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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		No	
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		No	
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	35a	Yes		
a Did the organization have unrelated business gross income of \$1,000 or more or 6033(e) notice, reporting, and proxy tax requirements? <input checked="" type="checkbox"/>	35b		No	
b If "Yes," has it filed a tax return on Form 990-T for this year?	36		No	
36 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," complete applicable parts of Schedule N	37a	0		
37a Enter amount of political expenditures, direct or indirect, as described in the instructions ►	37b		No	
b Did the organization file Form 1120-POL for this year?	38a			
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?	38b			
b If "Yes," complete Schedule L, Part II and enter the total amount involved	39a	0		
39 <i>501(c)(7) organizations.</i> Enter	39b	0		
a Initiation fees and capital contributions included on line 9				
b Gross receipts, included on line 9, for public use of club facilities				
40a <i>Section 501(c)(3) organizations.</i> Enter amount of tax imposed on the organization during the year under section 4911 ►, section 4912 ►, section 4955 ►	40b		No	
b <i>Section 501(c)(3) and (4) organizations.</i> 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.				
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 <i>All organizations.</i> At any time during the tax year, was the organization a party to a prohibited tax shelter transaction?	40e		No	
41 List the states with which a copy of this return is filed ►				
42a The books are in care of ► <u>WISCONSIN REALTORS ASSOCIATION</u> Telephone no ► <u>(608) 241-2047</u> 4801 FOREST RUN ROAD Located at ► <u>MADISON, WI</u> ZIP + 4 ► <u>53704</u>	42b			
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)?	42c		No	
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.				
c At any time during the calendar year, did the organization maintain an office outside of the U S ?	43			
If "Yes," enter the name of the foreign country ►				
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 ►	44			
Did the organization maintain any donor advised funds? If "Yes", Form 990 must be completed instead of Form 990-EZ.	45		No	
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.				

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.

	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	46	
47 Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	47	
48 Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If "yes," complete Schedule E	48	
49a Did the organization make any transfers to an exempt non-charitable related organization?	49a	
b If "Yes," was the related organization(s) a section 527 organization?	49b	

50 Complete this table for the five highest compensated employees (other than officers, directors, trustees, and key employees) who received more than \$100,000 of compensation from the organization. If there are 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
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 are none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation
Total number of other independent contractors receiving over \$100,000 ►		

Please 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
► ***** Signature of officer	2010-01-22 Date
► WILLIAM MALKASIAN SECRETARY/TREASURER Type or print name and title	

Paid Preparer's Use Only	Preparer's signature ► DOUGLAS BERRY	Date 2010-01-13	Check if self-employed ► <input type="checkbox"/>	Preparer's PTIN (See Gen Inst X)
	Firm's name (or yours if self-employed), address, and ZIP + 4 ► SVA CERTIFIED PUBLIC ACCOUNTANTS 1221 JOHN Q HAMMONS DRIVE MADISON, WI 53717		EIN ►	Phone no ► (608) 831-8181

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

Part II-A To be completed by organizations exempt under section 501(c)(3) that filed Form 5768 (election under section 501(h)). (See the instructions for Schedule C for details.)

A Check <input type="checkbox"/> if the filing organization belongs to an affiliated group	B Check <input type="checkbox"/> if the filing organization checked box A and "limited control" provisions apply		
Limits on Lobbying Expenditures— (The term "expenditures" means amounts paid or incurred.)		(a) Filing Organization's Totals	(b) Affiliated Group Totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)			
b Total lobbying expenditures to influence a legislative body (direct lobbying)			
c Total lobbying expenditures (add lines 1a and 1b)			
d Other exempt purpose expenditures			
e Total exempt purpose expenditures (add lines 1c and 1d)			
f Lobbying nontaxable amount Enter the amount from the following table in both columns—			
If the amount on line 1e, column (a) or (b) is:		The lobbying nontaxable amount is:	
Not over \$500,000		20% of the amount on line 1e	
Over \$500,000 but not over \$1,000,000		\$100,000 plus 15% of the excess over \$500,000	
Over \$1,000,000 but not over \$1,500,000		\$175,000 plus 10% of the excess over \$1,000,000	
Over \$1,500,000 but not over \$17,000,000		\$225,000 plus 5% of the excess over \$1,500,000	
Over \$17,000,000		\$1,000,000	
g Grassroots nontaxable amount (enter 25% of line 1f)			
h Subtract line 1g from line 1a Enter -0- if line g is more than line a			
i Subtract line 1f from line 1c Enter -0- if line f is more than line c			
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No	

