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Form 990-EZ

Department of the Treasury
Internal Revenue ServiceShort 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)

► Sponsoring organizations of donor advised funds, organizations that operate one or more hospital facilities, and certain controlling organizations as defined in section 512(b)(13) must file Form 990. All other organizations with gross receipts less than \$200,000 and total assets less than \$500,000 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.

2010

Open to Public
Inspection

A For the 2010 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

BUILDING OWNERS & MANAGERS ASSN-HI, INC.
DBA BOMA HAWAII

D Employer identification number

99-0184368

Number and street (or P.O. box, if mail is not delivered to street address)
P.O. BOX 179364
City or town, state or country, and ZIP + 4
HONOLULU, HI 96817

Room/suite

E Telephone number

(808) 988-1717

F Group Exemption
Number ►G Accounting Method: Cash Accrual Other (specify) ►

I Website: ► BOMAHAWAII.COM

J Tax-exempt status (check only one) — 501(c)(3) 501(c)(6) (insert no.) 4947(a)(1) or 527K Check ► if the organization is not a section 509(a)(3) supporting organization and its gross receipts are normally not more than \$50,000. A Form 990-EZ or Form 990 return is not required though Form 990-N (e-postcard) may be required (see instructions). But if the organization chooses to file a return, be sure to file a complete return.

L Add lines 5b, 6c, and 7b, to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, line 25, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ ► \$ 175,046.

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I.)

Check if the organization used Schedule O to respond to any question in this Part I

1 Contributions, gifts, grants, and similar amounts received	1	14,400.
2 Program service revenue including government fees and contracts	2	35,732.
3 Membership dues and assessments	3	91,894.
4 Investment income	4	2,291.
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 Gaming and fundraising events		
a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
b Gross income from fundraising events (not including \$ 3,950. of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b	23,682.
c Less: direct expenses from gaming and fundraising events	6c	27,170.
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	<3,488. >
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 in Schedule O)	8	7,047.
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	147,876.
10 Grants and similar amounts paid (list in Schedule O)	10	42,890.
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	30,309.
14 Occupancy, rent, utilities, and maintenance	14	
15 Printing, publications, postage, and shipping	15	547.
16 Other expenses (describe in Schedule O)	16	82,124.
17 Total expenses. Add lines 10 through 16	17	155,870.
18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	<7,994. >
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	69,853.
20 Other changes in net assets or fund balances (explain in Schedule O)	20	0.
21 Net assets or fund balances at end of year. Combine lines 18 through 20	21	61,859.

LHA For Paperwork Reduction Act Notice, see the separate instructions.

- Form 990-EZ (2010)

BUILDING OWNERS & MANAGERS ASSN-HI, INC.

Form 990-EZ (2010) DBA BOMA HAWAII

99-0184368

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Part II Balance Sheets. (see the instructions for Part II.)Check if the organization used Schedule O to respond to any question in this Part II

		(A) Beginning of year	(B) End of year
22	Cash, savings, and investments	133,122.	22 135,990.
23	Land and buildings		23
24	Other assets (describe in Schedule O)	37,804.	24 54,184.
25	Total assets	170,926.	25 190,174.
26	Total liabilities (describe in Schedule O)	101,073.	26 128,315.
27	Net assets or fund balances (line 27 of column (B) must agree with line 21)	69,853.	27 61,859.

Part III Statement of Program Service Accomplishments (see the instructions for Part III.)Check if the organization used Schedule O to respond to any question in this Part III What is the organization's primary exempt purpose? SEE SCHEDULE O

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 ORGANIZE FUNCTIONS TO REWARD EXCELLENCE IN BUILDING MANAGEMENT(Grants \$) If this amount includes foreign grants, check here 28a**29 MAINTAIN WEBSITE TO EDUCATE AND INFORM MEMBERS ABOUT INDUSTRY DEVELOPMENTS**(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 (describe in Schedule O)

(Grants \$) If this amount includes foreign grants, check here 31a32 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)Check if the organization used Schedule O to respond to any question in this 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
CORINNE HIROMOTO P.O. BOX 179364, HONOLULU, HI 96817	PRESIDENT 6.80	0.	0.	0.
RAY MARQUINA P.O. BOX 179364, HONOLULU, HI 96817	PRESIDENT-ELECT 3.00	0.	0.	0.
ANGELA HODGE P.O. BOX 179364, HONOLULU, HI 96817	SECRETARY/TREASURER 2.50	0.	0.	0.
TIERA COVINGTON P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.
GARY EVORA P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.
JEFF SHINAGAWA P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.
NESTOR LONGBOY P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.
RACHEL SIMMONS P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.
JIM WALTERS P.O. BOX 179364, HONOLULU, HI 96817	DIRECTOR 1.70	0.	0.	0.

Part V

Other Information (Note the statement requirements in the instructions for Part V.)

Check if the organization used Schedule O to respond to any question in this Part V

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

	Yes	No
33		X
34		X

34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions)

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, explain in Schedule O why the organization did not report the income on Form 990-T.

