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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)

OMB No. 1545-1150

2009

Open to Public  
Inspection

► 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.

A For the 2009 calendar year, or tax year beginning and ending

B Check if applicable Address change Name change Initial return Terminated Amended return Application pending	C Name of organization <b>BUILDING OWNERS &amp; MANAGERS ASSN-HI, INC.</b> <b>DBA BOMA HAWAII</b>	D Employer identification number <b>99-0184368</b>
	Number and street (or P.O. box, if mail is not delivered to street address) <b>P.O. BOX 17040</b>	Room/suite
	City or town, state or country, and ZIP + 4 <b>HONOLULU, HI 96817</b>	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: ► **BOMAHAWAII.COM**J Tax-exempt status (check only one) —  501(c)(6) ◀ (insert no)  4947(a)(1) or  527

H Check ►  if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF)

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 ► **\$ 199,477.****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	<b>19,650.</b>
2 Program service revenue including government fees and contracts	2	<b>41,717.</b>
3 Membership dues and assessments	3	<b>94,954.</b>
4 Investment income	4	<b>1.</b>
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)	5c	
6 Special events and activities (complete applicable parts of Schedule G). If any amount is from gaming, check here ► <input type="checkbox"/>		
a Gross revenue (not including \$ _____) of contributions reported on line 1)	6a	<b>33,268.</b>
b Less: direct expenses other than fundraising expenses	6b	<b>27,772.</b>
c Net income or (loss) from special events and activities (Subtract line 6b from line 6a)	6c	<b>5,496.</b>
7a Gross sales of inventory, less returns and allowances	7a	
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 ► <b>SEE STATEMENT 4</b> )	8	<b>9,887.</b>
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6c, 7c, and 8	9	<b>171,705.</b>
10 Grants and similar amounts paid (attach schedule) <b>RECEIVED</b>	10	<b>43,103.</b>
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	<b>24,273.</b>
14 Occupancy, rent, utilities, and maintenance	14	
15 Printing, publications, postage, and shipping	15	
16 Other expenses (describe ► <b>SEE STATEMENT 1</b> )	16	<b>91,647.</b>
17 Total expenses. Add lines 10 through 16	17	<b>159,023.</b>
18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	<b>12,682.</b>
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	<b>57,171.</b>
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	<b>69,853.</b>

**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)	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	126,777.	22 <b>133,122.</b>
23 Land and buildings		23
24 Other assets (describe ► <b>SEE STATEMENT 2</b> )	31,429.	24 <b>37,804.</b>
25 Total assets	158,206.	25 <b>170,926.</b>
26 Total liabilities (describe ► <b>SEE STATEMENT 3</b> )	101,035.	26 <b>101,073.</b>
27 Net assets or fund balances (line 25 of column (B) must agree with line 21)	57,171.	27 <b>69,853.</b>



BUILDING OWNERS & MANAGERS ASSN-HI, INC.  
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**Part V Other Information** (Note the statement requirements in the instructions for Part V)

33 Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity 33

34 Were any changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the changes 34

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

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 Sch. N 36

37a Enter amount of political expenditures, direct or indirect, as described in the instructions. ► 37a 0.

b Did the organization file Form 1120-POL for this year? 37b

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

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 ► N/A ; section 4912 ► N/A ; section 4955 ► N/A 40b

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 40e

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 ► N/A

d Section 501(c)(3) and 501(c)(4) organizations. Enter amount of tax on line 40c reimbursed by the organization ► N/A

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

41 List the states with which a copy of this return is filed. ► NONE

42a The organization's books are in care of ► NICOLE NAKO Telephone no. ► (808) 847-0143  
Located at ► P.O. BOX 17040, HONOLULU, HI ZIP + 4 ► 96817

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: ► 42b

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.?

If "Yes," enter the name of the foreign country: ► 42c

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 N/A

44 Did the organization maintain any donor advised funds? If "Yes," Form 990 must be completed instead of Form 990-EZ 44

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

	Yes	No
33	<input checked="" type="checkbox"/>	X
34	<input checked="" type="checkbox"/>	X
35a	<input checked="" type="checkbox"/>	
35b	<input checked="" type="checkbox"/>	
36	<input checked="" type="checkbox"/>	
37b	<input checked="" type="checkbox"/>	
38a	<input checked="" type="checkbox"/>	
38b	<input type="text" value="N/A"/>	
39a	<input type="text" value="N/A"/>	
39b	<input type="text" value="N/A"/>	
40b	<input type="text" value="N/A"/>	
40e		<input checked="" type="checkbox"/>

	Yes	No
42b	<input checked="" type="checkbox"/>	
42c		<input checked="" type="checkbox"/>

Form 990-EZ (2009)

## BUILDING OWNERS &amp; MANAGERS ASSN-HI, INC.

Form 990-EZ (2009)

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**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

47 Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II

48 Is the organization a school as 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?

b 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."

