

See a Social Security Number? Say Something! Report Privacy Problems to https://public.resource.org/privacy Or call the IRS Identity Theft Hotline at 1-800-908-4490



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)

2009

OMB No 1545-1150

Open to Public Inspection

Department of the Treasury Internal Revenue Service 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 \$500,000 and total assets less than \$1,250,000 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

For the 2009 calendar year, or tax year beginning **Employer identification number** Please Check if applicable Name of organization use IRS Address change label or 25-1903791 Northern Colorado Commercial Assoc. Name change print or Telephone number Number and street (or P O box, if mail is not delivered to street address) Room/suite Initial return type. See 255 E. Monroe Drive, Ste. 4 Termination Specific City or town, state or country, and ZIP + 4 Group Exemption Amended return Instruc-CO 80525 Fort Collins Number Application pending tions X • Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach G Accounting method Cash a completed Schedule A (Form 990 or 990-EZ). Other (specify) If the organization is **not** attach Schedule B (Form 990, Website: ▶ N/A Check > X 501(c) (4947(a)(1) or 527 Tax-exempt status (check only one) -6) **◄** (insert no) if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$25,000 A Check 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 return 144,336 Add lines 5b, 6b, and 7b, to line 9 to determine gross receipts, if \$500,000 or more, file Form 990 instead of Form 990-EZ Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I.) Part I Contributions, gifts, grants, and similar amounts received 144,263 2 2 Program service revenue including government fees and contracts 3 3 Membership dues and assessments 73 4 Investment income 4 5a Gross amount from sale of assets other than inventory 5b h Less cost or other basis and sales expenses 5c c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a) Revenue Special events and activities (complete applicable parts of Schedule G). If any amount is from gaming, check here of contributions Reported of Tark ENED 6a 6b direct expenses other that undraising expenses b he incompeter (tosa) from special events and activities (Subtract line 6b from line 6a)

Ghoss sales of inventory, less from and allowances 6c C 7a 7a 7b b profit (Subtract line 7b from line 7a) 7с c 8 Other revenue (describe 8 144,336 9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8 9 10 10 Grants and similar amounts paid (attach schedule) 11 Benefits paid to or for members 11 12 12 Salaries, other compensation, and employee benefits 13 13 Professional fees and other payments to independent contractors 14 14 Occupancy, rent, utilities, and maintenance 15 15 Printing, publications, postage, and shipping 111,875 Other expenses (describe ▶ See Statement 1 16 16 111,875 Total expenses. Add lines 10 through 16 17 17 32,461 18 Excess or (deficit) for the year (Subtract line 17 from line 9) 18 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with 19 10,963 19 end-of-year figure reported on prior year's return) 20 Other changes in net assets or fund balances (attach explanation) 20 43,424 21 Net assets or fund balances at end of year. Combine lines 18 through 20 Balance Sheets. If Total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ (A) Beginning of year (B) End of year (See the instructions for Part II) 10,963 43,424 22 22 Cash, savings, and investments 23 Land and buildings 23 See Statement 2 24 24 Other assets (describe 10,963 43,424 25 25 Total assets O 26 26 Total liabilities (describe 10,963 ,424 27 Net assets or fund balances (line 27 of column (B) must agree with line 21) 27

