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Form 990-EZ

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 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.

2008

Open to Public
InspectionDepartment of the Treasury
Internal Revenue Service

A For the 2008 calendar year, or tax year beginning 11-01-2008

, and ending 10-31-2009

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 Frederick County Assoc of Realtors INC - CO GCAAR	D Employer identification number 52-0983489
Number and street (or P O box, if mail is not delivered to street address) 8757 Georgia Ave No 600	E Telephone number (301) 590-2000
City or town, state or country, and ZIP + 4 Silver Spring, MD 209103742	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).

I Website: ► WWW FCAR ORG

J Organization type (check only one) — 501(c) (6) (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 ► \$ 386,328

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

1	Contributions, gifts, grants, and similar amounts received	1	
2	Program service revenue including government fees and contracts	2	77,146
3	Membership dues and assessments	3	235,976
4	Investment income	4	6,829
5a	Gross amount from sale of assets other than inventory	5a	
b	Less cost or other basis and sales expenses	5b	
c	Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a) (attach schedule)	5c	
6	Special events and activities (complete applicable parts of Schedule G) If any amount is from gaming, check here ►	6c	30,550
a	Gross revenue (not including \$ 0 of contributions reported on line 1)	6a	37,490
b	Less direct expenses other than fundraising expenses	6b	6,940
c	Net income or (loss) from special events and activities (Subtract line 6b from line 6a)	7c	3,744
7a	Gross sales of inventory, less returns and allowances	7a	12,480
b	Less cost of goods sold	7b	8,736
c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	8	16,407
8	Other revenue (describe ►)	9	370,652
9	Total revenue (add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8)	10	2,176
10	Grants and similar amounts paid (attach schedule) ►	11	95,284
11	Benefits paid to or for members	12	111,718
12	Salaries, other compensation, and employee benefits	13	21,312
13	Professional fees and other payments to independent contractors	14	34,507
14	Occupancy, rent, utilities, and maintenance	15	21,813
15	Printing, publications, postage, and shipping	16	157,575
16	Other expenses (describe ►)	17	444,385
17	Total expenses (add lines 10 through 16)	18	-73,733
18	Excess or (deficit) for the year (Subtract line 17 from line 9)	19	876,592
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)	20	
20	Other changes in net assets or fund balances (attach explanation)	21	802,859
21	Net assets or fund balances at end of year (combine lines 18 through 20)		

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	685,482	22
23	153,391	23
24	200,711	24
25	1,039,584	25
26	162,992	26
27	876,592	27
		802,859

27 Net assets or fund balances (line 27 of column (B) must agree with line 21)

Cat No 10642I

Form 990-EZ (2008)

Part III Statement of Program Service Accomplishments (See the instructions for Part III)				Expenses (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts, optional for others)
What is the organization's primary exempt purpose? TO UNITE THOSE IN REAL ESTATE PROFESSION, PROVIDE REALTOR SUPPORT AND EDUCATION, AND TO PROMOTE A HIGH STANDARD OF PROFESSIONAL CONDUCT				
Describe what was achieved in carrying out the organization's exempt purposes In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title				
28 The association provides and promotes realtors education and cooperation It promotes consumer trust and confidence through the support of approximately 1,000 members (Grants \$ 0)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>		28a	0
29			29a	
(Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>			
30			30a	
(Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>			
31 Other program services (attach schedule) (Grants \$)	If this amount includes foreign grants, check here . . . ► <input type="checkbox"/>		31a	
32 Total program service expenses (add lines 28a through 31a) ►		32	
Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated (See the instructions for Part IV)				
(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
See Additional Data Table				

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?	35b	Yes		
36 Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," complete applicable parts of Schedule N	36		No	
37a Enter amount of political expenditures, direct or indirect, as described in the instructions ► 37a 0	37b			
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			
39 <i>501(c)(7) organizations.</i> Enter	39b			
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			
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 ► MD				
42a The books are in care of ► Michael Moran GCAAR Telephone no ► (301) 590-2000				
8757 georgia avenue suite 600				
Located at ► Silver Spring, MD ZIP + 4 ► 20850				
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)?	42b	Yes	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 ?	42c		No	
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 ► <input checked="" type="checkbox"/> 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		No	
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		No	

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 Michael Moran Director Type or print name and title	2010-08-11 Date	
Paid Preparer's Use Only	Preparer's signature S Vincent Crescenzi	Date	Check if self-employed ► <input type="checkbox"/>
	Firm's name (or yours if self-employed), address, and ZIP + 4 Councilor Buchanan & Mitchell PC 7910 Woodmont Avenue Suite 500 Bethesda, MD 20814	Preparer's PTIN (See Gen Inst X) EIN ► Phone no ► (301) 986-0600	

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

Additional Data

Software ID:
Software Version:
EIN: 52-0983489
Name: Frederick County Assoc of Realtors INC - CO GCAAR

