NARPM™
National Association of Residential Property Managers

CHAPTER COMPLIANCE 2025
DUE DECEMBER 1, 2025

S003 CALIFORNIA STATE CHAPTER

Congratulations! Your NARPM 2025 Chapter Compliance Application form has been approved!

The chapter has met all recertification requirements and is fully certified.

Levels of Chapter Recertification

Full recertification
The chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified chapters are eligible for Chapter Excellence Awards. Once recertified, an email will be sent.

Chapter in Review (Amended 2022)
Should the Chapter submittal display lack of submission of any items on the certificate of compliance. Chapters will have six (6) months from compliance deadline to restore their certification. NARPM® Board of Directors must confirm that a Chapter can be taken off Chapter in Review status.

A Chapter will be placed in **Chapter in Review/Conditional Compliance** if documents are not submitted by compliance deadline. Members of the chapter will not be notified when a Chapter is placed in conditional compliance. The chapter must meet the chapter compliance deadline for the following year.

De-certification
De-certification must be preceded by a period of Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM Board of Directors must approve all de-certification of chapters.

Wednesday, November 26, 2025

All NARPM Chapters must complete a Chapter compliance recertification form annually. Only fully certified Chapters are eligible for Chapter Excellence Awards, Chapter grants and Chapter incentives.

The compliance certification requirements were developed to maintain fair, specific procedural standards for the Chapters and to protect the legal accountability of the Chapter. The NARPM® Board of Directors determines each Chapter's compliance recertification status after consideration of recommendations submitted by the NARPM Chapter Support Manager.

Levels of Chapter Recertification

Full recertification

The Chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified Chapters are eligible for Chapter Excellence Awards, Chapter grants and Chapter incentives. Once recertified, an email will be sent.

Conditional Compliance/Chapter in Review

If documents are not submitted by compliance deadline, Members of the Chapter will be notified when a Chapter is placed in Conditional Compliance/Chapter in Review. The Chapter must meet full recertification by the Chapter compliance deadline for the following year.

De-certification

De-certification must be preceded by a period of Conditional Compliance/Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM's Board of Directors must approve all de-certifications of Chapters.

A timeline was established for Chapter Recertification:

December 1 - DEADLINE to submit Chapter Compliance Certification to NARPM staff. Compliance status update of Chapters will be provided to the NARPM National Board of Directors.

February 1 - March 31 – NARPM Chapter Support Manager works with Chapters to get Chapter certifications completed and turned in. An updated list of Chapters in conditional compliance/Chapter in review status will be sent to the NARPM National Board of Directors regularly.

Beginning in April - A list of Chapters in conditional compliance/Chapter in review status will be included in Highlights to members.

Beginning of May - Email from NARPM National President to members of all Chapters who have not responded to Chapter certification notifying them the Chapter is in Conditional Compliance/Chapter in Review status.

June Board Meeting - Chapters are decertified, and all respective Chapter Members are notified by email with a list of all current NARPM Chapters and they are placed as At-Large Members until such time they choose another Chapter.

Chapter Name	California State
Name of person submitting Chapter Compliance documents	Michael Braddon
Email	michael@orionmrinc.com
1. Has your Chapter made any changes to your bylaws since last year's compliance submission?	YES
File Upload - If yes, please upload bylaws here.	PDF S003 California State NARPM Bylaws ... .pdf
2. Has your Chapter made any changes to your Articles of Incorporation since last year's compliance submission?	NO
File Upload - If yes, please upload Articles of Incorporation here.	PDF Cal_NARPM_Articles_of_Incorporatio... .pdf
3. File Upload - 2025 Proof of Current State with Chapter's State (State Corporation Filings)	PDF CALNARPM CA Secretary of State - G... .pdf
4. File Upload - 2024 Chapter Tax Return	PDF CAL-NARPM - 2024 Tax Returns.pdf
7. How many 2025 Chapter Leader Calls, hosted by RVPs, did the Chapter President, or their representative, participate in?	2

8. How many Membership Meetings did your Chapter hold in 2025?

4

9. How many Board of Directors/Executive Committee Meetings were held in 2025?

4

10. File Upload - 2026 Chapter Leadership Names

CALNARPM Bio BOD July 2025 - June... .pdf

ARTICLES OF INCORPORATION

OF

California State Chapter of National Association of Residential Property Managers

I.

The name of the corporation is California State Chapter of National Association of Residential Property Managers.

II.

A. This corporation is a nonprofit MUTUAL BENEFIT CORPORATION organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law.

B. The specific purpose of this corporation is to be the state chapter of a trade organization for residential property managers for the purposes of providing public information and education about our industry. We subscribe to a code of ethics for the public good.

III.

The name and address in the State of California of this corporation's initial agent for service of process is:

Name: Legalzoom.com, Inc.

IV.

Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities, or exercise any powers that are not in furtherance of the specific purpose of this corporation.

V.

A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

VI.

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the date below.

Date: October 5, 2004

LegalZoom.com, Inc., Incorporator

By: Cindy Ly

Cindy Ly, Assistant Secretary

OFFICE OF THE SECRETARY OF STATE

Bylaws of
The California State Chapter of
The National Association of Residential Property Managers
(CALNARPM)
Updated April 2025

ARTICLE I: Name, Purposes, Powers and Definitions

Section A: Name

The name of this organization shall be the **CALNARPM** State Chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the State Chapter.

Section B: Purpose

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in the state of California.
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote the education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the state of California.

Section C: Powers

The Chapter may exercise all powers granted to it as a corporation organized under the non-profit corporation laws of the State of California.

1 The Chapter shall be subject to all rules, regulations, ethics, and standards and bylaws of the National Association of Residential Property Managers, Inc.

2 Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as NARPM National.

Section D: This Chapter's geographical definition shall be the state of California

ARTICLE II: Membership

NARPM Members must be members of NARPM National before joining the State Chapter. This does not apply to state affiliate members.

Membership categories are defined as:

Section A: NARPM® Member

A NARPM Member shall be an individual actively engaged in the professional delivery of residential management services. This individual must follow their specific state regulatory licensing law and have completed a course of instruction covering the NARPM Code of Ethics.

A NARPM Member may also be an employee of a company, a property owner, or an investor, who handles any aspect of the professional delivery of residential management services. This individual must follow their specific state regulatory licensing law and have completed a course of instruction covering the NARPM Code of Ethics.

Section B: Associate Member

An Associate Member classification, after January 1, 2021, will no longer be granted to members of NARPM. The grandfathered members shall have met the criteria as outlined in Section A of this Article but have not met the course of instruction covering the NARPM Code of Ethics.

An Associate Member cannot hold the RMP® and/or MPM® designation, any certification, or hold elective office as they have not completed the mandatory Ethics class.

Section C: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership or suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote. However, affiliate members **can** be a chairperson and **can** serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter **shall not** recognize all NARPM® National Affiliate Members as Affiliate Members of this State Chapter.

Section D: Honorary Member

Honorary membership shall be bestowed upon individuals who are recommended by the Chapter board of directors and have rendered distinguished service to the Chapter or to the profession of property management. Honorary members shall pay no dues or other assessments to the Chapter and shall be eligible to participate in the usual activities of the Chapter, except they shall be ineligible to vote, hold office or serve as a member of the executive committee.

Section E: Life Member

Life members shall be all national past Presidents of NARPM®. Life membership will begin as the President’s term is completed. Dues will be waived for Life members.

Other members who qualify may apply for Life Member as outlined in the national bylaws and complete the approved application.

Life Members shall not pay dues and are strongly encouraged to complete a course of instruction covering the NARPM® Code of Ethics. They shall be eligible to participate in the usual activities of the Association and its Committees and are eligible to vote and hold office.

- All Past Presidents shall be deemed Life NARPM Members of the Association
- Shall be bestowed upon individuals who have retired from the property management business and, in the opinion of the Board of Directors, have rendered, or continue to render, distinguished service to the Association or the property management profession. An application to the NARPM® National Board of Directors must be approved in order to hold this membership type.

Section F: Company Membership

Company Membership is offered to the responsible individual of the company. In order to hold Company Membership, the company must have four (4) NARPM Members. Additional NARPM Members and Associate Members may register under the company for an additional fee. Membership categories under the Company will follow the same eligibility and requirements as outlined above.

Section G: Application by NARPM Members or Associate Members:

1 Acceptance into membership: An applicant for membership in a State Chapter shall first be a member of NARPM National. A member of NARPM National may be a member of more than one Chapter as long as that member meets all requirements for each Chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a NARPM Member.

