



# THE KANSAS ABSTRACTER

*The Official Publication of The Kansas Land Title Association*

Winter 2005

STEVE KIMBALL, Editor

## Note from the President-elect



Deborah Lewis of Larned, Kansas was elected President-Elect of the Kansas Land Title Association August 21st, 2004

at the KLTA Convention in Overland Park. Deborah has participated in KLTA activities since 1982. She has served on many committees including the Education Committee 1992-2002; District Chairperson 1994-1999; Executive Committee Member 1999-2003; and as Chairperson of the KLTA Membership Committee 2001-2003. Deborah has also been an instructor at the Kansas Land Title School for many years.

Deborah is a native of Larned and joined Taylor Abstract Company in 1980 as a typist and clerk. In 1985, she became partner in the company until 1997 when the company was incorporated. Since that time, Deborah has served as President of Taylor Abstract & Title Co., Inc.

Deborah has always been active in the Larned community and has served as President of the Larned Area Chamber of Commerce; President of the Board of Directors of Prairie Arts Unlimited; President of the Larned Business and

Professional Women's Club; President of the Ft. Larned Lions Club; and as a volunteer for the area Family Crisis Center.

On the state level, Deborah served as President of the Kansas Business and Professional Women's Club in 1997-1998. In 1999-2001, she served as Chairperson of the State Youth Outreach Committee for the Lions Clubs of Kansas and was Executive Director of the Kansas Youth Summit held in Topeka in April 2000 and in

Wichita in November of 2001. For her efforts in putting together the youth summit, she received the 2000-2001 Lions Clubs International President's Medal.

Deborah and her husband, Steven, have one daughter, Virginia Griffin. Virginia and her husband, David, reside near Larned and have three children, Ethan, Rebecca and Victoria. In her "spare" time, Deborah enjoys traveling, gardening, writing in her journals and playing with her grandchildren.

## 2005 KLTA Convention Update

Submitted by Lee Taylor, KLTA President

The 2005 KLTA Convention will be held at the Wichita Marriott August 11th through the 13th. There will be the traditional golf tournament and we're hoping to add a trapshooting event on Thursday, so get your shotguns out and get practiced up. Continuing education classes will be held on Friday morning and there will be an array of speakers for Friday afternoon and Saturday morning, including a representative from ALTA, a talk by Donald Cole, Sr., VP and

Chief Underwriting Counsel for Fidelity National, and a presentation on the new Estate Recovery Act. The banquet and installation of officers will be held on Friday night.

Governor Kathleen Sebelius has made the following appointment to the Abstracters' Board of Examiners:

**Gregory S. Gordon, Colby.** His term will run through June 30, 2007.

January 5, 2005

Kansas Land Title Association

## **Re: Nondeductible dues of KLTA members**

Our firm has just completed Kansas Land Title Association's (KLTA's) 2003 Form 990, Return of Organization Exempt From Income Tax. I wanted to bring to your attention a matter I believe will be of interest to the members of KLTA.

You are already aware that a portion of the annual dues paid by KLTA's members are not deductible as business expenses because they relate to your organization's lobbying expenditures. I wish to bring to your attention that the nondeductible percentage of the dues will need to increase significantly in the next dues assessment year. The reasons for this are two fold. First, the amount of lobbying expense dollars paid by KLTA to John Peterson has increased. Secondly, the nondeductible dues percentage utilized by members for the past two years has been insufficient to equate to the required nondeductible lobbying amount under the income tax regulations. Accordingly, a higher nondeductible percentage must be applied to future dues to, in essence, "catch up" on the prior under-restricted dues, as well as account for the greater ongoing lobbying amounts.

Please understand that KLTA has not done anything improper, but rather I wanted you to be aware of the need to raise the nondeductible dues percentage. This will have the effect of increasing the income taxes of the members and, thus, the after-tax cost of dues to your members. This is exactly the intent of the statute relating to lobbying expenses and for which compliance disclosures must be made on the annual Form 990. At this point, we can only speculate what the nondeductible percentage will need to be. This can not be calculated with complete accuracy until after October 31, 2005, because the calculation is a function of dues collected and actual lobbying expense amounts. (It is estimated that 60.23% of fiscal year 2006 dues would have to be nondeductible to catch up. After the catch up is completed it is expected the nondeductible percentage will revert back to 41.7%. Editor)

I am available for questions on this or other KLTA tax matters should you have questions.

**Sincerely,**  
**BKD, LLP**  
**Gregory J. Seiwert**

**KANSAS LAND TITLE ASSOCIATION, INC.**  
**STATEMENT OF RECEIPTS AND DISBURSEMENTS**  
**MODIFIED CASH BASIS**  
**FOR THE YEAR ENDED**  
**OCTOBER 31, 2004**

