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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) Sponsonng 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 \$500,000 and total assets less than \$1,250,000 at the end of the year may use this form

OMB No 1545-1150

Open to Public Inspection

Department of the Treasury Internal Revenue Service

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

A	For t	he 2009 calendar year, or tax year beginning and ending					
В	Check applica	ible Please 5	Employer identification number				
[_ 	Addr chan Nam		04-3333863				
-	lchan lnite	at type Number and street (or P.O. box if mail is not delivered to street address) Room/suite E	_ -				
-	retu Terr	nin Specific 540 HANCOCK STREET	617-773-5483				
7	atec	Instruc-		Group Exemption			
Ë	-— reτu	QUINCY, MA 02170	Number ►				
		ection 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed G Accounti	7				
	- 00	Schedule A (Form 990 or 990-EZ) Other (sp	-				
$\overline{}$	Webs			he organization is not			
			attach Sched	lule B (Form 990, 990-EZ, or 990-PF)			
	Check		nore than \$2	25,000 A Form 990-EZ or			
		Form 990 return is not required, but if the organization chooses to file a return, be sure to file a complete retu					
<u></u>	Add II	nes 5b, 6b, and 7b, to line 9 to determine gross receipts, if \$500,000 or more, file Form 990 instead of Form 990-EZ	<u></u> ▶ \$	296231.			
P	art I	Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instruc	tions for Pa	rt1)			
	1	Contributions, gifts, grants, and similar amounts received	1				
	2	Program service revenue including government fees and contracts	2	296183.			
	3	Membership dues and assessments	3				
	4	Investment income	4				
	~ 5a	Gross amount from sale of assets other than inventory 5a					
	b	Less cost or other basis and sales expenses 5b					
9	C		<u>5c</u>				
2	6	Special events and activities (complete applicable parts of Schedule 🥱 If any amount is from gaming, check here ▶ 🛭					
	a	Gross revenue (not including \$ NOV 1 8 2010 of continuous					
H _P		reported on line 1)					
	b	Less direct expenses other than fundraising expenses 6b	_				
DEC 1,84,2010	C	Net income or (loss) from special events and activities (Subtract line 6b from line 6a)	6c				
	'"						
	b	•	,,				
SCANNED	_ c	Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a) Other revenue (describe ► INTEREST INCOME) 7c	48.			
4	8		→ 9	296231.			
<u>ကို</u> –	10	Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8 Grants and similar amounts paid (attach schedule)	10				
()	11	Benefits paid to or for members	11				
v	12	Salaries, other compensation, and employee benefits	12	209015.			
enses	13	Professional fees and other payments to independent contractors	13	4864.			
je.	14	Occupancy, rent, utilities, and maintenance	14				
Exp	15	Printing, publications, postage, and shipping	15	174.			
	16	Other expenses (describe ► See Statement 1	.) 16	42745.			
	17	Total expenses. Add lines 10 through 16	17	256798.			
	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	39433.			
ets	19	Net assets or fund balances at beginning of year (from line 27, column (A))					
Net Assets		(must agree with end-of-year figure reported on prior year's return)	19	807116.			
ē	20	Other changes in net assets or fund balances (attach explanation)	20				
_	21	Net assets or fund balances at end of year Combine lines 18 through 20	▶ 21	846549.			
F	art l						
		(See the instructions for Part II) (A) Beginning of y		(B) End of year			
2			53. 22	38648.			
2		ind and buildings ther assets (describe ► See Statement 2) 8098	23	811838.			
2		, 0400		850486.			
2				3937.			
2		otal liabilities (describe ► See Statement 3) 427 et assets or fund balances (line 27 of column (8) must agree with line 21) 8071		846549.			
<u>2</u>	/ NI 2171 -08-10	01 400010 01 14110 00141100 11110 1110 110 110 11		Form 990-EZ (2009)			
02	-08-10	FIRE 1 of 1 listed test and 1 showers independ the indused one and polymers managing.					

