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Short Form

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ Sponsoring organizations of donor advised funds and controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$1,000,000 and total assets less than \$2,500,000 at the end of the year may use this form

▶ The organization may have to use a copy of this return to satisfy state reporting requirements.

OMB No. 1545-1150

2008 0908

Open to Public Inspection

Form 990-EZ

Department of the Treasury
Internal Revenue Service

A For the 2008 calendar year, or tax year beginning September 1, 2008, and ending August 31, 20 09

B Check if applicable:

- ☐ Address change
☐ Name change
☐ Initial return
☐ Termination
☐ Amended return
☐ Application pending

Please use IRS label or print or type. See Specific Instructions.

C Name of organization

Society of Texas A&M Real Estate Professionals

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

207 Byrne Street 4218 TAMU

City or town, state or country, and ZIP + 4.

McKinney, TX College Station, TX 77843-4218

D Employer identification number

74 2202523

E Telephone number

(817) 266-4980

F Group Exemption Number ▶

• Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).

G Accounting method: ☒ Cash ☐ Accrual
Other (specify) ▶

I Website: ▶ www.aggirealestatenetwork.com

H Check ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).

J Organization type (check only one) — ☒ 501(c) (3) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

K Check ☐ if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000. A return is not required, but if the organization chooses to file a return, be sure to file a complete return.

L Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts; if \$1,000,000 or more, file Form 990 instead of Form 990-EZ ▶ \$ 89,237

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.)

		1	2	3	4	5a	5b	5c	6a	6b	6c	7a	7b	7c	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Revenue	1	Contributions, gifts, grants, and similar amounts received															925												
	2	Program service revenue including government fees and contracts															75,000												
	3	Membership dues and assessments															13,290												
	4	Investment income															22												
	5a	Gross amount from sale of assets other than inventory																											
	5b	Less: cost or other basis and sales expenses																											
	5c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a) (attach schedule)															0												
	6	Special events and activities (complete applicable parts of Schedule G) If any amount is from gaming, check here ☐																											
	6a	Gross revenue (not including \$ _____ of contributions reported on line 1)																											
	6b	Less: direct expenses other than fundraising expenses																											
6c	Net income or (loss) from special events and activities (Subtract line 6b from line 6a)																0												
7a	Gross sales of inventory, less returns and allowances																												
7b	Less: cost of goods sold																												
7c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)																0												
8	Other revenue (describe ▶ _____)																0												
9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8.																89,237												
Expenses	10	Grants and similar amounts paid (attach schedule)															750												
	11	Benefits paid to or for members															0												
	12	Salaries, other compensation, and employee benefits															0												
	13	Professional fees and other payments to independent contractors															0												
	14	Occupancy, rent, utilities, and maintenance															0												
	15	Printing, publications, postage, and shipping															0												
	16	Other expenses (describe ▶ See attached schedule															56,109												
17	Total expenses. Add lines 10 through 16															56,859													
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)															32,378												
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)															69,021												
	20	Other changes in net assets or fund balances (attach explanation)															-21,514												
	21	Net assets or fund balances at end of year. Combine lines 18 through 20															79,885												

Part II Balance Sheets. If Total assets on line 25, column (B) are \$2,500,000 or more, file Form 990 instead of Form 990-EZ.

(See the instructions for Part II.)

		(A) Beginning of year	(B) End of year
22	Cash, savings, and investments	69,021	79,885
23	Land and buildings	0	0
24	Other assets (describe ▶ _____)	0	0
25	Total assets	0	0
26	Total liabilities (describe ▶ _____)	0	0
27	Net assets or fund balances (line 27 of column (B) must agree with line 21)	69,021	79,885

95 14

Expenses

(Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts; optional for others.)

28	The annual conference provides continuing education opportunity for members and students.		
	(Grants \$ 0) If this amount includes foreign grants, check here	28a	34,018
29	Regional meetings are held several times per year, serving local members and students with educational and networking opportunities.		
	(Grants \$ 0) If this amount includes foreign grants, check here	29a	14,882
30			
	(Grants \$) If this amount includes foreign grants, check here	30a	
31	Other program services (attach schedule)		
	(Grants \$) If this amount includes foreign grants, check here	31a	
32	Total program service expenses (add lines 28a through 31a)	32	

[illegible]

Part V Other Information (Note the statement requirements in the instructions for Part VI.)

