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Short Form Return of Organization Exempt From Income Tax

Form **990-EZ**

Department of the Treasury
Internal Revenue Service

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ 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*

OMB No 1545-1150

2009

Open to Public Inspection

A For the 2009 calendar year, or tax year beginning AUG 1, 2009 and ending JUL 31, 2010

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
XI KAPPA OF CHI OMEGA HOUSE CORP.

Number and street (or P.O. box, if mail is not delivered to street address) Room/suite
2701 BURTON

City or town, state or country, and ZIP + 4
BRYAN, TX 77802-2410

D Employer identification number
74-1932980

E Telephone number
(979) 823-8401

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: ▶ N/A

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) (7) ◀ (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 ▶ $ 412,223.

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	
	2	Program service revenue including government fees and contracts	2	297,519.
	3	Membership dues and assessments	3	109,614.
	4	Investment income	4	5,090.
	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 ▶ ☐		
	a	Gross revenue (not including $ _____ of contributions reported on line 1) — 6a		
	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		
	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	412,223.
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	61,509.
	13	Professional fees and other payments to independent contractors	13	30,840.
	14	Occupancy, rent, utilities, and maintenance SEE STATEMENT 5	14	139,971.
	15	Printing, publications, postage, and shipping	15	
	16	Other expenses (describe ▶ SEE STATEMENT 1)	16	127,055.
	17	**Total expenses** Add lines 10 through 16 ▶	17	359,375.
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	52,848.
	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	487,115.
	20	Other changes in net assets or fund balances (attach explanation) SEE STATEMENT 4	20	-21,306.
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ▶	21	518,657.

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	432,446.	22	226,068.
23	Land and buildings	371,910.	23	841,839.
24	Other assets (describe ▶ SEE STATEMENT 2)	86,072.	24	92,806.
25	**Total assets**	890,428.	25	1,160,713.
26	**Total liabilities** (describe ▶ SEE STATEMENT 3)	403,313.	26	642,056.
27	**Net assets or fund balances** (line 27 of column (B) must agree with line 21)	487,115.	27	518,657.

Part III Statement of Program Service Accomplishments (See the instructions for Part III.)

What is the organization's primary exempt purpose? SEE STATEMENT 7

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

Expenses (Required for section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts, optional for others)

28 PROVIDE ROOM AND BOARD TO THOSE MEMBERS WANTING OR NEEDING ROOM AND BOARD IN ORDER TO FURTHER THE INTELLECTUAL ACHIEVEMENT AND ETHICAL BEHAVIOR OF THE MEMBERS.

(Grants $) If this amount includes foreign grants, check here ▶ ☐ 28a 354,579.

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) ▶ 32 354,579.

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
SALLY BARKLEY 3119 CAMELOT DR, BRYAN, TX 77802	PRESIDENT 2.00	0.	0.	0.
SABRINA RHODES 2701 BURTON, BRYAN, TX 77802	VICE PRESIDENT 1.00	0.	0.	0.
MARY ANNE CULPEPPER 2701 BURTON, BRYAN, TX 77802	TREASURER 5.00	0.	0.	0.

Part V 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		X
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	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 during the year? If "Yes," complete applicable parts of Sch. N	36		X
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		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 38b N/A			
39	Section 501(c)(7) organizations. Enter:			
a	Initiation fees and capital contributions included on line 9 39a 0.			
b	Gross receipts, included on line 9, for public use of club facilities 39b 0.			
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			
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	N/A	
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		X
41	List the states with which a copy of this return is filed. ▶ NONE			
42a	The organization's books are in care of ▶ MARY ANNE CULPEPPER Telephone no ▶ 979-823-8401 Located at ▶ 2701 BURTON, BRYAN, TX ZIP + 4 ▶ 77802-2410			
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		X
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		X
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		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 completed instead of Form 990-EZ	45		X

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.

			Yes	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 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 a section 527 organization?	49b		

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
N/A				

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

▶ Signature of officer — Date 11/23/10

▶ Mary Anne Culpepper, Treasurer
Type or print name and title

Paid Preparer's Use Only

Preparer's signature ▶	Date	Check if self-employed ▶ ☐	Preparer's identifying number (See instr.)
	11-17-10		P00176114

Firm's name (or yours if self-employed), address, and ZIP + 4 ▶ INGRAM, WALLIS & COMPANY, P.C.
2100 EAST VILLA MARIA RD, STE. 100
BRYAN, TX 77802

EIN ▶ 74-2073801

Phone no. ▶ (979) 776-2600

May the IRS discuss this return with the preparer shown above? See instructions ▶ [X] Yes ☐ No