O.C.	m 990-EZ (2009) WLC MANAGEMENT COMPANY, I	NC.		04-	33338	63 Page 2
	art III Statement of Program Service Accomplishmen	its (See the instructions for			· · · · · ·	penses
Nh:	at is the organization's primary exempt purpose? See Statement	6	· 		1	r section 501(c)(3)
	scribe what was achieved in carrying out the organization's exempt purp		se manner descri	he) organizations and
he	services provided, the number of persons benefited, and other relevan	t information for each prog	ram title	-	for others)	7(a)(1) trusts, optional
28	See Statement 5					
-0						
		 _				
	(Grants \$) If this amount includes foreign g	rants, check here	•		28a	208377.
29	Totalia W / It will all loans in all all all all all all all all all al	, carron trains		,		
	(Grants \$) If this amount includes foreign g	rants, check here	>		29a	
30	/ It this amount molecus releigns	, 4, 110, 511051				
,,,		··				
			-		1	
	(Grants \$) If this amount includes foreign g	rants, check here	>		30a	
31	Other program services (attach schedule)	ranto, onost nore				
•	(Grants \$) If this amount includes foreign of	rants, check here	•		31a	
32	Total program service expenses (add lines 28a through 31a)				32	208377.
P	art IV List of Officers, Directors, Trustees, and Key E	mployees. List each one ev	ren if not compensated	(See the		for Part IV)
		_ 			ntributions	
	4.20	(b) Title and average hours	(c) Compensation	l	mployee	(e) Expense
	(a) Name and address	per week devoted to position	(If not paid, enter -0)		fit plans & eferred	account and other allowances
		μοσιτίοτι	-0,	l	pensation	other anomanees
RF	EV ADOLPH H WISMAR, JR.	PRESIDENT/PRO	PERTY MGR			
	ELLINGTON ROAD, QUINCY, MA 02170	40.00	28675.		8347.	0.
		DIRECTOR/SOCI		ES	M	
	PREET, QUINCY, MA 02169	40.00	49220.	l	7464.	0.
		DIRECTOR	~			
	AKEVILLE, MA 02347	0.50	0.		0.	0.
		DIRECTOR				
	2 HAMDEN CIRCLE, QUINCY, MA 02170	0.50	0.		0.	0.
		DIRECTOR				
	GILBERT STREET, QUINCY, MA 02169	0.50	0.		0.	0.
		DIRECTOR				
	CYNTHIA ROAD, CANTON, MA 02021	0.50	0.		0.	0.
		DIRECTOR			-	
	FIFTH AVENUE, QUINCY, MA 02169	0.50	0.		0.	0.
		DIRECTOR	_			
	7 HANCOCK STREET, QUINCY, MA 02171	0.50	0.		0.	0.
		DIRECTOR				_
	ELLINGTON ROAD, QUINCY, MA 02170	0.50	0.		0.	0.
	<u> </u>					
						-
		1				
		<u> </u>		<u>L</u>		
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_		7				

Pē	Other Information (Note the statement requirements in the instructions for Part V.)		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		X			
34	Were any changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the changes	34		Х			
35							
-	reported on Form 990-T, attach a statement explaining why the organization did not report the income on Form 990-T						
а	Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section 6033(e) notice, reporting,	ļ					
Ī	and proxy tax requirements?	35a		Х			
b	If "Yes," has it filed a tax return on Form 990-T for this year?	35b	N/	A			
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes,"						
	complete applicable parts of Sch. N	36		Х			
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions	,					
	Did the organization file Form 1120-POL for this year?	37b		Х			
	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 outstanding at the end of the period covered by this return?	38a		X			
b	If "Yes," complete Schedule L, Part II and enter the total amount involved 38b N/A						
39	Section 501(c)(7) organizations Enter	1					
a	Initiation fees and capital contributions included on line 9						
b	Gross receipts, included on line 9, for public use of club facilities 39b N/A	1					
40 a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under	1					
	section 4911 ► 0 • , section 4912 ► 0 • , section 4955 ► 0 •						
b	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the						
	year or is it aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction						
	has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	40b		X			
C	Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax imposed on organization managers						
	or disqualified persons during the year under sections 4912, 4955, and 4958						
d	Section 501(c)(3) and 501(c)(4) organizations Enter amount of tax on line 40c reimbursed by the						
	organization • 0.						
е	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		X			
41	List the states with which a copy of this return is filed MA						
42 a	The organization's books are in care of ► The Organization Telephone no ► 617-77						
	Located at ► 540 HANCOCK STREET, QUINCY, MA ZIP+4 ► C	217	0				
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		Yes	No			
	account)?	42b		X			
	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	L	X			
	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	N/A					
				T			
			Yes	No			
44	Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of	-		,,			
	Form 990-EZ	44	ļ	X			
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			v			
	completed instead of Form 990-EZ	45	20.57	(2000)			
		Form 9	.¥U•≿Z	120091			