2 Vote: Voting members shall be eligible to vote at the annual meeting of the State Chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

ARTICLE III: Suspension, Termination and Resignation of Membership

Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in State Chapter matters for a period of time designated by these or NARPM National bylaws or, where such discretion is authorized by NARPM National, for anyone of the following reasons:

1 Suspension of membership: Suspension of membership for reasons stated in the bylaws of NARPM National.

2 By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the State Chapter and NARPM National.

1. Resignation:

   a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the **CALNARPM** and NARPM National, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of State Chapter or national association dues shall be made for any reason.

   b. Affiliate member may resign at any time by forwarding a letter stating such intent to the State Chapter. The letter shall indicate the date on which the resignation is effective. No refund of State Chapter or national association dues shall be made for any reason.

2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual State Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.

3. Delinquency in Payments: Any member failing to pay sums due to NARPM National within 30 calendar days of an invoice due date shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.

4 Code of Ethics Violations: By notification from NARPM National to the State Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

Section C: Transferring in a Company membership: (OPTIONAL)

The use of Company membership will enable the transfer of memberships to other people in their company. In order to transfer membership, proof of termination from the licensing division, showing evidence that the person has left the firm, is required. For states where licensing is not required, other proof of termination must be submitted.

Section D: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1 Upon request, if such request is received during the calendar year during which a resignation occurred.
2 Upon request, provided that all financial indebtedness incurred has been paid and is current.
3 After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of NARPM National.
4 Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

ARTICLE IV: Executive Committee/Board of Directors

Section A: Responsibilities

The State Chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the State Chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of NARPM National. Such management responsibilities shall include, but not be limited to:

1 Establishing and implementing an organization framework for the State Chapter.

2 Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of NARPM National or their intent. Changes to the bylaws must be submitted to the board of directors of NARPM National for approval.

3 Establishing annual State Chapter dues, application fees and special assessments.

4 Establishing new committees and dissolving existing committees.

Section B: The Executive Committee

All State Chapter executive committee members should faithfully attend all State Chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of 5 officers as follows:

1. President: The president shall:

a. Be the chief executive officer of the State Chapter.
b. Preside at all meetings of the State Chapter.
c. Act as an alternate signatory for funds withdrawn from the State Chapter account(s).
d. Sign all legal documents.
e. Undertake responsibility for such other activities as deemed appropriate by the committee.
f. Shall ensure the completion of all documentation required by NARPM National.
g. Serve a term of one year commencing with the beginning of the **CALNARPM fiscal year (July 1 – June 30)**.
h. Must be a NARPM Member of the State Chapter and an active member of NARPM National.
i. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers.

2. President-Elect: The president-elect shall:

a. Act as an alternate signatory for funds to be withdrawn from the State Chapter account(s).
b. Fulfill the responsibilities of the president during their absence.
c. Replace the president at the end of the fiscal year.
d. Automatically accede to the presidency during a **CALNARPM fiscal year (July 1 – June 30)** year when the presidency becomes vacant.
e. Undertake other activities as are deemed appropriate by the president.

f. Serve a term of one year commencing with the beginning of the **CALNARPM fiscal year (July 1 – June 30)**.
g. Must be a NARPM Member of the State Chapter and an active member of NARPM National.
h. Notify all State Chapter members of upcoming meetings
i. Coordinate speakers and lecturers that are relevant to the residential industry for State Chapter meetings.
j. Undertake responsibility for such other activities as deemed appropriate by the committee.
k. Oversee the submission of State Chapter reports including Chapter Excellence submission
l. Must attend the annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend.

3. Secretary: The secretary shall:

a. Maintain current State Chapter membership records to coincide with NARPM National's membership database.
b. Record, maintain and distribute minutes of all regular and special meetings of the · committee as appropriate.
c. File all federal, state and local reports as needed.
d. Undertake responsibility for such other activities as deemed appropriate by the committee.
e. Serve a term of one year commencing with the beginning of the **CALNARPM fiscal year (July 1 – June 30)**.
f. Must be a NARPM Member of the State Chapter and an active member of NARPM National.
g. Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President-Elect is unable to attend.

4. Treasurer: The treasurer shall:

a. Be a signatory for all funds withdrawn from State Chapter account(s).
b. Distribute annual renewal notices for State Chapter dues and special assessments.
c. Deposit all funds into a federally insured financial institution.
d. Prepare a financial report for the committee upon request.
e. Prepare an end-of-fiscal year report for NARPM National.
f. File tax and other financial reports with the appropriate government agencies.
g. Undertake responsibility for other such activities as deemed appropriate by the committee.
h. Serve a term of one year commencing with the beginning of the **CALNARPM fiscal year (July 1 – June 30)**.
i. Must be a NARPM Member of the State Chapter and an active member of NARPM National.

5. Past President

a. Shall serve as Chair of the Nominating Committee
b. Undertake responsibilities as assigned by the President
c. Serve a term of one year commencing with the beginning of the **CALNARPM fiscal year (July 1 – June 30)**.

d. Review State Chapter Bylaws with president to recommend amendments as needed.
e. Must be a NARPM Member of the State Chapter and an active member of NARPM National.

Section C: Board of Directors

The Board of Directors shall be comprised of the President; President-Elect; Secretary; Treasurer; Past President; along with one (1) Director per each Local Chapter in the state who will be appointed by the local Chapter leadership. One (1) at large director, whose term shall be two years, shall be appointed from an unassigned area of **California** and will go through the nomination process. If a Chapter does not submit a candidate for the director position, the nominating committee shall recommend a state Chapter member to fill the position.

ARTICLE V: Eligibility, Nominations, Elections, Terms of Office and Vacancies

Section A: Eligibility

To be eligible to serve as a Chapter officer, an individual shall be a member in good standing with both the Chapter and NARPM National. Furthermore, the Chapter member must be willing to fulfill the duties of the office to which the member is elected, including those duties relating to NARPM National.

Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from Chapter members at least thirty (30) days prior to the end of the election. Nominations shall be done in two ways:

a. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the NARPM members who belong to the state Chapter and NARPM National.

b. Face-to-Face Elections: Any member who is qualified and present during the electoral process can be nominated. If the Chapter holds electronic elections, they shall not allow nominations from the floor of the Chapter meeting.

Section C: Elections

Elections shall be conducted **no later than the June Chapter meeting, or electronically no later than the month of June**, if approved by the Chapter executive committee, **prior to the end of the CALNARPM fiscal year**.

1 Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the president-elect or any other Chapter member provided that member is not a nominee.

2 Nominating Committee -The immediate past president shall serve as chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the **CALNARPM** State Executive Committee and presented to the membership for final vote.

3 Uncontested Offices: The presiding authority shall identify to the membership those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.

4 Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the Chapter meeting, or electronically if approved by the Chapter executive committee. The nominee receiving a simple majority shall be elected to the position.

5 If the Chapter holds electronic elections, they shall not allow nominations from the floor of the Chapter meeting. If electronic elections take place Write-In Candidates must be solicited. Qualified write-in candidates shall be added to the slate if said candidates' names are presented in writing to the Nominating Committee thirty (30) days before the election, accompanied by the signatures of five percent (5%) of the NARPM members in good standing recommending the candidates for a director or for an officer position.

Section D: Term of Office

An officer's term of office shall commence with the beginning of the **CALNARPM fiscal yar (July 1 – June 30)** and conclude at the end of the same.

Section E: Vacancy

An office shall be declared vacant when an officer:

1 Resigns that office through written notification to the president or the secretary.

2 Is no longer eligible for membership in the Chapter or NARPM National.

3 Is no longer capable of fulfilling duties of the office involved.

Section F: Filling a Vacated Office

In the event that the position of president is vacated, the president-elect shall automatically fill that position and shall continue to serve as both president and president-elect. In the case of other officers, a vacated office shall be filled:

1 When: When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.

2 Procedure: By an individual nominated and approved by the executive committee to fill the remaining year of the term. At the next election, the remainder of the term for the office must be filled through the nominations process.

ARTICLE VI: Meetings, Locations and Majority Rules

Section A: The executive committee shall meet with the same frequency as the Chapter meetings, or at a time approved by the Chapter executive committee, which must be no fewer than four (4) meetings annually.

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by electronic, email, or regular letter mailed to each member of the committee.

2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.

3. Electronic Meetings: If approved by the Chapter executive committee, meetings can be held electronically in order to conduct the business of the Chapter.