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 1a through 1f of the instructions.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) Total
2a Lobbying non-taxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots non-taxable amount					
e Grassroots ceiling amount (150% of line d, column (e))					
f Grassroots lobbying expenditures					

Part II-B To be completed by organizations exempt under section 501(c)(3) that have NOT filed Form 5768 (election under section 501(h)). (See the instructions for Schedule C for details.)

	(a)		(b)	
	Yes	No	Amount	
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of				
a Volunteers?				
b Paid staff or management (include compensation in expenses reported on lines c through i)?				
c Media advertisements?				
d Mailings to members, legislators, or the public?				
e Publications, or published or broadcast statements?				
f Grants to other organizations for lobbying purposes?				
g Direct contact with legislators, their staffs, government officials, or a legislative body?				
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means?				
i Other activities If "Yes," describe in Part IV				
j Total lines 1c through 1i				
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?				
b If "Yes" enter the amount of any tax incurred under section 4912				
c If "Yes" enter the amount of any tax incurred by organization managers under section 4912				
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?				

Part III-A To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6). (See the instructions for Schedule C for details.)

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	No
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	No
3 Did the organization agree to carryover lobbying and political expenditures from the prior year?	3	Yes

Part III-B To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, questions 1 and 2 are answered "No" OR if Part III-A, question 3 is answered "Yes." (See the instructions for Schedule C for details.)

1 Dues, assessments and similar amounts from members	1 \$	608,308
2 Section 162(e) non-deductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).	2a \$	
a Current Year	2b \$	821,570
b Carryover from last year	2c \$	821,570
c Total	3 \$	608,308
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	4 \$	213,262
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	5 \$	0
5 Taxable amount of lobbying and political expenditures (line 2c total minus 3 and 4)		

Part IV Supplemental Information

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1. Also, complete this part for any additional information

Identifier	Return Reference	Explanation

Part IV Supplemental Information

TY 2008 Other Assets Schedule

Name: WISCONSIN HOMEOWNERS ALLIANCE INC**EIN:** 20-2931469

Description	Beginning of Year Amount	End of Year Amount
Accounts Receivable	25,455	17,330
Prepaid Expenses and Deferred Charges	0	2,100

TY 2008 Other Changes in Net Assets Schedule**Name:** WISCONSIN HOMEOWNERS ALLIANCE INC**EIN:** 20-2931469

Description	Amount
UNREALIZED GAIN ON INVESTMENTS	27,324

TY 2008 Other Expenses Schedule

Name: WISCONSIN HOMEOWNERS ALLIANCE INC

EIN: 20-2931469

Description	Amount
OFFICE EXPENSES	14,024
INSURANCE	2,102
MEDIA ADVERTISING EXPENSE	161,600
PAYROLL REIMBURSEMENTS	9,506
Conferences and Conventions	337

Additional Data

Software ID:
Software Version:
EIN: 20-2931469
Name: WISCONSIN HOMEOWNERS ALLIANCE INC

Form 990EZ, Part IV - List of Officers, Directors, Trustees, and Key Employees

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (If not paid, enter -0-.)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
WILLIAM MALKASIAN 4801 FOREST RUN ROAD MADISON, WI 53704	SECRETARY/TREASURER 1 0	0	0	0
TERRY HILGENBERG 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
JEFFREY KITCHEN 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
MICHAEL SPRANGER 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
MICHAEL MULLEADY 4801 FOREST RUN ROAD MADISON, WI 53704	CHAIRPERSON 1 0	0	0	0
JOHN FLOR 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
BETH JAWORSKI 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
ROBERT WEBER 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0
JOHN HORNING 4801 FOREST RUN ROAD MADISON, WI 53704	DIRECTOR 1 0	0	0	0