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A For the 2009 calendar year, or tax year beginning 01-01-2009 , and ending 12-31-2009				
B Check if applicable ☐ Address change ☐ Name change ☐ Initial return ☐ Terminated ☐ Amended return ☐ Application pending	Please use IRS label or print or type. See Specific Instructions.	C Name of organization COMMERCIAL REAL ESTATE WOMEN - NORTHERN VIRGINIA INC		D Employer identification number 62-1301828
		Number and street (or P O box, if mail is not delivered to street address) 1201 WAKARUSA DR SUITE C3		E Telephone number
		City or town, state or country, and ZIP + 4 LAWRENCE, KS 66049		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.CREWNORTHERNVIRGINIA.ORG		H Check ▶ ☒ if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)	
J Tax-Exempt status (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 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.			
L 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 ▶ \$ 91,019			

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (See the instructions for Part I)									
Revenue	1	Contributions, gifts, grants, and similar amounts received						1	19,260
	2	Program service revenue including government fees and contracts						2	42,365
	3	Membership dues and assessments						3	27,810
	4	Investment income						4	255
	5a	Gross amount from sale of assets other than inventory				5a		5c	
	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)						5c		
	6	Special events and activities (complete applicable parts of Schedule G) If any amount is from gaming, check here							
	a	Gross revenue (not including \$ _ of contributions reported on line 1)				6a	1,329	6c	1,329
	b	Less direct expenses other than fundraising expenses				6b			
c Net income or (loss) from special events and activities (Subtract line 6b from line 6a)						6c			
7a	Gross sales of inventory, less returns and allowances				7a		7c		
b	Less cost of goods sold				7b				
c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)						7c			
8	Other revenue (describe _____)						8		
9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8						9	91,019	
Expenses	10	Grants and similar amounts paid (attach schedule)						10	
	11	Benefits paid to or for members						11	
	12	Salaries, other compensation, and employee benefits						12	
	13	Professional fees and other payments to independent contractors						13	3,493
	14	Occupancy, rent, utilities, and maintenance						14	23
	15	Printing, publications, postage, and shipping						15	665
	16	Other expenses (describe _____)						16	103,952
	17	Total expenses. Add lines 10 through 16						17	108,133
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)						18	-17,114
	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)						19	99,782
	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	82,668

Part II Balance Sheets —If Total assets on line 25, column (B) are \$1,250,000 or more, file Form 990 instead of Form 990-EZ															
(See the instructions for Part II)															
	<table border="1"> <thead> <tr> <th>(A) Beginning of year</th> <th>(B) End of year</th> </tr> </thead> <tbody> <tr> <td>106,650</td> <td>22 84,001</td> </tr> <tr> <td></td> <td>23</td> </tr> <tr> <td>8,427</td> <td>24 9,361</td> </tr> <tr> <td>115,077</td> <td>25 93,362</td> </tr> <tr> <td>15,295</td> <td>26 10,694</td> </tr> <tr> <td>99,782</td> <td>27 82,668</td> </tr> </tbody> </table>	(A) Beginning of year	(B) End of year	106,650	22 84,001		23	8,427	24 9,361	115,077	25 93,362	15,295	26 10,694	99,782	27 82,668
(A) Beginning of year	(B) End of year														
106,650	22 84,001														
	23														
8,427	24 9,361														
115,077	25 93,362														
15,295	26 10,694														
99,782	27 82,668														
22 Cash, savings, and investments															
23 Land and buildings															
24 Other assets (describe )															
25 Total assets															
26 Total liabilities (describe )															
27 Net assets or fund balances (line 27 of column (B) must agree with line 21) .															

Part III Statement of Program Service Accomplishments (See the instructions for Part III)		Expenses (Required for section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others)	
What is the organization's primary exempt purpose? TO EDUCATE AND PROMOTE MEMBERS IN COMMERCIAL REAL ESTATE			
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, and other relevant information for each program title			
28 PROVIDES MONTHLY MEETINGS WITH SPEAKERS RELATED TO REAL ESTATE TOPICS FOR MEMBERS AND NON-MEMBERS. ALSO PROVIDES NETWORKING OPPORTUNITIES FOR PROFESSIONALS WITHIN THE REAL ESTATE PROFESSION. MEMBERS ALSO PARTICIPATE IN COMMUNITY SERVICE PROJECTS AND PUBLISH QUARTERLY NEWSLETTERS TO INFORM OTHER MEMBERS OF CHAPTER ACTIVITIES AND INDUSTRY DEVELOPMENTS. (Grants \$) If this amount includes foreign grants, check here . . . ☐		28a	
29 (Grants \$) If this amount includes foreign grants, check here . . . ☐		29a	
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	

