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Form **990-EZ**

Department of the Treasury
Internal Revenue Service

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)

► 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 (see instructions) 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*

OMB No 1545-1150

2011

Open to Public Inspection

A For the 2011 calendar year, or tax year beginning , 2011, and ending ,

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Terminated
- ☐ Amended return
- ☐ Application pending

C
HOUSING AND BUILDING ASSOCIATION OF
NORTHWESTERN COLORADO, INC.
569 WESTGATE DRIVE #3
GRAND JUNCTION, CO 81505

D Employer identification number
84-0748945

E Telephone number
970-245-0253

F Group Exemption Number ►

G Accounting Method ☐ Cash ☒ Accrual Other (specify) ►

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

I **Website:** ► WWW.HBANWCO.COM

J Tax-exempt status (ck only one) — ☐ 501(c)(3) ☒ 501(c) (6) ◄(insert no.) ☐ 4947(a)(1) or ☐ 527

K Check ► ☐ if the organization is not a section 509(a)(3) supporting organization or a section 527 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

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 ► $ 154,112.

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 ☒

REVENUE	1	Contributions, gifts, grants, and similar amounts received	1	154,071.
	2	Program service revenue including government fees and contracts	2	
	3	Membership dues and assessments	3	
	4	Investment income	4	41.
	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 $ _____ 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		
	c	Less direct expenses from gaming and fundraising events — 6c		
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
	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	
	9	**Total revenue.** Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ►	9	154,112.
EXPENSES	10	Grants and similar amounts paid (list in Schedule O)	10	
	11	Benefits paid to or for members	11	
	12	Salaries, other compensation, and employee benefits	12	52,177.
	13	Professional fees and other payments to independent contractors	13	2,385.
	14	Occupancy, rent, utilities, and maintenance	14	
	15	Printing, publications, postage, and shipping	15	1,356.
	16	Other expenses (describe in Schedule O) SEE SCHEDULE O	16	81,117.
	17	**Total expenses.** Add lines 10 through 16 ►	17	137,035.
NET ASSETS	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	17,077.
	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	63,512.
	20	Other changes in net assets or fund balances (explain in Schedule O)	20	
	21	Net assets or fund balances at end of year Combine lines 18 through 20 ►	21	80,589.

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BAA **For Paperwork Reduction Act Notice, see the separate instructions.** Form **990-EZ** (2011)

TEEA0803L 08/05/11

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 [X]

		(A) Beginning of year		(B) End of year
22	Cash, savings, and investments	54,861.	22	64,745.
23	Land and buildings	83,579.	23	80,771.
24	Other assets (describe in Schedule O) SEE SCHEDULE O	7,563.	24	7,603.
25	**Total assets**	146,003.	25	153,119.
26	**Total liabilities** (describe in Schedule O) SEE SCHEDULE O	82,491.	26	72,530.
27	**Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	63,512.	27	80,589.

Part III Statement of Program Service Accomplishments (see the instrs for Part III.)
Check if the organization used Schedule O to respond to any question in this Part III [X]

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? SEE SCHEDULE O

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

28 (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 (describe in Schedule O)
(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)
Check if the organization used Schedule O to respond to any question in this Part IV [X]

(a) Name and address	(b) Title and average hours per week devoted to position	(c) Reportable compensation (Form W-2/1099-MISC) (If not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SEE SCHEDULE O		37,038.	0.	0.

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V ☐

			Yes	No
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	33		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
35a	Did the organization have unrelated business gross income of $1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a		X
b	If 'Yes,' to line 35a, has the organization filed a Form 990-T for the year? If 'No,' provide an explanation in Schedule O	35b		
c	Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If 'Yes,' complete Schedule C, Part III	35c		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	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 tax year 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 N/A			
b	Gross receipts, included on line 9, for public use of club facilities 39b N/A			
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 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? 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 ► 0.			
d	Section 501(c)(3) and 501(c)(4) organizations Enter amount of tax on line 40c reimbursed by the organization ► 0.			
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 ► CONNIE RUSSEL Telephone no ► 970-245-0253

Located at ► 569 WESTGATE DRIVE #3 GRAND JUNCTION CO ZIP + 4 ► 81505

			Yes	No
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		X
	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		X

43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of **Form 1041** – Check here ► ☐ N/A and enter the amount of tax-exempt interest received or accrued during the tax year ► 43 N/A

