

# Snap Survey

NOVEMBER 2024

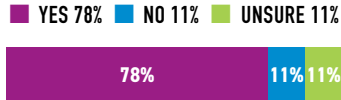
951 Respondents



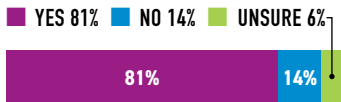
COMMUNITY ASSOCIATION BOARD OR COMMITTEE MEMBER  
OTHER  
COMMUNITY ASSOCIATION MANAGER

Representing AL, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IA, ID, IL, IN, KS, KY, MA, MD, ME, MI, MN, MO, NC, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, VT, WA, WI

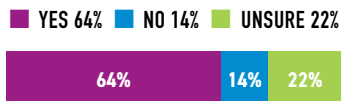
Are you familiar with the Corporate Transparency Act?



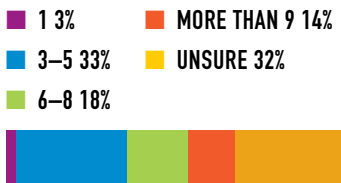
Are you aware of a requirement of the Corporate Transparency Act for most community associations to file information about Beneficial Ownership Interests by Dec. 31, 2024?



Based on this definition, do you know who the beneficial owners of your community association are?



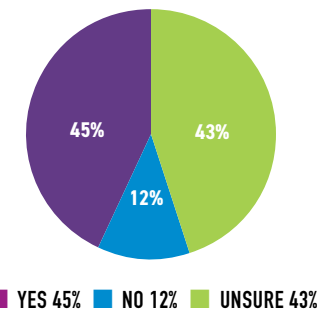
Based on this definition, how many beneficial owners are there in your community?



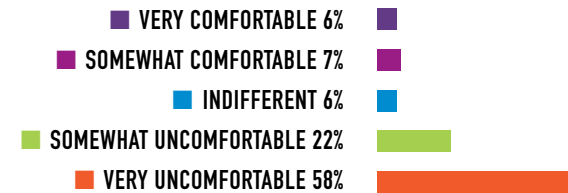
As a member of your community's board of directors, how comfortable are you with complying with this requirement?



Do you plan to comply with this requirement by Dec. 31, 2024?



As a member of your community's board of directors, how comfortable are you with the government's use of the information being reported?



How likely will this impact your community association's plan to comply with this requirement by Dec. 31, 2024?



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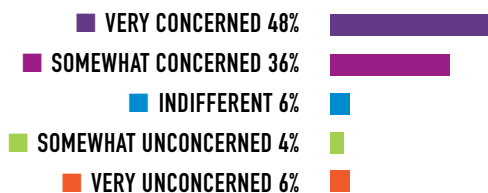
**Which concerns do you have regarding the beneficial ownership interest filing requirements?** *(check all that apply)*

- Potential legal consequences for the association or board members personally **79%**
- Providing personal data into a federal database **78%**
- Identify theft **76%**
- Ongoing recordkeeping requirements and impact on normal business operations **69%**
- Compliance concerns due to complicated and ambiguous reporting requirements **66%**
- Financial penalties and increased compliance costs **65%**
- Other **22%**
- Corporate pushback mires U.S. anti-money laundering disclosures **12%**
- Impact on beneficial owners who are foreign nationals **7%**

**What dollar amount is your board estimating for annual compliance of the Corporate Transparency Act's beneficial ownership interest filing requirements?**

Less than \$500	24%
\$501-999	10%
\$1000-\$2000	4%
\$2001-\$3000	1%
\$3001-\$5000	1%
More than \$5000	1%
Unsure	59%

**How concerned are you with the possible time and expense that may be necessary to educate and train board members to understand and comply with the beneficial ownership interest filing requirements?**



**How likely are you to stop serving as a member of the board of directors after Dec. 31, 2024, in whole or in part, to the concerns that you have regarding the beneficial ownership interest filing requirements of the Corporate Transparency Act?**