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

Part VOther 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	No
34	Were any changes made to the organizing or governing documents? 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 why the organization did not report the income on Form 990-T		
a	Did the organization have unrelated business gross income of \$1,000 or more or was it subject to section 6033 (e) notice, reporting, and proxy tax requirements?	35a	No
b	If "Yes," has it filed a tax return on Form 990-T for this year?	35b	
36	Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets 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	
b	Did the organization file Form 1120-POL for this year?	37b	No
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	No
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 ▶ _____, section 4912 ▶ _____, section 4955 ▶ _____		
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	
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 ▶ _____		
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	No
41	List the states with which a copy of this return is filed ▶ _____		
42a	The organization's books are in care of ▶ RHONDA HAMMACK Telephone no ▶ (443) 745-1272 6215 WINTERS RIDGE Located at ▶ HANOVER, MD ZIP + 4 ▶ 21076		
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	No
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	No
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	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 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.

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
47	Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II		
48	Is the organization a school 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 a section 527 organization?		

50 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 "

(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

50(f) Total number of other employees paid over \$100,000

51 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

51(d) Total number of other independent contractors each 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		2010-05-15 Date	
Paid Preparer's Use Only	RHONDA HAMMACK, TREASURER Type or print name and title			
	Preparer's signature	MICHELE C HAMMANN, CPA	Date 2010-05-11	Check if self-employed ☐
	Firm's name (or yours if self-employed), address, and ZIP + 4			Preparer's identifying number (See instructions)
	SS&C BUSINESS & TAX SERVICES INC 4910 CORPORATE CENTRE DR STE 150 LAWRENCE, KS 66047			EIN Phone no (785) 838-4484
May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No				

Additional Data

Software ID:
Software Version:
EIN: 62-1301828
Name: COMMERCIAL REAL ESTATE WOMEN -
NORTHEN VIRGINIA 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
JULIE MAZA  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	PRESIDENT 0	0		
DONNA MARTIN  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	PAST PRESIDE 0	0		
DEBBIE ALLEN  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	PRESIDENT EL 0	0		
NANCY PAYNE  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	SECRETARY 0	0		
RHONDA HAMMACK  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	TREASURER 0	0		
KATHERINE DREWS  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	MEMBERSHIP C 0	0		
ANN RICHARDS  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	COMMUNICATIO 0	0		
AMY TALTON  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	PROGRAMS CHA 0	0		
BEVERLY MERCHANT  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	COMMUNITY SE 0	0		
STEPHANIE WILLIAMSON  1201 WAKARUSA DR SUITE C3 LAWRENCE, KS 66049	SPECIAL EVEN 0	0		

TY 2009 Compensation Explanation

Name: COMMERCIAL REAL ESTATE WOMEN -
NORTHEN VIRGINIA INC

EIN: 62-1301828

Person Name	Explanation
JULIE MAZA	
DONNA MARTIN	
DEBBIE ALLEN	
NANCY PAYNE	
RHONDA HAMMACK	
KATHERINE DREWS	
ANN RICHARDS	
AMY TALTON	
BEVERLY MERCHANT	
STEPHANIE WILLIAMSON	

TY 2009 Other Assets Schedule

Name: COMMERCIAL REAL ESTATE WOMEN -
NORTHEN VIRGINIA INC

EIN: 62-1301828

Description	Beginning of Year Amount	End of Year Amount
ACCOUNTS RECEIVABLE	6,027	8,236
PREPAID EXPENSES AND DEFERRED CHARGES	2,400	1,125
	8,427	9,361

TY 2009 Other Expenses Schedule

Name: COMMERCIAL REAL ESTATE WOMEN -
NORTHERN VIRGINIA INC

EIN: 62-1301828

Description	Amount
EXPENSES	
TRAVEL	14,346
CONFERENCES/MEETINGS	9,506
INSURANCE	405
MEMBERSHIP EXPENSE	17,049
PROGRAM EXPENSE	38,666
CONTRIBUTIONS	1,416
WEB/COMPUTER EXPENSE	3,643
SPONSORSHIP EXPENSE	8,756
GIFTS & AWARDS	1,528
BANK & CREDIT CARD FEES	1,618
ADMINISTRATIVE FEE	6,693
SUPPLIES	326

TY 2009 Other Liabilities Schedule

Name: COMMERCIAL REAL ESTATE WOMEN -
NORTHEN VIRGINIA INC

EIN: 62-1301828

Description	Beginning of Year Amount	End of Year Amount
ACCOUNTS PAYABLE AND ACCRUED EXPENSES		4
PREPAID DUES	7,445	4,790
PREPAID SPONSORSHIP REVENUE	7,850	5,900
	15,295	10,694