

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 private foundations)

Do not enter social security numbers on this form as it may be made public.

Information about Form 990-EZ and its instructions is at www.irs.gov/form990.

OMB No 1545-1150

2015

Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 01-01-2015, and ending 12-31-2015

B Check if applicable
☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

C Name of organization
WISCONSIN COMMERCIAL REAL ESTATE WOMEN INC

Number and street (or P O box, if mail is not delivered to street address)Room/suite
10700 W RESEARCH DRIVE NO 200

City or town, state or province, country, and ZIP or foreign postal code
MILWAUKEE, WI 53226

D Employer identification number
39-1921749

E Telephone number
(414) 476-1880

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.WCREW.ORG

J Tax-exempt status (check only one) ☐ 501(c)(3) ☒ 501(c)(6) (Insert no) ☐ 4947(a)(1) or ☐ 527

K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other _____

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, column (B)) below are \$500,000 or more, file Form 990 instead of Form 990-EZ ☒ \$ 82,051

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						
	2	Program service revenue including government fees and contracts	2					45,317	
	3	Membership dues and assessments	3					21,960	
	4	Investment income	4					30	
	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					2,079	
	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					12,665	
	c	Less direct expenses from gaming and fundraising events	6c					8,311	
	d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d					6,433	
	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					73,740	
Expenses	10	Grants and similar amounts paid (list in Schedule O)	10					500	
	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					3,788	
	14	Occupancy, rent, utilities, and maintenance	14						
	15	Printing, publications, postage, and shipping	15						
	16	Other expenses (describe in Schedule O)	16					53,165	
	17	Total expenses. Add lines 10 through 16	17					57,453	
Net Assets	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18					16,287	
	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					48,622	
	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					64,909	

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	48,622	22	64,909
23 Land and buildings		23	
24 Other assets (describe in Schedule O)		24	
25 Total assets	48,622	25	64,909
26 Total liabilities (describe in Schedule O)	0	26	0
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	48,622	27	64,909

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?
WCREW IS THE WI CHAPTER OF THE CREW NETWORK, A NATIONAL ORGANIZATION OF COMMERCIAL REAL ESTATE PROFESSIONALS FROM EVERY DISCIPLINE THE WCREW TEAM CREATES OPPORTUNITIES FOR REAL ESTATE PROFESSIONALS TO NETWORK, LEARN, BECOME DYNAMIC LEADERS AND DEVELOP REWARDING, SUCCESSFUL AND FULFILLING CAREERS AND LIVES WCREW CONTINUES TO BUILD A STATEWIDE PRESENCE THROUGH CHARITABLE AND COMMUNITY FUNCTIONS AND REGULARLY SPONSORS PROGRAMS, INCLUDING NETWORKING EVENTS AND EDUCATIONAL SESSIONS

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

See Additional Data Table

(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

(a) Name and title	(b) Average hours per week devoted to position	(c)Reportable compensation (Forms 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
DEBORAH A KOSSOW TREASURER	1 00	0	0	0
BETH RUMMEL PRESIDENT	1 00	0	0	0
HEATHER NELSON PRESIDENT	1 00	0	0	0
MAGGIE GRZESIEWSKI SECRETARY	1 00	0	0	0
ROBERTA OLDENBURG DIRECTOR	1 00	0	0	0
KAREN DACOSTA PERZAN DIRECTOR	1 00	0	0	0
ALICIA KOPP DIRECTOR	1 00	0	0	0
ANNE RYAN DIRECTOR	1 00	0	0	0
ERIKA BAURECHT DIRECTOR	1 00	0	0	0

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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 significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O		No
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)		No
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)?		No
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		
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		No
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		No
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?		
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?		No
b	If "Yes," complete Schedule L, Part II and enter the total amount involved 38b		
39	Section 501(c)(7) organizations Enter 39a		
a	Initiation fees and capital contributions included on line 9		
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), 501(c)(4), and 501(c)(29) 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), 501(c)(4), and 501(c)(29) 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), 501(c)(4), and 501(c)(29) 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		No
40e			
41	List the states with which a copy of this return is filed ☐ _____		
42a	The organization's books are in care of ☐ DEBORAH A KOSSOW Telephone no ☐ (414) 476-1880 Located at ☐ 10700 W RESEARCH DRIVE SUITE 200 MILWAUKEE, WI ZIP + 4 ☐ 53226		
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 FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)	Yes	No
42b			No
c	At any time during the calendar year, did the organization maintain an office outside the U S ? If "Yes," enter the name of the foreign country ☐ _____		No
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		
		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		No
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		No
44b			No
c	Did the organization receive any payments for indoor tanning services during the year?		No
44c			No
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 within the meaning of section 512(b)(13)?		No
45b	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			