	Yes	No
46		
47		
48		
49a		
49b		

(a) Name and address of each employee paid more than \$100,000 N/A	(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

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."

N/A

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over \$100,000 ► \_\_\_\_\_

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	
	► <i>Corinne K. Hiromoto</i>	04.29.2010 Date

► *Corinne K. Hiromoto* President  
Type or print name and title

Paid Preparer's Use Only	Preparer's signature ► <i>Lester J. Hee</i>	Date <i>4/26/10</i>	Check if self-employed ► <input checked="" type="checkbox"/>	Preparer's identifying number (See instr.)
	Firm's name (or yours if self-employed). address, and ZIP + 4 ► <i>LESTER J. HEE, CPA</i>	737 BISHOP STREET, SUITE 2360 HONOLULU, HAWAII 96813-3214	EIN ►	Phone no. ► (808) 532-7322

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

Form 990-EZ (2009)

032174  
02-08-10

09390426 788011 597

2009.03000 BUILDING OWNERS &amp; MANAGERS 597 1

FORM 990-EZ

OTHER EXPENSES

STATEMENT 1

## DESCRIPTION

## AMOUNT

MEMBERSHIP MEETINGS	35,204.
SEMINAR EXPENSE	4,124.
OFFICE EXPENSES	745.
BANK CHARGES	2,016.
INSURANCE	2,335.
BUSINESS MEETINGS	3,870.
TRAVEL EXPENSES	16,656.
MEALS & ENTERTAINMENT	888.
MISCELLANEOUS	4,525.
WEBSITE MAINTENANCE	1,358.
MEMBER EVENT EXPENSES	19,141.
TAXES	785.
TOTAL TO FORM 990-EZ, LINE 16	91,647.

FORM 990-EZ

OTHER ASSETS

STATEMENT 2

## DESCRIPTION

## BEG. OF YEAR END OF YEAR

ACCOUNTS RECEIVABLE	26,464.	34,047.
OTHER RECEIVABLES	425.	0.
PREPAID EXPENSES	4,540.	3,757.
TOTAL TO FORM 990-EZ, LINE 24	31,429.	37,804.

FORM 990-EZ

OTHER LIABILITIES

STATEMENT 3

## DESCRIPTION

## BEG. OF YEAR END OF YEAR

ACCOUNTS PAYABLE	621.	233.
ACCRUED EXPENSES	2,760.	0.
DEFERRED REVENUE	97,654.	98,337.
GET PAYABLE	0.	1,718.
FEDERAL TAX PAYABLE	0.	607.
STATE TAX PAYABLE	0.	178.
TOTAL TO FORM 990-EZ, LINE 26	101,035.	101,073.

FORM 990-EZ	OTHER REVENUE	STATEMENT 4
DESCRIPTION		AMOUNT
WEBSITE ADVERTISING		8,710.
MISCELLANEOUS		1,177.
TOTAL TO FORM 990-EZ, LINE 8		9,887.

FORM 990-EZ

## PAYMENTS TO AFFILIATES

STATEMENT 5

## AFFILIATE'S NAME

BOMA INTERNATIONAL

## AFFILIATES ADDRESS

1101 15TH STREET, NW, SUITE 800  
WASHINGTON, DC 20005

## PURPOSE OF PAYMENT

INTERNATIONAL DUES

## AMOUNT

43,103.

TOTAL INCLUDED ON FORM 990-EZ, LINE 10

43,103.

FORM 990-EZ

INFORMATION REGARDING TRANSFERS  
ASSOCIATED WITH PERSONAL BENEFIT CONTRACTS

STATEMENT 6

A) DID THE ORGANIZATION, DURING THE YEAR, RECEIVE ANY FUNDS, DIRECTLY OR INDIRECTLY, TO PAY PREMIUMS ON A PERSONAL BENEFIT CONTRACT? . . . . . [ ] YES [X] NO

B) DID THE ORGANIZATION, DURING THE YEAR, PAY PREMIUMS, DIRECTLY OR INDIRECTLY, ON A PERSONAL BENEFIT CONTRACT? . . [ ] YES [X] NO

TO IMPROVE CONDITIONS PERTAINING TO THE OWNERSHIP AND OPERATION OF OFFICE BUILDINGS AND OTHER COMMERCIAL PROPERTIES REPRESENTED IN THE MEMBERSHIP OF THE CORPORATION; TO SECURE FOR THE MEMBERS OF THE CORPORATION THE BENEFITS OF DISCUSSION AND COOPERATION RESPECTING MATTERS OF COMMON INTEREST; AND TO PROMOTE, BY EVERY PROPER MEANS, THE WELFARE OF THE INDUSTRY THESE PROPERTIES REPRESENT.