35a	X
35b	X

a Did the organization have unrelated business gross income of \$1,000 or more or was it a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements?

35b	X
-----	---

b If "Yes," has it filed a tax return on Form 990-T for this year?

36	X
37b	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 Schedule N

37a	0.
37b	X

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

38a	X
38b	N/A

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 tax year covered by this return?

38b	N/A
39a	N/A

b If "Yes," complete Schedule L, Part II and enter the total amount involved

39a	N/A
39b	N/A

39 Section 501(c)(7) organizations. Enter:

39b	N/A
40a	N/A

40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:

40a	N/A
40b	N/A

section 4911 ► N/A ; section 4912 ► N/A ; section 4955 ► N/A

40b	N/A
40c	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 did it engage in an excess benefit transaction in a prior year, that has not been reported on any of its prior Forms 990 or 990-EZ?

40c	N/A
40d	N/A

If "Yes," complete Schedule L, Part I

40d	N/A
40e	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

40e	X
41	N/A

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

41	N/A
42a	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

42a	N/A
42b	X

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

42b	X
42c	X

42a The organization's books are in care of ► NICOLE NAKO

Telephone no. ► (808) 847-0143

42c	X
43	N/A

Located at ► P.O. BOX 179364, HONOLULU, HI ZIP + 4 ► 96817

43	N/A
44a	X

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)?

44a	X
44b	X

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

44b	X
44c	X

See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.

44c	X
44d	

c At any time during the calendar year, did the organization maintain an office outside of the U.S.?

44d	
45	N/A

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

45	N/A
46a	X

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 - Check here

46a	X
46b	X

and enter the amount of tax-exempt interest received or accrued during the tax year

46b	X
46c	X

46c	X
47	N/A

47	N/A
48a	X

48a	X
48b	X

48b	X
49	N/A

49	N/A
50	N/A

50	N/A
51	N/A

51	N/A
52	N/A

52	N/A
53	N/A

53	N/A
54	N/A

54	N/A
55	N/A

55	N/A
56	N/A

56	N/A
57	N/A

57	N/A
58	N/A

58	N/A
59	N/A

59	N/A
60	N/A

60	N/A
61	N/A

61	N/A
62	N/A

62	N/A
63	N/A

63	N/A
64	N/A

64	N/A
65	N/A

65	N/A
66	N/A

66	N/A
67	N/A

67	N/A
68	N/A

68	N/A
69	N/A

69	N/A
70	N/A

70	N/A

		Yes	No
45	Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)?	45	X
a	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)?		
	If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ	45a	X
46	Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office?	46	X
	If "Yes," complete Schedule C, Part I		

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 47-49b and 52, and complete the tables for lines 50 and 51. Check if the organization used Schedule O to respond to any question in this Part VI

		Yes	No
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 ► _____
52 Did the organization complete Schedule A? Note: All section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A ► Yes No

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

Sign Here ►  Signature of officer **5/12/11**
►  Type or print name and title **Marc Higuchi** **Treasurer**
Date **5/12/11**

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	LESTER J. HEE, CPA		5/12/11		
	Firm's name ► HEE & CHING CPAS LLC			Firm's EIN ►	
	Firm's address ► 737 BISHOP STREET, SUITE 2360 HONOLULU, HI 96813-3214			Phone no. (808) 532-7322	

May the IRS discuss this return with the preparer shown above? See instructions ► Yes No
032174
03-04-11

Department of the Treasury
Internal Revenue Service

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.
► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

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

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

Name of the organization **BUILDING OWNERS & MANAGERS ASSN-HI, INC.**
DBA BOMA HAWAII Employer identification number **99-0184368**

Part I **Fundraising Activities.** Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply

a <input type="checkbox"/> Mail solicitations	e <input type="checkbox"/> Solicitation of non-government grants
b <input type="checkbox"/> Internet and email solicitations	f <input type="checkbox"/> Solicitation of government grants
c <input type="checkbox"/> Phone solicitations	g <input type="checkbox"/> Special fundraising events
d <input type="checkbox"/> In-person solicitations	

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

Total

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing

BUILDING OWNERS & MANAGERS ASSN-HI, INC.

Schedule G (Form 990 or 990-EZ) 2010

DBA BOMA HAWAII

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Part II Fundraising Events. Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000

		(a) Event #1 GOLF TOURNAMENT (event type)	(b) Event #2	(c) Other events NONE	(d) Total events (add col (a) through col. (c))
		(event type)	(total number)	(c)	
Revenue	1 Gross receipts	27,632.			27,632.
	2 Less Charitable contributions	3,950.			3,950.
	3 Gross income (line 1 minus line 2)	23,682.			23,682.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	27,170.			27,170.
	10 Direct expense summary Add lines 4 through 9 in column (d)			► (27,170.
	11 Net income summary. Combine line 3, column (d), and line 10			► <	3,488. >

Part III Gaming. Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col (a) through col (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary Add lines 2 through 5 in column (d)			► ()
	8 Net gaming income summary. Combine line 1, column d, and line 7			► <	

9 Enter the state(s) in which the organization operates gaming activities: _____

a Is the organization licensed to operate gaming activities in each of these states?