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
Nicole D Lapera-Holler 8757 Georgia Ave Suite 600 Silver Spring, MD 209103742	President 5 00	0	0	0
Julina Coiner 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	President-Elect 5 00	0	0	0
Charles P Hawley 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	Secretary 5 00	0	0	0
Humberto Benitez 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	Treasurer 5 00	0	0	0
Lawrence R Riggs 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	Past President 5 00	0	0	0
Diane Y Derr 8757 Georgia Ave Suite 600 Silver Spring, MD 209103742	Director 1 00	0	0	0
Sandra M Fouché 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	Director 1 00	0	0	0
Leslie G Fulford 8757 Georgia Ave Suite 600 silver Spring, MD 209103742	Director 1 00	0	0	0
Lisa M Goodman 8757 Georgia Ave Suite 600 Silver Spring, MD 209103742	Director 1 00	0	0	0
Michael Kurtianyk 8757 Georgia Ave Suite 600 Silver Spring, MD 209103742	Director 1 00	0	0	0

TY 2008 Grants and Similar Amounts Paid Schedule

Name: Frederick County Assoc of
Realtors INC - CO GCAAR
EIN: 52-0983489

Item No.	1
Class of Activity	charitable
Donee's Name	Frederick Arts Council
Donee's Address	15 West Patrick Street Frederick, MD 21701
Amount (FMV)	500
Purpose of Payment to Affiliate	
Relationship	None
Description	Cash
Book Value	
How BV Determined	
How FMV Determined	
Date of Gift	2008-11

Item No.	2
Class of Activity	charitable
Donee's Name	Habitat for Humanity
Donee's Address	2 East Church Street Frederick, MD 21701
Amount (FMV)	576
Purpose of Payment to Affiliate	
Relationship	None
Description	Cash
Book Value	
How BV Determined	
How FMV Determined	
Date of Gift	2009-03

Item No.	3
Class of Activity	charitable
Donee's Name	american Diabetes Association
Donee's Address	1701 North Beauregard Street Alexandria, VA 22311
Amount (FMV)	50
Purpose of Payment to Affiliate	
Relationship	none
Description	cash
Book Value	
How BV Determined	
How FMV Determined	
Date of Gift	2008-12

Item No.	4
Class of Activity	charitable
Donee's Name	College View Nursing
Donee's Address	700 Toll House Avenue Frederick, MD 21701
Amount (FMV)	50
Purpose of Payment to Affiliate	
Relationship	none
Description	cash
Book Value	
How BV Determined	
How FMV Determined	
Date of Gift	2009-03

Item No.	5
Class of Activity	charitable
Donee's Name	Maryland Association of Realtors
Donee's Address	200 Harry Truman Parkway Annapolis, MD 21401
Amount (FMV)	1,000
Purpose of Payment to Affiliate	
Relationship	none
Description	cash
Book Value	
How BV Determined	
How FMV Determined	
Date of Gift	2009-08

TY 2008 Other Assets Schedule

Name: Frederick County Assoc of
Realtors INC - CO GCAAR
EIN: 52-0983489

Description	Beginning of Year Amount	End of Year Amount
Accounts Receivable	3,238	621
Inventory	17,899	27,273
Prepaid Expenses	21,774	16,994
Sentrilock Conversion Asset	118,810	85,326
Notes Receivable	20,000	20,000
Other Investments	11,075	11,075
Other Depreciable Assets	7,915	5,797

TY 2008 Other Expenses Schedule

Name: Frederick County Assoc of
Realtors INC - CO GCAAR
EIN: 52-0983489

Description	Amount
Payroll Taxes	31,725
Office Expense	3,877
Travel	12,184
Insurance	3,296
Realtor Community Service	17,549
Bank Fees	12,749
Management Fees	38,280
Real Estate Taxes	6,668
Public Relations	12,200
Professional Standards	2,449
Training	1,055
Depreciation Expense	15,543

TY 2008 Other Liabilities Schedule

Name: Frederick County Assoc of
Realtors INC - CO GCAAR
EIN: 52-0983489

Description	Beginning of Year Amount	End of Year Amount
Accounts Payable and Accrued Expenses	37,299	22,458
Deferred Revenue	55,045	37,133
Other Liabilities	70,648	47,881

TY 2008 Other Revenues Schedule

Name: Frederick County Assoc of
Realtors INC - CO GCAAR
EIN: 52-0983489

Description	Amount
Facility Rental	5,175
Rebates	4,799
Miscellaneous	6,433

TY 2008 Transfers Personal Benefits Contracts Declaration

Name: Frederick County Assoc of
Realtors INC - CO GCAAR

EIN: 52-0983489

Declaration: The organization did not, during the year, receive any funds, directly, or indirectly, to pay premiums on a personal benefit contract. The organization, did not, during the year, pay any premiums, directly, or indirectly, on a personal benefit contract.