



**CIC Midwest**  
*A division of MHA*  
**MANAGEMENT RESOURCES FOR COMMUNITY ASSOCIATIONS**

**CIC Midwest  
 Lunch & Learn**

**What You Need to Know Before Filing Your Association Taxes**

January 27th, 2010, 11:30 a.m.—1:30 p.m.  
 Holiday Inn, 1201 W. 94th St., Bloomington

**Presenter:** Scott Callahan, CPA, and a principal with Casey, Menden, Faust & Nelson, P.A.; and Ron Brunk, CPA, Vice President of Finance for Cities Management

Even though associations are nonprofit, the majority must pay tax on various income based on their decision to file a Form 1120-H or Form 1120. IRS audits have indicated “a severe lack of compliance when filing Form 1120.” Why is this? It’s the association’s responsibility to decide which form to file. But how do you weigh risk, tax rate and other factors? We’ll examine the forms and discuss whether you can alternate between the two. We’ll also compare the options with the Minnesota Form M4NP vs. Form M4, and discuss State Annual Registration.

Then we’ll talk about allocating expenses against taxable income using case studies. Whether you are a professional CIC Manager or an association board president or treasurer, this is the information you need to know before filing your association taxes. It’s more complicated than you might expect. Sign up early.



**Pre-Meeting Roundtable Discussion, 11:30 a.m. - 1:30 p.m.**

**Topic:** What issues will your associations be dealing with in 2010? Everyone is welcome.

**Sponsored by:** Prescription Landscape; Minnesota Exteriors

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Name \_\_\_\_\_ Manager \_\_\_\_\_ Association Board Member \_\_\_\_\_  
 Company/Association \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Email \_\_\_\_\_ Phone \_\_\_\_\_

CIC Midwest Member \_\_\_\_\_ Non-Member \_\_\_\_\_  
 Fax # \_\_\_\_\_

If your association is a member, all your board members can attend at member prices.

- \$29 for Members (includes lunch)
- \$39 for Non-Members (includes lunch)
- \$50 for registrations after 12 Noon the day before the meeting.

Cancellations must be made 24-hours in advance.

**Method of Payment:**

Check enclosed \_\_\_\_\_ (Please make check payable to MHA.)  
 Bill Me \_\_\_\_\_ (members only)  
 Visa \_\_\_\_\_ MasterCard \_\_\_\_\_  
 Card Number: \_\_\_\_\_  
 Cardholder Phone # \_\_\_\_\_ Expiration Date \_\_\_\_\_

**Time:** 10:30-11:15: Roundtable Discussions (Everyone is Welcome!) & Vendor Displays.  
 11:30 a.m.—1:30 p.m. Presentation

**Location:** Holiday Inn, 1201 W. 94th St., Bloomington (take 35W South past 494, exit on 94th St.)

**Credits:** 1.5 Continuing Real Estate Credits Requested; 1.5 CCAM credits

**Register:** Email: [carrie.larson@mmha.com](mailto:carrie.larson@mmha.com)  
 Fax: 952-854-3810; Phone: 952-548-2215  
 Or mail this form to the address below.

CIC Midwest, c/o Minnesota Multi Housing Association, 1600 W. 82nd St., #110, Bloomington, MN 55431  
 Phone: 952-854-8500; Fax: 952-854-3810 Website: [www.CICMidwest.com](http://www.CICMidwest.com) or [www.mmha.com](http://www.mmha.com)