE STATE DIRECTOR	1.00	0.	0.	0.
Jennifer Owen				
Executive Officer	40.00	27,700.	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	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	37a	
b Did the organization file Form 1120-POL for this year?	37b	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?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved	38b	
39 Section 501(c)(7) organizations. Enter:	39a	
a Initiation fees and capital contributions included on line 9	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 ►	40b	
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	40c	
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	40d	
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization	40e	X
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	Telephone no. ► (731) 336-7844	
	ZIP + 4 ► 38242	
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)? 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).	42b	X
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 ►	42c	X
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	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

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."		

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 JENNIFER OWEN, EXECUTIVE OFFICER	05/09/2019 Date
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Paid Preparer Use Only	Print/Type preparer's name C. RICHARD PHEBUS	Preparer's signature C. RICHARD PHEBUS	Date 05/09/2019	Check <input checked="" type="checkbox"/> if self-employed	PTIN 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.
- Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2018**Open to Public
Inspection**

Name of the organization

TENNESSEE VALLEY ASSOCIATION OF REALTORS, INC

Employer identification number

62-1134749

Pt I, Line 8:

Description: MISCELLANEOUS FEES \$275

Description: ADVERTISING INCOME \$3,440

Description: OTHER REIMBURSEMENTS \$256

Description: INSURANCE REFUNDS \$6,348

Description: CONTINUING EDUCATION FEES \$3,470

Pt I, Line 10:

Description: SCHOLARSHIPS FOR STUDENTS IN AT AREA COLLEGES

Class of activity: SCHOLARSHIPS

Grantee's name: PAID TO AREA COLLEGES ON

Grantee's address: BEHALF OF QUALIFYING STUDENTS 2 SCHOLARSHIPS

Grantee's relationship: NONE

Amount given: \$2,000

Pt I, Line 16:

Description: Chamber of Commerce Dues \$349

Description: Travel Expense-Officer/Board Members \$13,911

Description: Christmas Luncheon \$428

Description: RPAC Dues \$460

Description: Tenn Association of Realtors Dues \$15,108

Description:-National-Association-of-Realtors-Dues-\$19,-739

Description: Muliple Listing Service Fees \$23,864

Description: Awards Luncheon \$1,295

Description: PUBLIC RELATIONS \$1,046

Description: Depreciation \$3,732

Description: Other Expense \$679

Name of the organization

TENNESSEE VALLEY ASSOCIATION OF REALTORS, INC

Employer identification number

62-1134749

Pt II, Line 24:

Description: EQUIPMENT Beginning of Year: \$4,282 End of Year: \$5,514

Pt II, Line 26:

Description: PAYROLL TAXES Beginning of Year: \$1,809 End of Year: \$1,537