WLC MANAGEMENT COMPANY, INC. 04-3333863 Section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts only. All section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts must answer questions 46-49b and complete the tables for lines 50 and 51. Yes No 46 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public Х office? If "Yes," complete Schedule C, Part I 46 X Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II 47 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E 48 X 48 49a Did the organization make any transfers to an exempt non-charitable related organization? 49a 49b b If "Yes," was the related organization a section 527 organization? Complete this table for the organization's 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." (d) Contributions (b) Title and average hours (c) Compensation (e) Expense to employee (a) Name and address of each employee paid more per week devoted to account and benefit plans & than \$100,000 position other allowances deferred NONE compensation f Total number of other employees paid over \$100,000 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization If there is none, enter "None" NONE (b) Type of service (c) Compensation (a) Name and address of each independent contractor paid more than \$100,000 d Total number of other independent contractors each receiving over \$100,000 that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, fother than en is based on all information of which preparer has any knowledge Swar Sign Here REVEREND Η WISMAR. JR., PRESIDENT Type or print name and Paid Date Check if self-Preparer's signature Preparer's identifying number (See instr.) Preparer's employed >

Use Only

& RICHARDSON,

QUINCY, MASSACHUSETTS 02169

21 FRANKLIN STREET

Firm's name (or yours

if self-employed), address, and ZIP + 4 COCIO

May the IRS discuss this return with the preparer shown above? See instructions

EIN ▶

Phone >

617-773-5875 X Yes

Form 990-EZ (2009)

SCHEDULE A

Department of the Treasury

Internal Revenue Service

(Form 990 or 990-EZ)

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Yes

11g(i)

11g(ii) 11g(iii) No

Employer identification number

Name of the organization

04-3333863 WLC MANAGEMENT COMPANY, INC. Reason for Public Charity Status (All organizations must complete this part) See instructions. Part I The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.) A church, convention of churches, or association of churches described in section 170(b)(1)(A)(i). 2 A school described in section 170(b)(1)(A)(ii). (Attach Schedule E.) A hospital or a cooperative hospital service organization described in section 170(b)(1)(A)(iii). A medical research organization operated in conjunction with a hospital described in section 170(b)(1)(A)(iii). Enter the hospital's name, city, and state: An organization operated for the benefit of a college or university owned or operated by a governmental unit described in section 170(b)(1)(A)(iv). (Complete Part II) A federal, state, or local government or governmental unit described in section 170(b)(1)(A)(v). An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in section 170(b)(1)(A)(vi). (Complete Part II) A community trust described in section 170(b)(1)(A)(vi). (Complete Part II.) An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2). (Complete Part III.) An organization organized and operated exclusively to test for public safety. See section 509(a)(4). 10 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See section 509(a)(3). Check the box that describes the type of supporting organization and complete lines 11e through 11h. d ____ Type III · Other c Type III - Functionally integrated __ Type i **b** Type II By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) If the organization received a written determination from the IRS that it is a Type II, Type III, or Type III supporting organization, check this box Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

(i) Name of supported organization	(II) EIN	(iii) Type of organization (described on lines 1-9 above or IRC section	in cal. (i) listed in your		(v) Did you notify the organization in col		(vi) Is the organization in col (i) organized in the US?		(vii) Amount of support
		(see instructions))	Yes	No	Yes	No	Yes	No	
			_						
	<u> </u>								
									····
					_			-	
	······								· · · · · ·
otal									

(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below,

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

the governing body of the supported organization?
(ii) A family member of a person described in (i) above?

(iii) A 35% controlled entity of a person described in (i) or (ii) above? Provide the following information about the supported organization(s).