			Yes	No
44a	Did the organization maintain any donor advised funds during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44a		X
b	Did the organization operate one or more hospital facilities during the year? If 'Yes,' Form 990 must be completed instead of Form 990-EZ	44b		X
c	Did the organization receive any payments for indoor tanning services during the year?	44c		X
d	If 'Yes' to line 44c, has the organization filed a Form 720 to report these payments? *If 'No,' provide an explanation in Schedule O*	44d		
45a	Did the organization have a controlled entity of the organization within the meaning of section 512(b)(13)?	45a		X
b	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 (see instructions)	45b		X

		Yes	No
46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If 'Yes,' complete Schedule C, Part I	46		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 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 or have a section 501(h) election in effect during the tax year? 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) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation

e 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

e 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

► X Traci Weinbrecht
Signature of officer — Date

► Traci Weinbrecht, Executive officer — 5-15-12
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☒ if self employed	PTIN
LAURA L. GEELHOED, E.A.	LAURA L. GEELHOED, E.A.	5-15-12		P00175754

Firm's name ► ALPINE TAX AND ACCOUNTING SVC.
Firm's address ► 145 GRAND AVENUE - SUITE C
GRAND JUNCTION, CO 81501
Firm's EIN ► 84-1519294
Phone no (970) 256-7504

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

SCHEDULE O (Form 990 or 990-EZ)	Supplemental Information to Form 990 or 990-EZ	OMB No 1545-0047
Department of the Treasury Internal Revenue Service	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.	2011 Open to Public Inspection

Name of the organization	Employer identification number
HOUSING AND BUILDING ASSOCIATION OF NORTHWESTERN COLORADO, INC.	84-0748945

FORM 990-EZ, PART III - ORGANIZATION'S PRIMARY EXEMPT PURPOSE

WE ARE A PROFESSIONAL ORGANIZATION COMMITTED TO THE ADVANCEMENT OF OUR MEMBERSHIP AND THE HOME BUILDING INDUSTRY THROUGH POLITICAL REPRESENTATION, COMMUNITY SERVICE, AND EDUCATION.

HOUSING AND BUILDING ASSOCIATION OF
NORTHWESTERN COLORADO, INC.

84-0748945

FORM 990-EZ, PART I, LINE 16
OTHER EXPENSES

CONTRIBUTIONS	$ 100.
CREDIT CARD FEES	2,215.
DEPRECIATION	3,928.
DUES AND SUBSCRIPTIONS	855.
INFORMATION TECHNOLOGY	866.
INSURANCE	309.
INTEREST	3,951.
LICENSES AND FEES	39.
MEALS	900.
MEMBERSHIP EXPENSES	1,223.
OFFICE EXPENSES	4,830.
PROGRAM EXPENSES	53,727.
PROPERTY TAX	2,546.
REPAIRS AND MAINTENANCE	273.
TELEPHONE EXPENSE	1,762.
TRAVEL	2,201.
UTILITIES	1,392.
TOTAL	$ 81,117.

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

	BEGINNING	ENDING
ACCOUNTS RECEIVABLE	$ 3,928.	$ 5,088.
FURNITURE AND FIXTURES	1,799.	1,092.
MACHINERY AND EQUIPMENT	1,836.	1,423.
TOTAL	$ 7,563.	$ 7,603.

FORM 990-EZ, PART II, LINE 26
TOTAL LIABILITIES

	BEGINNING	ENDING
ACCOUNTS PAYABLE AND ACCRUED EXPENSES	$ 4,292.	$ 5,648.
DEFERRED REVENUE	2,540.	0.
SECURED MORTGAGES AND NOTES PAYABLE	75,659.	66,882.
TOTAL	$ 82,491.	$ 72,530.

FORM 990-EZ, PART IV
LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	COMPEN-SATION	HEALTH BENEFITS & CONTRIB-BUTION TO EBP & DC	EXPENSE ACCOUNT & OTHER ALLOWANCES
TRACI R. WEINBRECHT 2835-1/2 PITCHBLEND COURT GRAND JUNCTION, CO 81503	DIRECTOR 40	$ 37,038.	$ 0.	$ 0.
JOHN MOIR P.O. BOX 516 FRUITA, CO 81521	PRESIDENT 1	0.	0.	0.
ROB GRIFFIN 2764 COMPASS DRIVE SUITE 112A GRAND JUNCTION, CO 81506	PAST PRESIDENT 1	0.	0.	0.
NATE PORTER 990 KESTREL COURT GRAND JUNCTION, CO 81505	DIRECTOR 1	0.	0.	0.
SARA LANDIS 2412 F ROAD GRAND JUNCTION, CO 81505	SECRETARY 1	0.	0.	0.
FRITZ DIETHER 524 30 ROAD, SUITE 1 GRAND JUNCTION, CO 81504	SECRETARY/TREAS 1	0.	0.	0.
KATIE COLEMAN 734 SOTH 7TH STREET GRAND JUNCTION, CP 81501	SECRETARY/TREAS 1	0.	0.	0.
RANDY STONE 345 HILLCREST MANOR GRAND JUNCTION, CO 81501	SECRETARY/TREAS 1	0.	0.	0.
DARREN DAVIDSON P.O. BOX 3200 GRAND JUNCTION, CO 81502	DIRECTOR 1	0.	0.	0.
ROB GRIFFIN 2764 COMPASS DRIVE SUITE 112A GRAND JUNCTION, CO 81506	DIRECTOR 1	0.	0.	0.
DENNIS WILTGEN P.O. BOX 3741 GRAND JUNCTION, CO 81502	DIRECTOR 1	0.	0.	0.
BILL MURPHY 715 HORIZON DRIVE SUITE 225 GRAND JUNCTION, CO 81506	DIRECTOR 1	0.	0.	0.