IN WHOLE 27% IN PART 28% UNRELATED 45%



**Do you believe that the beneficial ownership interest filing requirements will affect homeowner volunteer participation on the community association's board of directors or your ability to recruit homeowners to board positions?**

YES 81% NO 6% UNSURE 12%



**Do you believe that the beneficial ownership interest filing requirements may cause more frequent resignations and turnover of your community's board members?**

YES 72% NO 8% UNSURE 20%



**Considering the impact of the Corporate Transparency Act, do you believe that your community association will have a sufficient number of board members to serve in the roles that are needed after Dec. 31, 2024?**

YES 21% NO 30% UNSURE 49%



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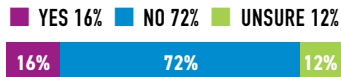
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Does your community association participate in local politics and/or advocacy or lobbying related to issues in the community?



*153 individuals answered yes and indicated that zoning measures, land use issues, and traffic flow were top issues.*

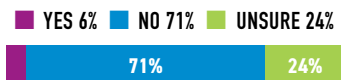
What percentage of your community association's activities are related to local politics and/or advocacy or lobbying related to issues in the community?

0-10%	73%
11-25%	2%
26-50%	<1%
More than 50%	<1%
Unsure	25%

Do you believe that the beneficial ownership interest filing requirements will affect your community association's participation in local politics and/or advocacy or lobbying in the community?



Has your community been incorporated since January 1, 2024 and have you made your filing with FinCEN for the beneficial ownership interest as required by the Corporate Transparency Act?



What is the corporate structure of your community association?

- Partnership incorporated **<1%**
- Trust/Business trust **2%**
- Limited liability company **3%**
- Unincorporated **6%**
- Business corporation **11%**
- Other **18%**
- Non profit corporation with 501c4 IRS designation **19%**
- Non profit corporation without 501c IRS designation **41%**

What tax form do you use when filing your federal income taxes?

- Form 990 (Section 501(c) of the Internal Revenue Code for other tax-exempt entities) **3%**
- Other (please specify) **3%**
- Form 1120 **7%**
- Form 1120-H (Section 528 of the Internal Revenue Code for tax-exempt homeowners associations) **34%**
- Unsure **53%**

Which of the following does your association require access to or disclosure of your community association financial statements? (check all that apply)

- Local Government Agency **10%**
- Other **11%**
- State Government Agency **16%**
- Mortgage Lenders **42%**
- Prospective Buyers **49%**
- Homeowners **91%**

On average, how often would you estimate your community has changes to the board members (new board members, resignations, etc.)?

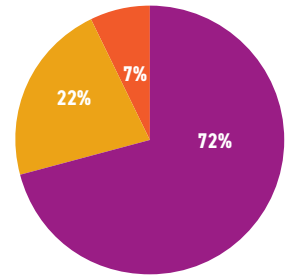
- Every month **0%**
- Every quarter **<1%**
- Unsure **3%**
- Every five years **4%**
- Other **7%**
- Every three years **20%**
- Every year **66%**

How often do you estimate that the contact information for community board members changes? (For example, new driver's license information; new passport information; new email address or phone number, etc.)

- Every month **<1%**
- Every quarter **5%**
- Every year **40%**
- Every five years **12%**
- Other **9%**
- Unsure **34%**

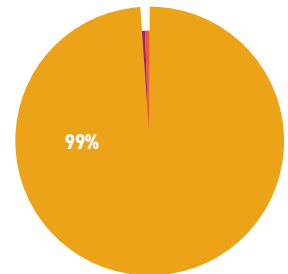
Does your association conduct an annual accounting audit?

■ YES 71% 
 ■ NO 22% 
 ■ UNSURE 7%



Does your community association compensate board members for their service?

■ YES <1% 
 ■ NO 99% 
 ■ UNSURE <1%



*When invited to share other comments, 231 individuals responded, with the overwhelming majority suggesting that the CTA is an overreach by the federal government. Some expressed that their small communities pose little to no risk of money laundering.*



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