Schedule A (Form 990 or 990-EZ) 2009

h

18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions

Schedule A (Form 990 or 990-EZ) 2009

b 10% -facts-and-circumstances test - 2008. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the

organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization

Part III Support Schedule for Organizations Described in Section 509(a)(2) (Complete only if you checked the box on line 9 of Part I) Section A. Public Support Calendar year (or fiscal year beginning in) (a) 2005 (b) 2006 (c) 2007(d) 2008 (e) 2009 (f) Total 1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.") 2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the 328918. 301010. 296183. 2100438. 835173. 339154. organization's tax-exempt purpose 3 Gross receipts from activities that are not an unrelated trade or business under section 513 4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf 5 The value of services or facilities furnished by a governmental unit to the organization without charge 301010. 835173. 339154. 328918. 296183. 2100438. 6 Total. Add lines 1 through 5 7a Amounts included on lines 1, 2, and 0. 3 received from disqualified persons b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year c Add lines 7a and 7b 2100438 8 Public support (Subtract line 7c from line 6) Section B. Total Support (c) 2007 (f) Total (d) 2008 (e) 2009 Calendar year (or fiscal year beginning in)▶ (a) 2005 **(b)** 2006 339154 328918. 301010. $29\overline{6183}$. 2100438. 835173. 9 Amounts from line 6 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties 114. 48 162. and income from similar sources b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 114. 48. 162. c Add lines 10a and 10b 11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on 12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV) 339154. 328918. 301124. 296231 | 2100600. 835173. 13 Total support (Add lines 9, 10c, 11, and 12) 14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here Section C. Computation of Public Support Percentage 99.99 15 Public support percentage for 2009 (line 8, column (f) divided by line 13, column (f) 15 % 99.99 16 16 Public support percentage from 2008 Schedule A, Part III, line 15 % Section D. Computation of Investment Income Percentage 17 .01 % 17 Investment income percentage for 2009 (line 10c, column (f) divided by line 13, column (f)) .01 18 18 Investment income percentage from 2008 Schedule A, Part III, line 17 % 19a 33 1/3% support tests - 2009. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not $\triangleright X$ more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization b 33 1/3% support tests - 2008. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization 20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions Schedule A (Form 990 or 990-EZ) 2009

Form 990-EZ	Other Expenses		Statement	1
Description			Amount	
PAYROLL TAX EXPENSE AUTO EXPENSE INSURANCE EXPENSE DEPRECIATION EXPENSE SOCIAL SERVICE COORDINTOR EXPE	NSES			
OTHER GENERAL ADMIN EXPENSES	Nobe			85.
Total to Form 990-EZ, line 16			427	45.
Form 990-EZ	Other Assets		Statement	2
Description		Beg. of Year	End of Ye	ar
ACCOUNTS & LOANS RECEIVABLE PREPAID EXPENSE Other Depreciable Assets		808588. 1270. 6.	8091 26	88. 50.
Total to Form 990-EZ, line 24		809864.	8118	38.
Form 990-EZ	Other Liabilities		Statement	3
Description		Beg. of Year	End of Ye	ar
ACCOUNTS PAYABLE LOAN PAYABLE - AFFILIATES		1861. 40840.	39	37. 0.
Total to Form 990-EZ, line 26		42701.	39	37.

FORM 990-EZ	M 990-EZ Information Regarding Transfers Associated with Personal Benefit Contracts				
directly o	ganization, during the year, receive any funds, or indirectly, to pay premiums on a personal ontract?	[]	Yes [X]	No	
	ganization, during the year, pay premiums, or indirectly, on a personal benefit contract? .	• []	Yes [X]	No	

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Statement

5

THE ORGANIZATION COORDINATED OR PROVIDED SOCIAL SERVICES AND MANAGEMENT SERVICES INCLUDING BUDGETING, CONTRACTING, NEGOTIATIONS, AND COMPLIANCE WITH OVERSIGHT AGENCY REGULATIONS TO HUD REGULATED PROJECTS WITH OVER 400 LOW-INCOME ELDERLY AND HANDICAPPED RESIDENTS.

990-EZ Pg 2

Statement

6

SERVE AND SUPPORT NON-PROFIT ORGANIZATIONS THROUGH THE PROVISION OF MANAGEMENT, SOCIAL, AND OTHER RELATED SERVICES.

Signature >

Title ► CERTIFIED PUBLIC ACCT

Date >

Form 8868 (Rev 4-2009)