HOUSING AND BUILDING ASSOCIATION OF
NORTHWESTERN COLORADO, INC.

84-0748945

FORM 990-EZ, PART IV (CONTINUED)
LIST OF OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	COMPEN-SATION	HEALTH BENEFITS & CONTRIB-BUTION TO EBP & DC	EXPENSE ACCOUNT & OTHER ALLOWANCES
FRED SHURTLEFF 953 PITKIN AVENUE GRAND JUNCTION, CO 81501	DIRECTOR 1	$ 0.	$ 0.	$ 0.
STEVE COOK 2773 RIVERSIDE PARKWAY GRAND JUNCTION, CO 81501	DIRECTOR 1	0.	0.	0.
	TOTAL	$ 37,038.	$ 0.	$ 0.

HOUSING AND BUILDING ASSOCIATION OF
CLIENT E1001 NORTHWESTERN COLORADO, INC. 84-0748945

5/15/12 12:08PM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS PCT	CUR 179/ SDA	PRIOR 179/ SDA/ DEPR	METHOD	LIFE	CURRENT DEPR
FORM 990/990-PF										
	BUILDINGS									
1	BUILDING	12/17/03		101,715			18,256	S/L MM	39	2,608
2	ELECTRICAL	11/25/03		2,004			1,884	S/L HY	7	200
	TOTAL BUILDINGS			103,719		0	20,140			2,808
	FURNITURE AND FIXTURES									
18	OFFICE FURNITURE	1/01/93		2,952			2,952	S/L HY	5	0
19	OFFICE FURNITURE	6/27/97		951			951	S/L HY	7	0
20	OFFICE FURNITURE	7/01/98		2,988			2,988	S/L HY	10	0
21	OFFICE DESK	11/04/04		662			600	S/L HY	7	47
22	OFFICE FURNITURE	4/11/06		1,885			1,279	S/L HY	7	269
23	OFFICE DESK	5/25/06		1,058			693	S/L HY	7	151
24	OFFICE FURNITURE	6/30/07		1,223			602	S/L HY	7	175
25	OFFICE FURNITURE	6/30/08		453			308	S/L HY	7	65
	TOTAL FURNITURE AND FIXTURE			12,172		0	10,373			707
	MACHINERY AND EQUIPMENT									
3	MANAGEMENT SOFTWARE	12/02/03		6,395			6,395	S/L HY	3	0
4	BUILDER FUSION PROGRAM	11/23/05		2,460			2,460	S/L HY	3	0
5	BUILDER FUSION PROGRAM	11/02/06		3,447			3,447	S/L HY	3	0
6	BUILDER FUSION PROGRAM	12/18/07		2,553			2,553	S/L HY	3	0
7	COMPUTER	3/20/97		3,792			3,792	S/L HY	7	0
8	FAX	3/20/97		582			582	S/L HY	7	0
9	SOFTWARE	3/20/97		194			194	S/L HY	3	0
10	WEBSITE	12/16/97		800			800	S/L HY	3	0
11	NOTEBOOK COMPUTER	1/31/01		3,033			3,033	S/L HY	5	0
12	COMPUTER	10/09/02		1,274			1,274	S/L HY	5	0
13	FAX	10/29/02		564			564	S/L HY	5	0
14	COMPUTER 2800 INTEL	4/27/04		989			989	S/L HY	5	0
15	VACUUM CLEANER	11/16/07		163			80	S/L HY	7	23
16	LAPTOP COMPUTER	11/05/10		1,948			195	S/L HY	5	390
17	COPIER	1/01/92		2,782			2,782	S/L HY	7	0
	TOTAL MACHINERY AND EQUIPME			30,976		0	29,140			413
	TOTAL DEPRECIATION			146,867		0	59,653			3,928