Section B: Location

All meetings of the Chapter shall be held within the geographic definition of the Chapter. All meetings of the executive committee shall be held within the geographic definition of the Chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.

Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.

2. Quorum: A quorum to conduct business by the members shall be 10% of the members eligible to vote at a regularly scheduled meeting. A Chapter event can be held without a quorum but no business can be conducted.

Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

ARTICLE VII: Committees

Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of NARPM National, the chairpersons and members of all sub-committees shall be appointed by the president with the advice and consent of the executive committee.

Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No sub-committee may take any action on behalf of or representative of the Chapter unless specifically authorized by the executive committee.

Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve sub-committees according to the needs of the Chapter.

The Affiliate Chair shall:

a) Attend all Chapter committee meetings. Invite and welcome the participation of quality affiliate members in the Chapter organization.
b) Arrange for spotlights of affiliate members in the Chapter publications.
c) Coordinate affiliates to participate in state Chapter trade shows and events.
d) Encourage the affiliates to financially participate with sponsorship of Chapter events. Leverage discounts to members from qualified affiliate members.
e) Participate in establishing affiliate members' dues during annual budget process.
f) Must be a Member of the Chapter

The Certification Chair shall:

a) Attend all Chapter committee meetings.
b) Promote and convey to members and potential members the importance, value and benefits of NARPM
c) NARPM® classes and designations.
d) Coordinate with local Chapter's education chairpersons to offer designation classes.
e) Must be a NARPM Member of the Chapter (Optional)

The Education Chair shall:

a) Attend all Chapter committee meetings.
b) Conduct regular member surveys to determine the educational needs of the members.
c) Work closely with the Chapter President to select and arrange for educational topics, speakers and membership activities as conveyed by regular membership survey results.
d) Assist the State Conference Committee Chair to secure speakers and instructors subject to the budgeted amount for state Chapter events and with continuing education credits if possible.
e) Renew continuing education credit certification with the state as required.
f) Must be a NARPM Member of the Chapter (Optional)

The Legislative Chair shall:

a) Attend all Chapter committee meetings.
b) Be the focal point for the legislative related topics and issues for the Chapter.
c) Keep abreast of state laws and ordinances that impact members in the Chapter.
d) Develop relationships with the state Association of Realtors and state apartment associations to coordinate lobbying and promotion of shared legislative amendments for the mutual benefit of the property management industry.
e) Subscribe to newsletters and monitor for activities which impact Chapter membership, share insights through the Marketing Chair for distribution to the Chapter.
f) Must be a NARPM Member of the Chapter (Optional)

The Marketing/Communications Chair shall:

a) Promote Chapter events and communication with members and prospective members.
b) Prepare and publish a regularly scheduled newsletter for distribution at Chapter meetings.
c) Post provided information to the Chapter website,
d) Post and promote Chapter Facebook page
e) Be responsible to update web site, newsletters and social media with Chapter events.

f) Must be a NARPM Member of the Chapter. Note: A co-chair may assist the Chair who is not required to be a NARPM Member of the Chapter, e.g. a social media coordinator. (Optional)

The Membership Chair shall:

a) Attend all Chapter committee meetings.
b) Invite and welcome the participation of prospective members in the Chapter.
c) Maintain current membership records to coincide with the National NARPM® online database
d) Review and contact new members and members at large to assign to local Chapters as applicable.
e) Present report at board meetings of current membership in the Chapter.
f) Promote membership through networking.
g) Must be a NARPM Member of the Chapter (Optional)

The State Conference Committee Chair shall:

a) Attend all Chapter committee meetings.
b) Secure a venue with Banquet Event Order and Contract with the approval of the Executive Committee
c) Secure speakers and instructors for the annual State Chapter conference.
d) Assign sub-committee members to assist with organization and flow of the conference.
e) Report updates monthly to the Executive Committee and Board.
f) Chair the conference along with committee member's assistance.
g) Perform post conference survey and report results to the Executive Committee and Board

ARTICLE VIII: Code of Ethics & Standards of Professionalism.

The Code of Ethics and Standards of Professionalism shall be approved by the National NARPM Board of Directors.

As a condition of membership all NARPM Members must complete a NARPM® Code of Ethics training. Each NARPM Member is required to complete a NARPM® approved ethics training within ninety (90) days of making application.

Failure to satisfy this requirement within ninety (90) days of making application to the association will result in the membership of the Conditional Member being suspended. If a Conditional Member has not taken the new member ethics class during their first year (12 months) of application, they will be terminated and will need to reapply for new membership.

Section A. Acknowledgment:

Each applicant for membership in the Association shall read and be familiar with the Association Code of Ethics and Standards of Professionalism. Continual adherence to the Code is mandatory for membership in the Association. NARPM® Members shall have successfully completed a course of instruction on the NARPM® Code of Ethics.

Section B: Chapter Charter

A Chapter Charter is granted by the National Association of Residential Property Managers, Inc, only upon the acknowledgment that the Chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.

2. Be Unopposed to Application: By receipt of the Chapter Charter, the Chapter does hereby formally agree to not take any legal action(s) against NARPM National, its officer(s), director(s), committee chairperson(s), committee member(s) or the Chapter, its officer(s), sub-committee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of NARPM National taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

Section C.: Enforcement

It is the duty of the President of the Chapter to report all potential violations to national association's Code of Ethics and Standards of Professionalism to NARPM National's Corporate Secretary/Chief Executive Officer.

ARTICLE IX: Financial Considerations

Section A: **CALNARPM fiscal year (July 1 – June 30)**

The Chapter's financial year shall be a **CALNARPM fiscal year (July 1 – June 30)**.

Section B: Chapter Dues

The Chapter may charge annual and pro-rated dues, as outlined below:

1 Payable: Dues for Chapters are payable no later than January 1 of each year.

2 Non-payment of Dues: Failure to pay the annual Chapter dues **within 120 days** after the first day of the year shall result in automatic termination of Chapter membership unless there are extenuating circumstances.

3 Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.

4 Affiliate dues: The amount of Chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The Chapter **will not** charge dues to National Affiliate members.

5 Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its Chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the Chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any **CALNARPM fiscal year (July 1 – June 30)**.

Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each **CALNARPM fiscal year (July 1 – June 30)** year. The budget shall not exceed the Chapter's ability
to pay the same and shall be approved by the **CALNARPM** State Executive Committee or Board of Directors.

Section E: Non-Binding

The Chapter shall not have any authority to financially obligate or bind the National Association of Residential Property Managers, Inc., for any reason.

ARTICLE X: Proposals and Procedures for Amending

Section A: Proposals

Amendments to these bylaws may be proposed by any Chapter member or board of director of the National Association of Residential Property Managers, Inc., at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a sub-committee created and/or assigned for that purpose as appointed by the president.

Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the National Association of Residential Property Managers, Inc., prior to their implementation or adoption by the Chapter and a final copy of these bylaws are to remain on file at the national office.

ARTICLE XI: Miscellaneous

Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability or effect of the remainder of these bylaws.

Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

Section C: Hold Harmless and Indemnify

The Chapter shall hold harmless and indemnify members of the executive committee, officer(s), sub-committee chairperson(s) and sub-committee members, as well as NARPM National, its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

Section D: State Laws

These bylaws may be amended to conform and comply with the laws, statues, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by California state law, the **California** State Chapter shall notify NARPM National of said amendments, but no further action will be required.

Section E. Sexual Harassment

The National Association of Residential Property Managers (NARPM) has adopted a zero-tolerance policy toward discrimination and all forms of unlawful harassment, including but not limited to sexual harassment. This zero-tolerance policy means that no form of unlawful discriminatory or harassing conduct by or towards any employee, member, vendor, or other person in our workplace and at our events/meetings will be tolerated.

NARPM is committed to enforcing its policy at all levels within the Association. Any officer, director, volunteer, member, or employee who engages in prohibited discrimination or harassment will be subject to discipline, up to and including immediate discharge from employment or dismissal from the association.

Reporting Without Fear of Retaliation: No Association member will be retaliated against for reporting harassment. This no-retaliation policy applies whether a good faith complaint of harassment is well founded or ultimately determined to be unfounded. No Association officer, director, volunteer, or member is authorized, or permitted, to retaliate or to take any adverse action whatsoever against anyone for reporting unlawful harassment, or for opposing any other discriminatory practice.

Section E: Dissolution

Should the membership vote by majority to dissolve the operations of the **CALNARPM**, State Chapter, all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

ADOPTION OF BYLAWS

We, the undersigned, are all of the members of the Executive Committee and board of directors of this corporation, and we consent to, and hereby do, adopt the foregoing Bylaws, consisting of 14 preceding pages, as the Bylaws of this corporation.