22

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990-EZ (2009) Northern Colorado Commercial						Page 2
Part III Statement of Program Service Accomplishments (S	See the instruc	tions for Part	<u>III.)</u>]		penses
What is the organization's primary exempt purpose?		(Required for section				
To promote commercial real estate in Northern Colorado.		501(c)(3) and 501(c)(4)				
Describe what was achieved in carrying out the organization's exempt purposes. In a		organizations and section				
manner, describe the services provided, the number of persons benefited, or other r		4947(a)(1) trusts, optional				
each program title			-	10	others	<u> </u>
28 Education, website access, etc.						
(Grants \$) If this amount includes foreign grants, ch	ack here		1	28a		
29 NCAR & CAR Membership	CONTICTE			20a		
25 NCAR & CAR Membership						
(Grants \$) If this amount includes foreign grants, ch	eck here	•	Ш	29a		
30			<u> </u>			
				1		
(Grants \$) If this amount includes foreign grants, ch	eck here		\Box	30a		
31 Other program services (attach schedule)			_			
(Grants \$) If this amount includes foreign grants, ch	eck here	<u> </u>		31a		
32 Total program service expenses (add lines 28a through 31a)	<u> </u>		<u> </u>	32		-
Part IV List of Officers, Directors, Trustees, and Key Employees. List each				Contrib	ctions fo	
(a) Name and address	(b) Title and average hours per week	(c) Compensation (If not paid,	empl	oyee ben	efit plans &	(e) Expense account and
	devoted to position	enter -0)	defe	rred com	pensation	other allowances
Nathan Klein	President				ا۔	
		 -	<u> </u>		- 9	0
Stu McMillan	Vice Preside	1	ړ		ا	•
Day Works			<u> </u>		- 0	0
Ron Kuehl	Treasurer		٥		٥	0
Todhua Guarragu	Board Member	<u>'</u>	4		4	0
Joshua Guernsey	Board Wellper		اه		اه	0
Peter Kast	Board Member		1			
			اه		اه	0
Ryan Shaefer	Board Member		1			
			o		0	0
Jim Vetting	Board Member					
			<u> </u>		0	0
					Ì	
			—			
]				j	
			┼			
			┼~			
			+			
			+-			
					i	
			\top			
	1		1		}	
		<u> </u>				
	[_
	ļ		—			

Form 990-EZ (2009)

DAA

	Other mormation (Note the statement requirements in the manactions for	art v.)	1.4	T
33	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed		Yes	No
-	description of each activity	33		x
34	Were any changes made to the organizing or governing documents? If "Yes," attached a conformed copy of		<u> </u>	
	the changes	34		x
35	If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not it			
	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			Ī
	6033(e) notice, reporting, and proxy tax requirements?	35a	X	
b	If "Yes," has it filed a tax return on Form 990-T for this year?	35b	X	
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets	Ţ		
	during the year? If "Yes," complete applicable parts of Schedule N	36		X
37a	Enter amount of political expenditures, direct or indirect, as described in the instr.			
þ	Did the organization file Form 1120-POL for this year?	37b		X
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 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			
39	Section 501(c)(7) organizations Enter			
а	Initiation fees and capital contributions included on line 9			
b	Gross receipts, included on line 9, for public use of club facilities			
40a	Section 501(c)(3) organizations Enter amount of tax imposed on the organization during the year under			
	section 4911 ▶			
b	Section 501(c)(3) and 501(c)(4) organizations Did the organization engage in any section 4958 excess benef	t		
	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	ļ	ļ
С	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			
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	L	X
41	List the states with which a copy of this return is filed ▶ None			
42a	The organization's books are in care of ▶ The Organization Tele	phone no.		
	Located at ▶	ZIP + 4 ▶		
		ZIP + 4		
D	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
	- • • •	42b	1 62	X
	account)?	420		-
	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.			
С	At any time during the calendar year, did the organization maintain an office outside of the U.S.?	42c	1	x
·	If "Yes," enter the name of the foreign country	120		
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		
	and and an animality of tax exempt interest received of according the tax year	7 - 7 - 1		_
			Yes	No
44	Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of		Г	
	Form 990-EZ	44	1	х
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		X
		Form 9	90-EZ	

Northern Colorado Commercial Assoc. 25-1903791 Form 990-EZ (2009) Page 4 Section 501(c)(3) organizations and section 4947(a)(1) nonexempt charitable trusts only. All section Part VI 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. 46 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to Yes No 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 48 Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E 49a 49a Did the organization make any transfers to an exempt non-charitable related organization? 49b 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 to (e) Expense (b) Title and average (c) Compensation (a) Name and address of each employee paid more employee benefit plans & hours per week account and than \$100,000 devoted to position deferred compensation other allowances 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" (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 each receiving over \$100,000

Sign Here	Under penalties of penalty, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is took correct and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge Signature of officer Date Type or print name and title								
Paid Preparer's Use Only	Preparer's signature Stes only	Date 3/17/50	Check if self-	Preparer's Identifying Number (See instr P00734491					
			EIN ▶ Phone no ▶ 970-229-0500						
May the IRS	Iscuss this return with the preparer shown above? See instructions			Yes No					

Form 990-EZ (2009)