		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			No

Part VI

Section 501(c)(3) organizations only

All section 501(c)(3) organizations 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 title of each employee	(b) 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

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 business address of each independent contractor	(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 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			2016-08-11 Date	
	BETH RUMMEL CO-PRESIDENT Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name DEBORAH A KOSSOW CPA		Preparer's signature		Date 2016-08-11
	Firm's name CLIFTONLARSONALLEN LLP				Firm's EIN 41-0746749
	Firm's address 10700 W RESEARCH DRIVE STE 200 MILWAUKEE, WI 53226				Phone no (414) 476-1880
May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No					

Additional Data

Software ID:
Software Version:
EIN: 39-1921749
Name: WISCONSIN COMMERCIAL REAL ESTATE WOMEN
INC

Form 990EZ, Part III - Statement of Program Service Accomplishments

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 501(c)(3) and 501(c)(4) organizations and 4947(a)(1) trusts; optional for others.)	
28 MONTHLY BOARD OF DIRECTORS MEETINGS AND COMMITTEE MEETINGS FOR MEMBERSHIP, PROGRAMS, CHARITABLE INITIATIVE, COMMUNICATIONS, FINANCE AND SPONSORSHIP ARE HELD PROGRAMS ARE ALSO HELD FOR MEMBERS AND GUESTS TO EXCHANGE INFORMATION, OBTAIN EDUCATION ON VARIOUS TOPICS RELATED TO THE FIELD OF COMMERCIAL REAL ESTATE, AND TO RECOGNIZE AND PROMOTE THE ADVANCEMENT OF MEMBERS IN THE FIELD OF COMMERCIAL REAL ESTATE (APPROX 82 MEMBERS) (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐		28a	0
29 WCREW REAL ESTATE DEVELOPMENT SHOWCASE AWARDS ANNUAL EVENT HIGHLIGHTS AND HONORS REAL ESTATE DEVELOPMENT OR REDEVELOPMENT PROJECTS THAT MEET ONE OR MORE OF THE ESTABLISHED CRITERIA THE CRITERIA ARE JOB CREATION, ECONOMIC DEVELOPMENT, INCREASED PROPERTY VALUES IN THE AREA, CREATIVE USE OR REUSE OF SPACE AND OVERCOMING OBSTACLES WCREW ENVISIONS THAT OBSTACLES OVERCOME MAY RANGE FROM ENVIRONMENTAL CONTAMINATION TO COMPLICATED FINANCING TO PUBLIC/PRIVATE PARTNERING (APPROX 39 MEMBERS AND 122 NONMEMBERS ATTENDED) (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐		29a	0
30 APPROXIMATELY 15 PROGRAMS WERE PLANNED FOR MEMBERS AND GUESTS TO EDUCATE THEM ON VARIOUS TOPICS RELATED TO THE FIELD OF COMMERCIAL REAL ESTATE AND TO PROMOTE THE FIELD OF COMMERCIAL REAL ESTATE (APPROX 23 MEMBERS AND 20 NONMEMBERS ATTENDED PER EVENT) (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐		30a	0

TY 2015 Transfers Personal Benefits Contracts Declaration

Name: WISCONSIN COMMERCIAL REAL ESTATE WOMEN
INC

EIN: 39-1921749

Declaration: 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.

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding
Fundraising or Gaming Activities

Complete if the organization answered "Yes" on 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.