	Yes	No
33 Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity	33	✓
34 Were any changes made to the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes	34	✓
35 If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining your reason for not reporting the income on Form 990-T.		
a Did the organization have unrelated business gross income of \$1,000 or more or section 6033(e) notice, reporting, and proxy tax requirements?	35a	✓
b If "Yes," has it filed a tax return on Form 990-T for this year?	35b	✓
36 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," complete applicable parts of Schedule N	36	✓
37a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a 0		
b Did the organization file Form 1120-POL for this year?	37b	✓
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still unpaid at the start of the period covered by this return?	38a	✓
b If "Yes," complete Schedule L, Part II and enter the total amount involved	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9	39a	
b Gross receipts, included on line 9, for public use of club facilities	39b	
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ 0 ; section 4912 ▶ 0 ; section 4955 ▶ 0		
b Section 501(c)(3) and (4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," complete Schedule L, Part I	40b	✓
c Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ▶ 0		
d Enter amount of tax on line 40c reimbursed by the organization ▶ 0		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	✓
41 List the states with which a copy of this return is filed. ▶ <u>n/a</u>		
42a The books are in care of ▶ <u>Heather Hamilton</u> Telephone no. ▶ <u>(817) 266-4980</u> Located at ▶ <u>207 Byrne Street, McKinney, TX</u> ZIP + 4 ▶ <u>75069</u>		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: ▶ _____ See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts .	42b	✓
c At any time during the calendar year, did the organization maintain an office outside of the U.S.? If "Yes," enter the name of the foreign country: ▶ _____	42c	✓
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 43 ☐		
44 Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of Form 990-EZ	44	✓
45 Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes," Form 990 must be completed instead of Form 990-EZ	45	✓

Part VI Section 501(c)(3) organizations only. All section 501(c)(3) organizations must answer questions 46-49 and complete the tables for lines 50 and 51.

- 46** 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

	Yes	No
46		✓
47		✓
48		✓
49a		✓
49b		✓
- 47** Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II
- 48** Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E
- 49a** Did the organization make any transfers to an exempt non-charitable related organization?
- 49b** If "Yes," was the related organization(s) a section 527 organization?
- 50** Complete this table for the five highest compensated employees (other than officers, directors, trustees and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each employee paid more than \$100,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
None				
Total number of other employees paid over \$100,000 ▶				

- 51** Complete this table for the five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation
None		
Total number of other independent contractors each receiving over \$100,000 . . ▶		

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

 11/30/2010

Signature of officer Date

Heather Hamilton, Treasurer

Type or print name and title

Paid Preparer's Use Only

Preparer's signature Date

Firm's name (or yours if self-employed), address, and ZIP + 4 Check if self-employed ☐

EIN Preparer's Identifying Number (See instructions)

Phone no ()

May the IRS discuss this return with the preparer shown above? See instructions ☐ Yes ☐ No

Society of Texas A&M Real Estate Professionals

EIN: 74-2202523

2008 Form 990 EZ Schedule

September 1, 2008 thru August 31, 2009

Part I – Line 10

Master of Real Estate Student Organization	\$	500
Finance, Insurance and Real Estate Student Organization	\$	250
	\$	<u>750</u>

Part I – Line 16

Annual Conference Expenses	\$	34,099
Board Meetings	\$	3,181
Banking Fees	\$	175
Website	\$	2,736
Merchant Services Fees	\$	1,036
Regional Event Expenses	\$	<u>14,882</u>
	\$	56,109

Part I - Line 20

Misappropriated funds by former board member *	\$	(19,010)
Cleared checks for expenses included on prior year return	\$	<u>(2,504)</u>
	\$	(21,514)

2008 - 2009 Board of Directors

President	Seth Dockery
President-Elect	Kimberly Byrum
Past President	Yancey Strait
Secretary	Amber Benoit
Treasurer	Heather Hamilton
Regional Director	Jessica Newhouse
Regional Director	Michael Mays
Regional Director	Kayci Waters
Regional Director	Clint Cooper
Regional Director	Zach Davis
Regional Director	Nicole Amos
Regional Director	Jim Patterson