DATE: 5/14/2025

DocuSigned by:
Chris Matteucci
AE74AC1CB3A0444... 5/14/2025

Signed by:
6021744717964CE... 5/14/2025

DocuSigned by:
Michael Braddon
4BAAFC07626B44F... 5/14/2025

CERTIFICATE OF THE SECRETARY

I certify that I am the duly elected and acting Secretary of the California State Chapter of the National Association of Residential Property Managers, a California nonprofit mutual benefit corporation; that these Bylaws, consisting of 16 pages (including the signature page for the Executive Committee members, but not including this Certificate), are the Bylaws of this corporation, approved and adopted by the Executive Committee on 5/14/2025; and that these Bylaws have not been amended or modified since that date.

Executed on 5/14/2025 **via DocuSign**..

Signed by:

Karen Jordan

9CFEC3CA91FD4EF...

Secretary

California
Secretary of State

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CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (2706445)

Request Certificate

Initial Filing Date	10/06/2004
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Mutual Benefit
Principal Address	1210 28TH STREET SAN DIEGO, CA 92102
Mailing Address	1210 28TH STREET SAN DIEGO,CA92102
Statement of Info Due Date	10/31/2026
Agent	Individual Michael Braddon 1210 28TH STREET SAN DIEGO, CA 92102

View History

Request Access

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031
858-566-8020 Work 858-695-7953 Fax
vladimir@crtaxcpa.com

California State Chapter of
National Association of Residential
c/o Michael Braddon
1210 28th St
San Diego, CA 92102

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031
858-566-8020 Office 858-695-7953 Fax

October 29, 2025

CONFIDENTIAL

California State Chapter of
National Association of Residential
1210 28th St
San Diego, CA 92102

Dear Michael:

We have prepared the following returns from information provided by you without verification or audit.

Return of Organization Exempt From Income Tax (Form 990)
California Exempt Organization Annual Information Return (Form 199)

We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached are instructions for signing and filing each return. Please follow those instructions carefully.

Enclosed is any material you furnished for use in preparing the returns. If the returns are examined, requests may be made for supporting documentation. Therefore, we recommend that you retain all pertinent records for at least seven years.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

CAREY & RAICEVIC CPAs, INC.

Filing Instructions

California State Chapter of National Association of Residential

Exempt Organization Tax Return

Taxable Year Ended December 31, 2024

Date Due: November 17, 2025

Remittance: None is required. Your Form 990 for the tax year ended 12/31/24 shows no balance due.

Signature: You are using a Personal Identification Number (PIN) for signing your return electronically. Form 8879-TE, IRS *e-file* Signature Authorization for an Exempt Organization should be signed and dated by an authorized officer of the organization and returned to:

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031

Important: **Your return will not be filed with the IRS until the signed Form 8879-TE has been received by this office.**

Other: Your return is being filed electronically with the IRS and is not required to be mailed. If you Mail a paper copy of your return to the IRS it will delay the processing of your return.

Form **8879-TE**

Department of the Treasury
Internal Revenue Service

IRS E-file Signature Authorization for a Tax Exempt Entity

For calendar year 2024, or fiscal year beginning ...., 2024, and ending ...., 20 ......

Do not send to the IRS. Keep for your records.
Go to *www.irs.gov/Form8879TE* for the latest information.

OMB No. 1545-0047

2024

Name of filer: CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL

EIN or SSN: 20-1862735

Name and title of officer or person subject to tax: MICHAEL BRADDON, CFO

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line **1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a,** or **10a** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b,** or **10b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than one line in Part I.

1a	**Form 990** check here	X	**b** **Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	**1b**	281,202
2a	**Form 990-EZ** check here		**b** **Total revenue,** if any (Form 990-EZ, line 9)	**2b**	
3a	**Form 1120-POL** check here		**b** **Total tax** (Form 1120-POL, line 22)	**3b**	
4a	**Form 990-PF** check here		**b** **Tax based on investment income** (Form 990-PF, Part V, line 5)	**4b**	
5a	**Form 8868** check here		**b** **Balance due** (Form 8868, line 3c)	**5b**	
6a	**Form 990-T** check here		**b** **Total tax** (Form 990-T, Part III, line 4)	**6b**	
7a	**Form 4720** check here		**b** **Total tax** (Form 4720, Part III, line 1)	**7b**	
8a	**Form 5227** check here		**b** **FMV of assets at end of tax year** (Form 5227, Item D)	**8b**	
9a	**Form 5330** check here		**b** **Tax due** (Form 5330, Part II, line 19)	**9b**	
10a	**Form 8038-CP** check here		**b** **Amount of credit payment requested** (Form 8038-CP, Part III, line 22)	**10b**	

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that [X] I am an officer of the above entity or [ ] I am a person subject to tax with respect to (name of entity) ______________________, (EIN) ____________ and that I have examined a copy of the 2024 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

[X] I authorize CAREY & RAICEVIC CPAS, INC. (**ERO firm name**) to enter my PIN 62735 (**Enter five numbers, but do not enter all zeros**) as my signature on the tax year 2024 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[ ] As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2024 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax ______________________ Date 10/29/25

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 30534891538

Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2024 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature VLADIMIR RAICEVIC, CPA Date 10/29/25

ERO Must Retain This Form — See Instructions

Do Not Submit This Form to the IRS Unless Requested To Do So

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 private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2024
Open to Public Inspection

A For the 2024 calendar year, or tax year beginning , and ending

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

C Name of organization: CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL

Doing business as

Number and street (or P.O. box if mail is not delivered to street address): 1210 28TH ST — Room/suite

City or town, state or province, country, and ZIP or foreign postal code: SAN DIEGO CA 92102

D Employer identification number: 20-1862735

E Telephone number: 619-992-3196

G Gross receipts $ 281,202

F Name and address of principal officer:
CHRIS MATTEUCCI
1210 28TH STREET
SAN DIEGO CA 92102-2206

H(a) Is this a group return for subordinates? [ ] Yes [X] No

H(b) Are all subordinates included? [ ] Yes [ ] No
If "No," attach a list. See instructions

H(c) Group exemption number

I Tax-exempt status: [ ] 501(c)(3) [X] 501(c) (6) (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: WWW.NARPMCALIFORNIA.ORG

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other

L Year of formation: 2004 **M** State of legal domicile: CA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities:
SEE SCHEDULE O

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	190
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	186
5	Total number of individuals employed in calendar year 2024 (Part V, line 2a)	5	0
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)		0
	9	Program service revenue (Part VIII, line 2g)	174,762	281,202
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)		0
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
	12	Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	174,762	281,202
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)		0
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) 0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	144,049	233,166
	18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	144,049	233,166
	19	Revenue less expenses. Subtract line 18 from line 12	30,713	48,036
			Beginning of Current Year	**End of Year**
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	73,930	121,966
	21	Total liabilities (Part X, line 26)	0	0
	22	Net assets or fund balances. Subtract line 21 from line 20	73,930	121,966

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

Signature of officer — Date

MICHAEL BRADDON CFO

Type or print name and title

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
VLADIMIR RAICEVIC, CPA	VLADIMIR RAICEVIC, CPA	10/29/25		P00091538

Firm's name: CAREY & RAICEVIC CPAS, INC. — Firm's EIN: 20-3521071

Firm's address: 9939 HIBERT ST., SUITE 206, SAN DIEGO, CA 92131-1031 — Phone no. 858-566-8020

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [ ] No

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III .... [X]

1 Briefly describe the organization's mission:

SEE SCHEDULE O

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 [X] 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 [X] 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 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 $)

CALNARPM CALIFORNIA CONFERENCE WITH WORKSHOPS AND PANEL PRESENTATIONS FOR OVER 190 RESIDENTIAL PROPERTY MANAGERS.

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

N/A

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

N/A

4d Other program services (Describe on 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		X
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	2		X
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		X
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 Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
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		X
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		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; 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		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
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, line 10? *If "Yes," complete Schedule D, Part VI*	11a		X
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		X
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		X
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		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e		X
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		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a		X
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 and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
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, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
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.* See instructions	17		X
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		X
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		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 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		X
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 lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
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), 501(c)(4), and 501(c)(29) 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	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
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		X
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		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, 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		
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		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

					Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0			
b	Enter the number of Forms W-2G included on 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		X

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

				Yes	No
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 0			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		2b		
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*		3b		
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, securities account, or other financial account)?		4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		X
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 as charitable contributions?		6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
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.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		
b	Did the sponsoring 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:** See the instructions for additional information the organization must report on Schedule O.		13a		
b	Enter the 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 amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*		14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.		15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		16		X
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified or other person, engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.		17		

Part VI **Governance, Management, and Disclosure.** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI ..... [X]

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	190		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	186		
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			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6			X
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			X
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			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
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 on Schedule O*	9		X	

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		X
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	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c		X
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
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		X
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on 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		X
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 CA

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

[ ] Own website [ ] Another's website [X] Upon request [ ] Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records.