 Yes No

b If "No," explain _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year?

 Yes No

b If "Yes," explain _____

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2010

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Name of the organization

BUILDING OWNERS & MANAGERS ASSN-HI, INC.
DBA BOMA HAWAII

Employer identification number
99-0184368

FORM 990-EZ, PART I, LINE 4, OTHER INVESTMENT INCOME:

<u>DESCRIPTION OF PROPERTY:</u>	<u>AMOUNT:</u>
<u>INTEREST INCOME</u>	<u>2,291.</u>

FORM 990-EZ, PART I, LINE 8, OTHER REVENUE:

<u>DESCRIPTION OF OTHER REVENUE:</u>	<u>AMOUNT:</u>
<u>WEBSITE ADVERTISING</u>	<u>6,972.</u>
<u>MISCELLANEOUS</u>	<u>75.</u>
<u>TOTAL TO FORM 990-EZ, LINE 8</u>	<u>7,047.</u>

FORM 990-EZ, PART I, LINE 10, PAYMENTS TO AFFILIATES:

AFFILIATE NAME: BOMA INTERNATIONAL

AFFILIATE ADDRESS: 1101 15TH STREET, NW, SUITE 800 WASHINGTON, DC 20005

PURPOSE OF PAYMENT: INTERNATIONAL DUES

<u>AMOUNT OF PAYMENT:</u>	<u>42,890.</u>
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FORM 990-EZ, PART I, LINE 16, OTHER EXPENSES:

<u>DESCRIPTION OF OTHER EXPENSES:</u>	<u>AMOUNT:</u>
<u>MEMBERSHIP MEETINGS</u>	<u>34,349.</u>
<u>SEMINAR EXPENSE</u>	<u>1,987.</u>
<u>OFFICE EXPENSES</u>	<u>337.</u>
<u>BANK CHARGES</u>	<u>2,408.</u>
<u>INSURANCE</u>	<u>2,370.</u>
<u>BUSINESS MEETINGS</u>	<u>3,275.</u>
<u>TRAVEL EXPENSES</u>	<u>12,788.</u>
<u>MEALS & ENTERTAINMENT</u>	<u>1,293.</u>

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
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► Attach to Form 990 or 990-EZ.

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Name of the organization **BUILDING OWNERS & MANAGERS ASSN-HI, INC.** Employer identification number **99-0184368**

<u>MISCELLANEOUS</u>	4,062.
<u>WEBSITE MAINTENANCE</u>	2,211.
<u>MEMBER EVENT EXPENSES</u>	16,921.
<u>TAXES</u>	123.
<u>TOTAL TO FORM 990-EZ, LINE 16</u>	82,124.

FORM 990-EZ, PART II, LINE 24, OTHER ASSETS:

<u>DESCRIPTION</u>	<u>BEG. OF YEAR</u>	<u>END OF YEAR</u>
<u>ACCOUNTS RECEIVABLE</u>	34,047.	48,107.
<u>PREPAID EXPENSES</u>	3,757.	5,358.
<u>FEDERAL TAX RECEIVABLE</u>	0.	488.
<u>STATE TAX RECEIVABLE</u>	0.	231.
<u>TOTAL TO FORM 990-EZ, LINE 24</u>	37,804.	54,184.

FORM 990-EZ, PART II, LINE 26, OTHER LIABILITIES:

<u>DESCRIPTION</u>	<u>BEG. OF YEAR</u>	<u>END OF YEAR</u>
<u>ACCOUNTS PAYABLE</u>	233.	249.
<u>DEFERRED REVENUE</u>	98,337.	104,365.
<u>GET PAYABLE</u>	1,718.	1,286.
<u>FEDERAL TAX PAYABLE</u>	607.	0.
<u>STATE TAX PAYABLE</u>	178.	0.
<u>ACCRUED EXPENSES</u>	0.	4,500.
<u>FORECAST MEETING PAYABLE</u>	0.	17,915.
<u>TOTAL TO FORM 990-EZ, LINE 26</u>	101,073.	128,315.

FORM 990-EZ, PART III, PRIMARY EXEMPT PURPOSE - TO IMPROVE CONDITIONS

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.

OMB No 1545-0047

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Name of the organization

BUILDING OWNERS & MANAGERS ASSN-HI, INC.
DBA BOMA HAWAII

Employer identification number
99-0184368

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.

FORM 990-EZ, PART V, INFORMATION REGARDING PERSONAL BENEFIT CONTRACTS:

THE ORGANIZATION DID NOT, DURING THE YEAR, RECEIVE ANY FUNDS, DIRECTLY,
OR INDIRECTLY, TO PAY PREMIUMS ON A PERSONAL BENEFIT CONTRACT.

THE ORGANIZATION, DID NOT, DURING THE YEAR, PAY ANY PREMIUMS, DIRECTLY,
OR INDIRECTLY, ON A PERSONAL BENEFIT CONTRACT.