	Twelve Months Ended October 31, 2004	
	Amount	Percent
<b>Receipts</b>		
Membership Dues	\$ 64,000	40.7%
Convention Receipts - C/Y	38,158	24.3%
Membership Directories	261	0.2%
District Meetings	1,500	1.2%
Study Guide	1,515	0.9%
Title School Income	23,207	14.8%
Four-State Meeting	1,982	1.3%
Interest Earned	504	0.3%
Web Page Income	490	0.3%
Continuing Education	24,700	15.8%
Other	220	0.1%
<b>Total Revenue</b>	<u>157,705</u>	<u>100.0%</u>
<b>Disbursements</b>		
Clerical Salaries	11,085	7.1%
Secretary's Salary	5,500	3.5%
Secretary's Travel & Exp.	2,726	1.7%
President's Travel & Exp.	10,072	6.4%
Convention Expense - C/Y	42,766	27.7%
ALTA Meetings for Officers	1,348	0.7%
Subscriptions and Fees	493	0.3%
District Meetings	2,072	1.3%
Executive Committee Exp.	450	0.3%
Kansas Abstractor	1,331	0.8%
Title School	21,737	13.8%
Lobbyist Expense	44,479	28.3%
Four-State Meeting	8,228	5.2%
Office Supplies	1,864	1.3%
Postage	1,290	0.8%
Payroll Taxes	1,610	1.0%
Legal & Accounting	2,580	1.6%
Insurance	4,047	2.6%
Directories	1,453	0.9%
Miscellaneous	1,779	1.1%
Continuing Ed.-Mtg. Exp.	3,578	2.3%
Continuing Ed.-Speakers	300	0.2%
Continuing Ed.-Print & Mail	1,310	0.8%
Continuing Ed.-Refunds	120	0.1%
KLTA Study Guide Expense	622	0.4%
Special Legislative Expense	5,378	3.4%
Web site expense	349	0.2%
<b>Total Disbursements</b>	<u>178,927</u>	<u>113.6%</u>
<b>Excess of Disbursements over Receipts</b>	<u>\$ (21,222)</u>	<u>(13.6%)</u>

**KANSAS LAND TITLE ASSOCIATION, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**MODIFIED CASH BASIS**  
**OCTOBER 31, 2004**

Assets	
<b>Current Assets</b>	
Cash	\$ 87,264
Certificate of Deposit	40,000
<b>Total Current Assets</b>	<u>\$ 127,264</u>
<b>Total Assets</b>	<u>\$ 127,264</u>
Liabilities and Net Assets	
<b>Current Liabilities</b>	
FICA/Federal Withholding	\$ 318
<b>Total Current Liabilities</b>	<u>\$ 318</u>
<b>Net Assets</b>	
Unrestricted Net Assets	148,336
Excess of Disbursements over Receipts	(21,222)
<b>Total Net Assets</b>	<u>126,940</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 127,264</u>

## Report of Six State Retreat in Omaha

Submitted by Lee Taylor,  
 KLTA President

The Six-State Retreat (which actually turned into the Four-State Retreat when Illinois and Iowa failed to be represented) was held at the Omaha Hilton beginning Thursday evening, October 28th and running through Saturday morning, October 30th. Kansas, Oklahoma, Missouri and Nebraska were all present. Representatives from Kansas attending were Polly Epting, Karen Panter, Deborah Lewis, Carol Foltz, Chris St. John, Lee Taylor and Mike Malone. Meetings were held all day on Friday and on Saturday morning and included reports from each state concerning issues of importance, a discussion concerning dues and membership, a comparison of how political action committees are funded and used, communications between ALTA and state associations, the nationwide problem of getting mortgage releases, insurance plans for small companies, a discussion concerning claims and a presentation on environmental liens and how to deal with them. A KLTA board discussion was held after the Friday meetings and included a discussion of the hiring of an executive secretary, PAC contributions, the revision of the KLTA By-Laws and code of ethics and the possibility of officer training at the 2005 convention.

### New Member

**Heartland Title Services, Inc.**

5990 SW 28th Street

Topeka, Kansas 66614

Shawnee County

Phone (785) 273-7900

Fax (785) 273-7910

E-Mail [toml@heartlandtitleco.com](mailto:toml@heartlandtitleco.com)

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## KLTA Kalendar

### **KLTA Title School**

Marriott Hotel  
Wichita, Kansas  
February 9-11, 2005

### **KLTA Continuing Education**

(4 hours)  
Marriott Hotel  
Wichita, Kansas  
February 10, 2005

### **2005 Federal Conference**

March 6-9, 2005  
Willard Intercontinental Hotel  
Washington, DC

### **Tech Forum 2005**

April 17-19, 2005  
Portofino Bay Hotel at  
Universal Studios  
Orlando, Florida

### **District Meetings**

April 19, 2005  
Dodge City, Kansas

April 20, 2005  
Manhattan, Kansas

### **KLTA Annual Convention**

August 10-13, 2005  
Wichita Marriott  
Wichita, Kansas

### **KLTA Continuing Education**

(4 hours)  
August 12, 2005  
Wichita Marriott  
Wichita, Kansas

### **ALTA Annual Convention**

October 6-9, 2005  
New York Marriott Marquis  
New York, New York

### **KLTA Title School**

Marriott Hotel  
Wichita, Kansas  
February 8-10, 2006

### **KLTA Continuing Education**

(4 hours)  
Marriott Hotel  
Wichita, Kansas  
February 9, 2006

### **KLTA Annual Convention**

August 10-12, 2006  
Capital Plaza Hotel  
Topeka, Kansas

### **KLTA Continuing Education**

(4 hours)  
August 11, 2006  
Capital Plaza Hotel  
Topeka, Kansas

### **KLTA Title School**

Marriott Hotel  
Wichita, Kansas  
February 7-9, 2007

### **KLTA Continuing Education**

(4 hours)  
Marriott Hotel  
Wichita, Kansas  
February 8, 2007

### **[www.klta.org](http://www.klta.org)**

Be sure to visit our website on a regular basis as current information is posted in a timely manner. If you ever have questions about KLTA check the website first.