FORM 990-EZ PAGE 1 990-EZ

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
	FURNITURE & FIXTURES											
7	TROPHIES,PLAQUES	01 01 86	200DB	5.00	17	114.			114.	89.		0.
8	WARDROBE CABINET REUPHOLSTER	09 30 94	200DB	7.00	17	1,000.			1,000.	1,000.		0.
9	FURNTURE	09 30 94	200DB	7.00	17	5,146.			5,146.	5,146.		0.
10	WARDROBE	08 31 94	200DB	7.00	17	184.			184.	184.		0.
11	VACUUM CLEANER	10 31 94	200DB	7.00	17	433.			433.	433.		0.
12	COMPUTER & PRINTER	07 31 95	200DB	5.00	17	2,425.			2,425.	2,425.		0.
13	FREEZER	08 31 95	200DB	7.00	17	460.			460.	460.		0.
14	MIRROR	04 30 98	200DB	7.00	17	421.			421.	421.		0.
15	(D)REFRIGERATOR	09 30 97	200DB	7.00	17	1,115.			1,115.	1,115.		0.
16	CREDENZA - FROM MOTHER'S CLUB	12 01 98	200DB	7.00	17	2,985.			2,985.	2,985.		0.
17	NEW REFRIGERATOR	12 31 99	200DB	7.00	17	3,375.			3,375.	3,375.		0.
18	NEW FREEZER	02 29 00	200DB	7.00	17	2,518.			2,518.	2,518.		0.
19	50 WOODEN CHAIRS	07 31 00	200DB	7.00	17	2,030.			2,030.	2,030.		0.
20	SOFA REUPHOLSTER	10 31 99	200DB	7.00	17	550.			550.	550.		0.
21	FURNTURE & CURTAINS	12 31 01	200DB	7.00	17	13,860.			13,860.	13,860.		0.
22	COUCHES	07 31 02	200DB	7.00	17	7,603.			7,603.	7,603.		0.
23	(D)OFFICE CHAIRS	07 21 03	200DB	7.00	17	1,271.			1,271.	1,214.		29.

928102
06-24-09

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

FORM 990-EZ PAGE 1 990-EZ

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
24	WASHER/DRYER HDIR SUITE	07 16 04	200DB	7.00	17	1,131.			1,131.	980.		101.
27	CARPETING	09 30 94	200DB	7.00	17	1,661.			1,661.	1,661.		0.
46	(D)REFRIGERATOR	05 31 09	200DB	7.00	17	3,106.		1,553.	1,553.	55.		375.
	* 990-EZ PG 1 TOTAL FURNITURE & FIXTUR					51,388.		1,553.	49,835.	48,104.	0.	505.
	LAND											
44	DRAINAGE DITCH	12 01 85	L			2,463.			2,463.			0.
45	LAND	10 01 78	L			28,361.			28,361.			0.
	* 990-EZ PG 1 TOTAL LAND					30,824.		0.	30,824.	0.	0.	0.
	OTHER											
26	WINDOW SHUTTERS-LIBRARY	08 31 94	SL	27.50	17	2,210.			2,210.	1,202.		80.
29	CARPETING	11 01 96	200DB	7.00	17	2,223.			2,223.	2,223.		0.
30	CARPETING	07 07 97	200DB	7.00	17	5,137.			5,137.	5,137.		0.
31	CARPETING	05 31 00	200DB	7.00	17	4,869.			4,869.	4,869.		0.
32	PARLOR REDO	07 31 00	200DB	7.00	17	3,500.			3,500.	3,357.		0.
33	BATHROOM REMODEL	07 31 00	SL	27.50	17	23,622.			23,622.	9,391.		859.
34	HOT WATER HEATER	07 31 01	200DB	7.00	17	15,128.			15,128.	12,098.		0.
35	SERVING STEAM TABLES	09 30 01	200DB	7.00	17	4,628.			4,628.	4,628.		0.
36	BATHROOM REMODEL	07 31 02	200DB	7.00	17	5,741.			5,741.	5,741.		0.