MICHAEL BRADDON 1210 28TH STREET
SAN DIEGO CA 92102-2206 619-992-3196

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

Check if Schedule O contains a response or note to any line 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. 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, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and 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.

See the instructions for the order in which to list the persons above.

☒ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(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/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
(1) CHRIS MATTEUCCI PRESIDENT	1.00 0.00	X		X				0	0	0
(2) MICHAEL BRADDON CFO	1.00 0.00	X		X				0	0	0
(3) KAREN JORDAN SECRETARY	1.00 0.00	X		X				0	0	0
(4) KEVIN PATTERSON PRES ELECT	1.00 0.00	X		X				0	0	0
(5)										
(6)										
(7)										
(8)										
(9)										
(10)										
(11)										

DAA

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(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/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
(12)										
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Subtotal										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)										

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 **0**

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
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		X
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		X

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

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 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

					(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
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	1g	$				
	h	**Total.** Add lines 1a–1f						
Program Service Revenue				Business Code				
	2a	CONFERENCE REGISTRATION			147,243	147,243		
	b	CONFERENCE EXHIBITORS REG			119,959	119,959		
	c	MEMBER CONTRIBUTIONS			14,000	14,000		
	d							
	e							
	f	All other program service revenue						
	g	**Total.** Add lines 2a–2f			281,202			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)						
	4	Income from investment of tax-exempt bond proceeds						
	5	Royalties						
				(i) Real / (ii) Personal				
	6a	Gross rents	6a					
	b	Less: rental expenses	6b					
	c	Rental inc. or (loss)	6c					
	d	Net rental income or (loss)						
				(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory	7a					
	b	Less: cost or other basis and sales exps.	7b					
	c	Gain or (loss)	7c					
	d	Net gain or (loss)						
	8a	Gross income from fundraising events (not including $ of contributions reported on line 1c). See Part IV, line 18	8a					
	b	Less: direct expenses	8b					
	c	Net income or (loss) from fundraising events						
	9a	Gross income from gaming activities. See Part IV, line 19	9a					
	b	Less: direct expenses	9b					
	c	Net income or (loss) from gaming activities						
	10a	Gross sales of inventory, less returns and allowances	10a					
	b	Less: cost of goods sold	10b					
	c	Net income or (loss) from sales of inventory						
Miscellaneous Revenue				Business Code				
	11a							
	b							
	c							
	d	All other revenue						
	e	**Total.** Add lines 11a–11d						
	12	**Total revenue.** See instructions			281,202	281,202	0	0

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).

Check if Schedule O contains a response or note to any line 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 domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
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				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses	20,976	14,145	6,831	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel	488	98	390	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	211,702	211,702		
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a				
b				
c				
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	233,166	225,945	7,221	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

			(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing	73,930	1	121,966
	2	Savings and temporary cash investments		2	
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net		4	
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges		9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D — 10a			
	b	Less: accumulated depreciation — 10b		10c	
	11	Investments—publicly traded securities		11	
	12	Investments—other securities. See Part IV, line 11		12	
	13	Investments—program-related. See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11		15	
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)	73,930	16	121,966
Liabilities	17	Accounts payable and accrued expenses		17	
	18	Grants payable		18	
	19	Deferred revenue		19	
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23	Secured mortgages and notes payable to unrelated third parties		23	
	24	Unsecured notes and loans payable to unrelated third parties		24	
	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		25	
	26	**Total liabilities.** Add lines 17 through 25	0	26	0
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here** ☒ **and complete lines 27, 28, 32, and 33.**			
	27	Net assets without donor restrictions	73,930	27	121,966
	28	Net assets with donor restrictions		28	
		Organizations that do not follow FASB ASC 958, check here ☐ **and complete lines 29 through 33.**			
	29	Capital stock or trust principal, or current funds		29	
	30	Paid-in or capital surplus, or land, building, or equipment fund		30	
	31	Retained earnings, endowment, accumulated income, or other funds		31	
	32	Total net assets or fund balances	73,930	32	121,966
	33	Total liabilities and net assets/fund balances	73,930	33	121,966

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	281,202
2	Total expenses (must equal Part IX, column (A), line 25)	2	233,166
3	Revenue less expenses. Subtract line 2 from line 1	3	48,036
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	73,930
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	121,966

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line 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 on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b		X
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 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?	2c		
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		
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 on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE O (Form 990) (Rev. December 2024)

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 Form 990-EZ.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization	Employer identification number
CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL	20-1862735

FORM 990 - ORGANIZATION'S MISSION
ESTABLISH A PERMANENT TRADE ASSOCIATION IN THE RESIDENTIAL PROPERTY MANAGEMENT INDUSTRY IN THE STATE OF CALIFORNIA. TO PROMOTE A STANDARD OF BUSINESS ETHICS, PROFESSIONALISM AND FAIR PRACTICES AMONG ITS MEMBERS. TO ESTABLISH AND PROMOTE EDUCATION OF ITS MEMBERS. TO PROVIDE AND PROMOTE AN EXCHANGE OF IDEAS REGARDING RESIDENTIAL PROPERTY MANAGEMENT.

FORM 990, PART III, LINE 4D - ALL OTHER ACCOMPLISHMENTS
FOR THE PROMOTION/MARKETING OF ACTIVITIES RELATING TO THE CONFERENCE

FORM 990, PART VI, LINE 9 - OFFICERS WHO CANNOT BE REACHED
CHRIS MATTEUCCI
1210 28TH STREET
SAN DIEGO, CA 92102-2206

KAREN JORDAN
672 W 11TH ST STE 380
TRACY, CA 95376

KEVIN PATTERSON
1210 28TH ST
SAN DIEGO, CA 92102

FORM 990, PART VI, LINE 11B - ORGANIZATION'S PROCESS TO REVIEW FORM 990
THE BOARD IS GIVEN A COPY OF THE FORM 990 TO READ, REVIEW AND COMMENT ON. CHANGES, IF ANY, ARE REFLECTED ON THE FINAL VERSION SUBMITTED TO THE GOVERNMENT.

FORM 990, PART VI, LINE 19 - GOVERNING DOCUMENTS DISCLOSURE EXPLANATION
ALL GOVERNING DOCUMENTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE ORGANIZATIONS OFFICE UPON REQUEST.

OFFICER INFORMATION

GENERAL INFORMATION
NAME: CHRIS MATTEUCCI
ADDRESS 1210 28TH STREET
CITY, STATE ZIP CODE: SAN DIEGO, CA 92102-2206
FOREIGN COUNTRY:
FOREIGN STATE OR PROVINCE:

HOURS PER WEEK
ORGANIZATION: 1.00
RELATED:

CONTACT
PRINCIPAL? YES
SIGNATURE? NO
USE ORG ADDR? NO

OTHER INFORMATION
POSITION TRUSTEE/DIRECTOR AND OFFICER
BOOKS IN CARE? NO
FORMER? NO
TITLE PRESIDENT
OFFICER TYPE INDIVIDUAL

COMPENSATION	ORGANIZATION	RELATED
BASE:		
BONUS/INCENTIVE:		
OTHER:		
RETIREMENT/DEFERRED BENEFITS:		
OTHER COMP/NONTAXABLE:		

OTHER
EXPENSE ACCOUNT AND OTHER ALLOWANCES:
EXPENSE ACCOUNT FOR UNRELATED BUSINESS:

SCHEDULE J	ORGANIZATION	RELATED
NONTAXABLE BENEFITS:		
PRIOR YEAR:		

SEVERANCE:
NONQUALIFIED PLAN:
EQUITY BASED:
RECEIVED COMP FROM UNRELATED? NO

SCHEDULE K
TIME DEVOTED TO BUSINESS:
COMPENSATION ATTRIBUTABLE TO UNRELATED BUSINESS

FUNCTIONAL EXPENSE ALLOCATION
PROGRAM SERVICE:
MANAGEMENT & GENERAL:
FUNDRAISING:

INCOME ALLOCATION
NET INVESTMENT:
ADJUSTED NET:
CHARITABLE PURPOSE:

PROGRAM SERVICE ACCOMPLISHMENTS
FIRST:
SECOND:
THIRD:
OTHER:

OFFICER INFORMATION

GENERAL INFORMATION

NAME: MICHAEL BRADDON

ADDRESS 1210 28TH STREET

CITY, STATE ZIP CODE: SAN DIEGO, CA 92102-2206
FOREIGN COUNTRY:
FOREIGN STATE OR PROVINCE:

HOURS PER WEEK

ORGANIZATION: 1.00
RELATED:

CONTACT

PRINCIPAL? NO
SIGNATURE? YES
USE ORG ADDR? YES

OTHER INFORMATION

POSITION TRUSTEE/DIRECTOR AND OFFICER
BOOKS IN CARE? YES
FORMER? NO
TITLE CFO
OFFICER TYPE INDIVIDUAL

COMPENSATION	ORGANIZATION	RELATED
BASE:		
BONUS/INCENTIVE:		
OTHER:		
RETIREMENT/DEFERRED BENEFITS:		
OTHER COMP/NONTAXABLE:		

OTHER

EXPENSE ACCOUNT AND OTHER ALLOWANCES:
EXPENSE ACCOUNT FOR UNRELATED BUSINESS:

SCHEDULE J	ORGANIZATION	RELATED
NONTAXABLE BENEFITS:		
PRIOR YEAR:		

SEVERANCE:
NONQUALIFIED PLAN:
EQUITY BASED:
RECEIVED COMP FROM UNRELATED? NO

SCHEDULE K

TIME DEVOTED TO BUSINESS:
COMPENSATION ATTRIBUTABLE TO UNRELATED BUSINESS

FUNCTIONAL EXPENSE ALLOCATION

PROGRAM SERVICE:
MANAGEMENT & GENERAL:
FUNDRAISING:

INCOME ALLOCATION

NET INVESTMENT:
ADJUSTED NET:
CHARITABLE PURPOSE:

PROGRAM SERVICE ACCOMPLISHMENTS

FIRST:
SECOND:
THIRD:
OTHER:

OFFICER INFORMATION

GENERAL INFORMATION

NAME: KAREN JORDAN

ADDRESS 672 W 11TH ST STE 380

CITY, STATE ZIP CODE: TRACY, CA 95376
FOREIGN COUNTRY:
FOREIGN STATE OR PROVINCE:

HOURS PER WEEK

ORGANIZATION: 1.00
RELATED:

CONTACT

PRINCIPAL? NO
SIGNATURE? NO
USE ORG ADDR? NO

OTHER INFORMATION

POSITION TRUSTEE/DIRECTOR AND OFFICER
BOOKS IN CARE? NO
FORMER? NO
TITLE SECRETARY
OFFICER TYPE INDIVIDUAL

COMPENSATION	ORGANIZATION	RELATED
BASE:		
BONUS/INCENTIVE:		
OTHER:		
RETIREMENT/DEFERRED BENEFITS:		
OTHER COMP/NONTAXABLE:		

OTHER

EXPENSE ACCOUNT AND OTHER ALLOWANCES:
EXPENSE ACCOUNT FOR UNRELATED BUSINESS:

SCHEDULE J	ORGANIZATION	RELATED
NONTAXABLE BENEFITS:		
PRIOR YEAR:		

SEVERANCE:
NONQUALIFIED PLAN:
EQUITY BASED:
RECEIVED COMP FROM UNRELATED? NO

SCHEDULE K

TIME DEVOTED TO BUSINESS:
COMPENSATION ATTRIBUTABLE TO UNRELATED BUSINESS

FUNCTIONAL EXPENSE ALLOCATION

PROGRAM SERVICE:
MANAGEMENT & GENERAL:
FUNDRAISING:

INCOME ALLOCATION

NET INVESTMENT:
ADJUSTED NET:
CHARITABLE PURPOSE:

PROGRAM SERVICE ACCOMPLISHMENTS

FIRST:
SECOND:
THIRD:
OTHER:

OFFICER INFORMATION

GENERAL INFORMATION

NAME: KEVIN PATTERSON

ADDRESS 1210 28TH ST

CITY, STATE ZIP CODE: SAN DIEGO, CA 92102
FOREIGN COUNTRY:
FOREIGN STATE OR PROVINCE:

HOURS PER WEEK

ORGANIZATION: 1.00
RELATED:

CONTACT

PRINCIPAL? NO
SIGNATURE? NO
USE ORG ADDR? NO

OTHER INFORMATION

POSITION TRUSTEE/DIRECTOR AND OFFICER
BOOKS IN CARE? NO
FORMER? NO
TITLE PRES ELECT
OFFICER TYPE INDIVIDUAL

COMPENSATION	ORGANIZATION	RELATED
BASE:		
BONUS/INCENTIVE:		
OTHER:		
RETIREMENT/DEFERRED BENEFITS:		
OTHER COMP/NONTAXABLE:		

OTHER

EXPENSE ACCOUNT AND OTHER ALLOWANCES:
EXPENSE ACCOUNT FOR UNRELATED BUSINESS:

SCHEDULE J	ORGANIZATION	RELATED
NONTAXABLE BENEFITS:		
PRIOR YEAR:		

SEVERANCE:
NONQUALIFIED PLAN:
EQUITY BASED:
RECEIVED COMP FROM UNRELATED? NO

SCHEDULE K

TIME DEVOTED TO BUSINESS:
COMPENSATION ATTRIBUTABLE TO UNRELATED BUSINESS

FUNCTIONAL EXPENSE ALLOCATION

PROGRAM SERVICE:
MANAGEMENT & GENERAL:
FUNDRAISING:

INCOME ALLOCATION

NET INVESTMENT:
ADJUSTED NET:
CHARITABLE PURPOSE:

PROGRAM SERVICE ACCOMPLISHMENTS

FIRST:
SECOND:
THIRD:
OTHER:

Forms 990 / 990-EZ Return Summary

For calendar year 2024, or tax year beginning , and ending

CALIFORNIA STATE CHAPTER OF 20-1862735
NATIONAL ASSOCIATION OF RESIDENTIAL

Net Asset / Fund Balance at Beginning of Year			73,930
Revenue			
Contributions			
Program service revenue	281,202		
Investment income			
Capital gain / loss			
Fundraising / Gaming:			
Gross revenue			
Direct expenses			
Net income			
Other income	0		
Total revenue		281,202	
Expenses			
Program services	225,945		
Management and general	7,221		
Fundraising			
Total expenses		233,166	
Excess / (deficit)			48,036
Changes			
Net Asset / Fund Balance at End of Year			121,966

Reconciliation of Revenue

Total revenue per financial statements	
Less:	
Unrealized gains	
Donated services	
Recoveries	
Other	
Plus:	
Investment expenses	
Other	
Total revenue per return	281,202

Reconciliation of Expenses

Total expenses per financial statements	
Less:	
Donated services	
Prior year adjustments	
Losses	
Other	
Plus:	
Investment expenses	
Other	
Total expenses per return	233,166

Balance Sheet

	Beginning	Ending	Differences
Assets	73,930	121,966	
Liabilities			
Net assets	73,930	121,966	48,036

Miscellaneous Information

Amended return	
Return / extended due date	11/17/25
Failure to file penalty	

Filing Instructions

California State Chapter of
National Association of Residential

Form 8453-EO - California e-file Return Authorization for Exempt Organizations

Taxable Year Ended December 31, 2024

Date Due: November 17, 2025

Remittance: None is required. Your Form 199 for the tax year ended 12/31/24 shows no balance due.

Signature: Form 8453-EO should be signed and dated by an authorized officer of the organization and returned to:

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031

Other: Your return is being filed electronically with the California Franchise Tax Board and is not required to be mailed. If you mail a paper copy of your return to the California Franchise Tax Board, it will delay processing of your return.

034

Date Accepted ____________________ **DO NOT MAIL THIS FORM TO THE FTB**

TAXABLE YEAR **2024**

California e-file Return Authorization for Exempt Organizations

FORM **8453-EO**

Exempt Organization name: CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL

Identifying number: 20-1862735

Part I Electronic Return Information (whole dollars only)

1	Total gross receipts or unrelated business taxable income (Form 199, line 4 or Form 109, line 5)	1	281,202
2	Total gross income or total tax (Form 199, line 8 or Form 109, line 14)	2	281,202
3	Refund (Form 109, line 26)	3	
4	Balance due or Total amount due (Form 199, line 16 or Form 109, line 29)	4	

Part II Settle Your Account Electronically for Taxable Year 2024

5 ☐ Direct deposit of refund (Form 109 only.)