▶ Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
WISCONSIN COMMERCIAL REAL ESTATE WOMEN
INC

Employer identification number
39-1921749

Part I Fundraising Activities.Complete if the organization answered "Yes" on 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

☐ Mail solicitations

b

☐ Internet and email solicitations

c

☐ Phone solicitations

d

☐ In-person solicitations

e

☐ Solicitation of non-government grants

f

☐ Solicitation of government grants

g

☐ Special fundraising events

2a

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.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
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.

Part II Fundraising Events.

Complete if the organization answered "Yes" on 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.

Revenue		(a)Event #1 GOLF OUTING (event type)	(b)Event #2 (event type)	(c)Other events (total number)	(d) Total events (add col (a) through col (c))
	1	Gross receipts	12,665		12,665
	2	Less Contributions			
	3	Gross income (line 1 minus line 2)	12,665		12,665
Direct Expenses	4	Cash prizes			
	5	Noncash prizes	705		705
	6	Rent/facility costs			
	7	Food and beverages			
	8	Entertainment			
	9	Other direct expenses	7,606		7,606
	10	Direct expense summary Add lines 4 through 9 in column (d) ▶			8,311
	11	Net income summary Subtract line 10 from line 3, column (d) ▶			4,354

Part III Gaming.

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

Revenue		(a)Bingo	(b)Pull tabs/Instant bingo/progressive bingo	(c)Other gaming	(d) Total gaming (add col (a) through col (c))
	1	Gross revenue			
Direct Expenses	2	Cash prizes			
	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
	6	Volunteer labor	☐ Yes _____ % ☐ No	☐ Yes _____ % ☐ No	☐ Yes _____ % ☐ No
	7	Direct expense summary Add lines 2 through 5 in column (d) ▶			
	8	Net gaming income summary Subtract line 7 from line 1, column (d). ▶			

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

a Is the organization licensed to conduct 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 _____

11

Does the organization conduct gaming activities with nonmembers?

☐ Yes ☐ No

12

Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming?

☐ Yes ☐ No

13

Indicate the percentage of gaming activity conducted in

a	The organization's facility	13a	%
b	An outside facility	13b	%

14

Enter the name and address of the person who prepares the organization's gaming/special events books and records

Name

Address

15a

Does the organization have a contract with a third party from whom the organization receives gaming revenue?

☐ Yes ☐ No

b

If "Yes," enter the amount of gaming revenue received by the organization \$ and the amount of gaming revenue retained by the third party \$

c

If "Yes," enter name and address of the third party

Name

Address

16

Gaming manager information

Name

Gaming manager compensation \$

Description of services provided

☐ Director/officer ☐ Employee ☐ Independent contractor

17

Mandatory distributions

a

Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license?

☐ Yes ☐ No

b

Enter the amount of distributions required under state law distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year \$

Part IV

Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

Return Reference	Explanation
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SCHEDULE O

(Form 990 or 990-EZ)

Department of the Treasury

Internal Revenue Service

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.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization WISCONSIN COMMERCIAL REAL ESTATE WOMEN INC	Employer identification number 39-1921749
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990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990-EZ, PART I, LINE 4 - OTHER INVESTMENT INCOME	DESCRIPTION INTEREST INCOME AMOUNT 30
FORM 990-EZ, PART I, LINE 16 - OTHER EXPENSES	DESCRIPTION MEMBERSHIP EXPENSE AMOUNT 13,891 DESCRIPTION REAL ESTATE SHOWCASE AWARDS AMOUNT 19,133 DESCRIPTION GENERAL PROGRAM EXPENSE AMOUNT 7,965 DESCRIPTION COMMUNICATIONS AMOUNT 403 DESCRIPTION ANNUAL AND BOARD MEETINGS AMOUNT 399 DESCRIPTION WA M COPIES, POSTAGE & FAXES AMOUNT 23 DESCRIPTION OFFICE EXPENSE AMOUNT 411 DESCRIPTION ON CREDIT CARD FEES AMOUNT 1,689 DESCRIPTION NATIONAL CONFERENCE EXPENSE AMOUNT 3,500 DESCRIPTION OFFICER & DIRECTOR INSURANCE AMOUNT 453 DESCRIPTION WEBSITE AMOUNT 4,200 DESCRIPTION MISCELLANEOUS AMOUNT 1,098 TOTAL TO FORM 990-EZ, LINE 16 53,165