928102
06-24-09

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

FORM 990-EZ PAGE 1 990-EZ

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
37	CARPETING	07 13 04	200DB	7.00	17	25,103.			25,103.	21,743.		2,240.
38	BUILDING REMODEL	09 30 04	SL	27.50	17	384,183.			384,183.	68,109.		13,970.
43	CHINA CABINET	01 01 81	NC	.000		1,553.			1,553.			0.
	* 990-EZ PG 1 TOTAL OTHER					477,897.		0.	477,897.	138,498.	0.	17,149.
	BUILDINGS											
25	BUILDING	08 01 79	SL	30.00	16	326,215.			326,215.	322,980.		0.
28	BUILDING ADDITION	03 01 85	200DB	5.00	17	245,218.			245,218.	245,218.		0.
	* 990-EZ PG 1 TOTAL BUILDINGS					571,433.		0.	571,433.	568,198.	0.	0.
	OTHER											
47	(D)POINTS	08 01 04		60M	43	2,450.			2,450.	2,450.		0.
	* 990-EZ PG 1 TOTAL OTHER					2,450.		0.	2,450.	2,450.	0.	0.
	* 990-EZ PG 1 TOTAL -					1133992.		1,553.	1132439.	757,250.	0.	17,654.
	BUILDINGS											
48	CLOSING COSTS - B&T NOTE	01 31 10		60M	42	6,500.			6,500.			650.
49	CLOSING COSTS	12 31 09		60M	42	5,681.			5,681.			663.
50	IMPROVEMENT (COMP 8/10)			.000	16	479,094.			479,094.			0.
	* 990-EZ PG 1 TOTAL BUILDINGS					491,275.		0.	491,275.	0.	0.	1,313.
	* 990-EZ PG 1 TOTAL -					491,275.		0.	491,275.	0.	0.	1,313.

928102
06-24-09

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

9

FORM 990-EZ PAGE 1 990-EZ

Asset No	Description	Date Acquired	Method	Life	Line No	Unadjusted Cost Or Basis	Bus % Excl	* Reduction In Basis	Basis For Depreciation	Accumulated Depreciation	Current Sec 179	Current Year Deduction
	* GRAND TOTAL 990-EZ PG 1 DEPR &					1625267.		1,553.	1623714.	757,250.	0.	18,967.

928102
06-24-09

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction

10

FORM 990-EZ OTHER EXPENSES STATEMENT 1

DESCRIPTION	AMOUNT
FOOD EXPENSE	59,102.
SALES TAX	2,101.
KITCHEN SUPPLIES	78.
LAUNDRY SUPPLIES	
OTHER SUPPLIES	
INSURANCE - WORKERS COMP	1,312.
PAYROLL TAXES	7,199.
DUES AND SUBSCRIPTIONS	104.
OFFICE SUPPLIES	285.
REIMBURSALS	
FEES AND PERMITS	470.
INSURANCE - PROPERTY	7,288.
MISCELLANEOUS	2,844.
INCOME TAX	564.
PERSONAL PROPERTY TAX	429.
REAL PROPERTY TAX	17,456.
BANK FEES	65.
INTEREST EXPENSE ON NOTE	27,428.
INVESTMENT EXPENSES	330.
TOTAL TO FORM 990-EZ, LINE 16	127,055.

FORM 990-EZ OTHER ASSETS STATEMENT 2

DESCRIPTION	BEG. OF YEAR	END OF YEAR
PREPAID EXPENSES	1,222.	426.
INVESTMENTS - SECURITIES	65,260.	67,231.
ESCROW ACCOUNT	13,219.	9,834.
FINANCING COSTS	2,450.	12,181.
LESS AMORTIZATION FINANCING COSTS	-2,450.	-1,313.
UTILITY DEPOSIT	2,060.	2,060.
OTHER DEPOSIT	202.	202.
ACCOUNT RECEIVABLE	50.	0.
PREPAID FIT	774.	556.
OTHER DEPRECIABLE ASSETS	3,285.	1,629.
TOTAL TO FORM 990-EZ, LINE 24	86,072.	92,806.

FORM 990-EZ OTHER LIABILITIES STATEMENT 3

DESCRIPTION	BEG. OF YEAR	END OF YEAR
RESIDENT SECURITY DEPOSITS	22,235.	17,806.
FIT W/H PAYABLE	162.	140.
FICA TAX PAYABLE	114.	117.
MEDICARE TAX PAYABLE	27.	27.
FIRST NATIONAL LOAN ON RESIDENCE	380,775.	351,900.
CONSTRUCTION LOAN	0.	228,786.
BB XO LOAN	0.	43,280.
TOTAL TO FORM 990-EZ, LINE 26	403,313.	642,056.

FORM 990-EZ OTHER CHANGES IN NET ASSETS OR FUND BALANCES STATEMENT 4

DESCRIPTION	AMOUNT
PRIOR YEAR ADJUSTMENT	-21,312.
PRIOR YEAR FIT REFUNDED	6.
TOTAL TO FORM 990-EZ, LINE 20	-21,306.

FORM 990-EZ OCCUPANCY, RENT, UTILITIES AND MAINTENANCE STATEMENT 5

DESCRIPTION	AMOUNT
DEPRECIATION/AMORTIZATION	18,967.
OTHER EXPENSES	121,004.
TOTAL TO FORM 990-EZ, LINE 14	139,971.

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

PROVIDE ROOM AND BOARD TO THOSE MEMBERS WANTING OR NEEDING ROOM AND BOARD IN ORDER TO FURTHER THE INTELLECTUAL ACHIEVEMENT AND ETHICAL BEHAVIOR OF THE MEMBERS.