6 ☐ Electronic funds withdrawal **6a** Amount ____________ **6b** Withdrawal date (mm/dd/yyyy) ____________

Part III Schedule of Estimated Tax Payments for Taxable Year 2025 (These are not installment payments for the current amount the exempt organization owes.)

	First Payment	Second Payment	Third Payment	Fourth Payment
7 Amount				
8 Withdrawal Date				

Part IV Banking Information (Have you verified the exempt organization's banking information?)

9 Routing number 122000496

10 Account number 0083816991

11 Type of account: ☒ Checking ☐ Savings

Part V Declaration of Officer

I authorize the exempt organization's account to be settled as designated in Part II. If I check Part ll, box 5, I declare that the bank account specified in Part IV for the direct deposit refund agrees with the authorization stated on my return. If I check Part ll, box 6, I authorize an electronic funds withdrawal for the amount listed on line 6a and any estimated payment amounts listed on Part III, line 7 from the bank account specified in Part IV.

Under penalties of perjury, I declare that I am an officer of the above exempt organization and that the information I provided to my electronic return originator (ERO), transmitter, or intermediate service provider and the amounts in Part I above agree with the amounts on the corresponding lines of the exempt organization's 2024 California electronic return. To the best of my knowledge and belief, the exempt organization's return is true, correct, and complete. If the exempt organization is filing a balance due return, I understand that if the Franchise Tax Board (FTB) does not receive full and timely payment of the exempt organization's tax liability, the exempt organization will remain liable for the tax liability and all applicable interest and penalties. I authorize the exempt organization return and accompanying schedules and statements be transmitted to the FTB by the ERO, transmitter, or intermediate service provider. **If the processing of the exempt organization's return or refund is delayed, I authorize the FTB to disclose to the ERO or intermediate service provider the reason(s) for the delay or the date when the refund was sent.**

Sign Here u ____________ Signature of officer | 10/29/25 Date | u CFO Title

Part VI Declaration of Electronic Return Originator (ERO) and Paid Preparer. See instructions.

I declare that I have reviewed the above exempt organization's return and that the entries on form FTB 8453-EO are complete and correct to the best of my knowledge. (If I am only an intermediate service provider, I understand that I am not responsible for reviewing the exempt organization's return. I declare, however, that form FTB 8453-EO accurately reflects the data on the return.) I have obtained the organization officer's signature on form FTB 8453-EO before transmitting this return to the FTB; I have provided the organization officer with a copy of all forms and information that I will file with the FTB, and I have followed all other requirements described in FTB Pub. 1345, 2024 Handbook for Authorized e-file Providers. I will keep form FTB 8453-EO on file for **four** years from the due date of the return or **four** years from the date the exempt organization return is filed, whichever is later, and I will make a copy available to the FTB upon request. If I am also the paid preparer, under penalties of perjury, I declare that I have examined the above exempt organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

ERO Must Sign

ERO's signature u VLADIMIR RAICEVIC, CPA | Date 10/29/25 | Check if also paid preparer ☒ | Check if self-employed ☐ | ERO's PTIN P00091538

Firm's name (or yours if self-employed) and address u CAREY & RAICEVIC CPAS, INC. 9939 HIBERT ST., SUITE 206 SAN DIEGO CA | Firm's FEIN 20-3521071 | ZIP code 92131-1031

Under penalties of perjury, I declare that I have examined the above organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

Paid Preparer Must Sign

Paid preparer's signature u | Date | Check if self-employed ☐ | Paid preparer's PTIN

Firm's name (or yours if self-employed) and address u | Firm's FEIN | ZIP code

TAXABLE YEAR 2024

California Exempt Organization Annual Information Return

FORM 199

Calendar Year 2024 or fiscal year beginning (mm/dd/yyyy) ______ , and ending (mm/dd/yyyy) ______ .

Corporation/Organization name: CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL

California corporation number: 2706445

Additional information. See instructions.

FEIN: 20-1862735

Street address (suite or room): 1210 28TH ST

PMB no.

City: SAN DIEGO | State: CA | ZIP code: 92102

Foreign country name | Foreign province/state/county | Foreign postal code

A First return ..... ☐ Yes ☒ No

B Amended return ..... ☐ Yes ☒ No

C IRC Section 4947(a)(1) trust ..... ☐ Yes ☒ No

D Final information return?
☐ Dissolved ☐ Surrendered (Withdrawn) ☐ Merged/Reorganized
Enter date: (mm/dd/yyyy) ______

E Check accounting method: (1) ☒ Cash (2) ☐ Accrual (3) ☐ Other

F Federal return filed? (1) ☐ 990T (2) ☐ 990PF (3) ☐ Sch H (990) (4) ☐ Other 990 series

G Is this a group filing? See instructions ..... ☐ Yes ☒ No

H Is this organization in a group exemption ..... ☐ Yes ☒ No
If "Yes," what is the parent's name? ______

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions. ..... ☐ Yes ☒ No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions. N/A ☐ Yes ☐ No

K Is the organization exempt under R&TC Section 23701g? ☐ Yes ☒ No
If "Yes," enter the gross receipts from nonmember sources ..... $ ______

L Is the organization a limited liability company? ☐ Yes ☒ No

M Did the organization file Form 100 or Form 109 to report taxable income? ..... ☐ Yes ☒ No

N Is the organization under audit by the IRS or has the IRS audited in a prior year? ..... ☐ Yes ☒ No

O Is federal Form 1023/1024 pending? ..... ☐ Yes ☒ No
Date filed with IRS ______

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1 Gross sales or receipts from other sources. From Side 2, Part II, line 8		1	281,202 00
	2 Gross dues and assessments from members and affiliates		2	00
	3 Gross contributions, gifts, grants, and similar amounts received		3	00
	4 Total gross receipts for filing requirement test. Add line 1 through line 3. **This line must be completed.** If the result is less than $50,000, see General Information B		4	281,202 00
	5 Cost of goods sold	5	00	
	6 Cost or other basis, and sales expenses of assets sold	6	00	
	7 Total costs. Add line 5 and line 6		7	00
	8 Total gross income. Subtract line 7 from line 4		8	281,202 00
Expenses	9 Total expenses and disbursements. From Side 2, Part II, line 18		9	233,166 00
	10 Excess of receipts over expenses and disbursements. Subtract line 9 from line 8		10	48,036 00
Payments	11 Total payments		11	00
	12 Use tax. See General Information K		12	00
	13 Payments balance. If line 11 is more than line 12, subtract line 12 from line 11		13	00
	14 Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12		14	00
	15 Penalties and interest. See General Information J		15	00
	16 **Balance due.** Add line 12 and line 15. Then subtract line 11 from the result		16	00

Sign Here

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 taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer | Title: CFO | Date | Telephone: 619-992-3196

Paid Preparer's Use Only

Preparer's signature: VLADIMIR RAICEVIC, CPA | Date: 10/29/2025 | Check if self-employed ☐ | PTIN: P00091538

Firm's name (or yours, if self-employed) and address: CAREY & RAICEVIC CPAS, INC. 9939 HIBERT ST., SUITE 206 SAN DIEGO, CA 92131-1031 | Firm's FEIN: 20-3521071 | Telephone: 858-566-8020

May the FTB discuss this return with the preparer shown above? See instructions ..... ☒ Yes ☐ No

CALIFORNIA STATE CHAPTER OF
20-1862735

Part II Organizations with gross receipts of more than $50,000 and private foundations regardless of amount of gross receipts — complete Part II or furnish substitute information.

Receipts from Other Sources	1 Gross sales or receipts from all business activities. See instructions	1	281,202 00
	2 Interest	2	00
	3 Dividends	3	00
	4 Gross rents	4	00
	5 Gross royalties	5	00
	6 Gross amount received from sale of assets (See instructions)	6	00
	7 Other income. Attach schedule	7	00
	8 **Total** gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	8	281,202 00
Expenses and Disbursements	9 Contributions, gifts, grants, and similar amounts paid. Attach schedule	9	00
	10 Disbursements to or for members	10	00
	11 Compensation of officers, directors, and trustees. Attach schedule SEE STATEMENT 1	11	00
	12 Other salaries and wages	12	00
	13 Interest	13	00
	14 Taxes	14	00
	15 Rents	15	00
	16 Depreciation and depletion (See instructions)	16	00
	17 Other expenses and disbursements. Attach schedule SEE STATEMENT 2	17	233,166 00
	18 Total expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	18	233,166 00

Schedule L Balance Sheet

Assets	Beginning of taxable year (a)	(b)	End of taxable year (c)	(d)
1 Cash		73,930		121,966
2 Net accounts receivable				
3 Net notes receivable				
4 Inventories				
5 Federal and state government obligations				
6 Investments in other bonds				
7 Investments in stock				
8 Mortgage loans				
9 Other investments. Attach schedule				
10 a Depreciable assets				
b Less accumulated depreciation				
11 Land				
12 Other assets. Attach schedule				
13 **Total assets**		73,930		121,966
Liabilities and net worth				
14 Accounts payable				
15 Contributions, gifts, or grants payable				
16 Bonds and notes payable				
17 Mortgages payable				
18 Other liabilities. Attach schedule				
19 Capital stock or principal fund				
20 Paid-in or capital surplus. Attach reconciliation				
21 Retained earnings or income fund		73,930		121,966
22 **Total liabilities and net worth**		73,930		121,966

Schedule M-1 **Reconciliation of income per books with income per return**
Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than $50,000.

1 Net income per books	48,036	7 Income recorded on books this year not included in this return. Attach schedule	
2 Federal income tax		8 Deductions in this return not charged against book income this year. Attach schedule	
3 Excess of capital losses over capital gains		9 Total. Add line 7 and line 8	
4 Income not recorded on books this year. Attach schedule		10 Net income per return. Subtract line 9 from line 6	48,036
5 Expenses recorded on books this year not deducted in this return. Attach schedule			
6 Total. Add line 1 through line 5	48,036		

Statement 1 - Form 199, Part II, Line 11 - Officer Compensation

Name	City	Address	State	Zip	Title	Avg Hrs	Compensation Amount
CHRIS MATTEUCCI	SAN DIEGO	1210 28TH STREET	CA	92102-2206	PRESIDENT	1.00	
MICHAEL BRADDON	SAN DIEGO	1210 28TH STREET	CA	92102-2206	CFO	1.00	
KAREN JORDAN	TRACY	672 W 11TH ST STE 380	CA	95376	SECRETARY	1.00	
KEVIN PATTERSON	SAN DIEGO	1210 28TH ST	CA	92102	PRES ELECT	1.00	
TOTAL							0

Statement 2 - Form 199, Part II, Line 17 - Other Expenses

Description	Amount
ACCOUNTING	$
TRAVEL	488
CONFERENCE AUDIO VISUAL	6,700
CONFERENCE HOTEL/FACILITIES	172,195
CONFERENCE MARKETING	21,557
CONFERENCE SPEAKERS	11,250
FEES	25
MAIL CHIMP	
MERCHANT ACCOUNT FEES	16,331
SOFTWARE APPLICATIONS	1,350
BANK FEES	448
MEALS	2,822
TOTAL	$ 233,166

Form 199 Return Summary

For calendar year 2024, or tax year beginning , and ending

CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL 20-1862735

Gross sales / receipts	281,202	
Dues from members		
Contributions / grants		
Total costs		
Expenses	233,166	
Excess / (deficit)		48,036
Total payments		
Penalties and interest		
Use tax		
Balance due		
Refund		

Balance Sheet

	Beginning	Ending	Differences
Assets	73,930	121,966	
Liabilities			
Net assets	73,930	121,966	48,036

Miscellaneous Information

Amended return

Return / extended due date 11/17/25

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 18, 2025 12:20:56 PM
Last Modified: Tuesday, November 18, 2025 12:33:37 PM
Time Spent: 00:12:41
IP Address: 174.65.77.218

Page 1: Positions with a * are REQUIRED

Q1

Chapter Name

California State NARPM Chapter (CALNARPM)

Q2

Chapter President*

Kevin Patterson

Q3

President Elect*

Karen Jordan

Q4

Past President*

Chris Matteucci

Q5 **Respondent skipped this question**

Vice President (if applicable)

Q6

Treasurer*

Michael Braddon

Q7

Secretary*

Tracey Merrell

Q8

New Member Mentor* In June 2020, NARPM National adopted the motion that all chapters are required to identify a New Member Mentor for their chapter each year. It is not an elected position, but is a duty that a volunteer member or board member should be completing. The program is in the Chapter Success Guide.

Michael Braddon

Q9

Education Chair

Respondent skipped this question

Q10

Membership Chair

Respondent skipped this question

Q11

Legislative Chair

Respondent skipped this question

Q12

Other position(s) not listed

Co - Conference Chair - Chris Matteucci & Michael Braddon

Chris Matteucci, **Past President 2025-2026**

Atlas Property Management (DRE # 01984348)

With an extensive career spanning since 2014 in the dynamic field of property management, I have consistently demonstrated leadership and dedication to advancing the interests of rental property owners. Currently serving as the Treasurer on the Executive Board of the Nor Cal Rental Property Association, I have been elected by my peers to represent the Central Valley, greater Sacramento Area, and the Napa and Sonoma wine country—comprising a total of 12 counties—as the local affiliate for the National Apartment Association (NAA). In this role, I actively champion rental owner rights, contributing not only to the national discourse but also perpetuating my advocacy at local and state levels. In 2023, I achieved a significant milestone in my professional journey by being elected President of the California Chapter of the National Association of Residential Property Managers (CALNARPM). In this influential role, I have assumed a pivotal position in shaping legislative efforts that directly impact property managers throughout the state of California. My responsibilities extend beyond advocacy, as I actively engage in fostering an environment that facilitates the education and professional development of property managers, ensuring they have the knowledge and skills necessary to excel in their roles.

Kevin Patterson, **President 2025-2026**

RentSource Corporation (DRE # 01433032)

RentSource Corporation is a FULL SERVICE Property Management Company serving the Southern California area From Santa Barbara to San Diego. We are in the process of acquiring offices in Florida, Idaho, and Nevada so that we can address our clients needs. If you are looking for a company that can manage ALL your Real Estate investment needs give us a call or visit our website to see how we can get you the best ROI the market has to offer.

Karen Jordan, **President Elect 2025-2026**

HBR Rentals LLC (DRE # 01730746)

Property Manager & Realtor - Karen moved to Tracy when she was 10 years old. She graduated from Tracy High and prides herself on being a hometown girl. She is a breast cancer survivor and has helped raise funds for local Tracy Sutter Hospital Imaging Department. With the help of her family and community Karen has helped raise over $15,000 towards the fight against breast cancer.

When not working Karen enjoys spending time with her family, eating brunch and cooking new recipes. Karen's motto is always to: Do what you love, love what you do!!

CONTINUTED …

Tracey Merrell, **Secretary 2025-2026**

Attorney Tracey L. Merrell began her career in high volume post-foreclosure evictions representing mortgage lenders in all 58 California counties. As post-foreclosure evictions slowed, she transitioned to individual owner and multi-family residential litigation.

She is familiar with all aspects of litigation from pre-trial strategy, discovery, motion practice, and trial including bench and jury. She utilized her knowledge of the landlord-tenant process as an editor of periodicals, including the CEB Evictions Guide and the Landlord Tenant Practice Guide published by Continuing Education of the Bar.

Before joining the Law Office of Ada Cordero-Sacks she was the Managing Partner of Education for the law firm Kimball, Tirey & St John, training both clients and fellow attorneys on legal compliance for both state and local laws throughout California. She has been a sought-after speaker on landlord-tenant law, local rent control, fair housing, and legislative updates.

Merrell graduated magna cum laude from CSUN with dual B.A. degrees in both Deaf Studies and Political Science. She earned both her law degree and Certificate on International and Comparative Law from DePaul University College of Law. She was admitted to the California Bar in 2009 and federal District Court for the Central, Northern, Eastern & Southern Districts of California in 2010.

She is fluent in American Sign Language.

Michael Braddon, **New Member Mentor 2025-2026**

and Treasurer 2023-2024; 2024-2025, 2025-2026

Orion Management & Realty, Inc (DRE # 01935996)

Broker/Owner, 2009 - Present. We specialize in single family and small multi-unit rental properties. Utilizing our 25+ years of combined real estate experience both in California and Hawaii we have successfully applied our business expertise and professional skills to property management. Initially involved in the management of our own real estate investments we expanded to manage client properties in both Hawaii and California. We have for 15+ years managed a boutique portfolio of client properties as long term investments as well as handling sales.