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 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 , 2009, and ending ,

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

Please use IRS label or print or type. See Specific Instructions.

C
CLEAR LAKE KEYS PROPERTY OWNER'S ASSOC.
PO Box 1329
Clearlake Oaks, CA 95423

D Employer identification number
68-0159365

E Telephone number
707.998.8280

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) (4) ◄ (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 ► $ 54,274.

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	8,065.
	2	Program service revenue including government fees and contracts	2	119.
	3	Membership dues and assessments	3	44,795.
	4	Investment income	4	1,295.
	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 ln 5b from ln 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	54,274.
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	
	13	Professional fees and other payments to independent contractors	13	
	14	Occupancy, rent, utilities, and maintenance	14	360.
	15	Printing, publications, postage, and shipping	15	4,951.
	16	Other expenses (describe ► See Statement 1)	16	62,916.
	17	**Total expenses.** Add lines 10 through 16 ►	17	68,227.
NET ASSETS	18	Excess or (deficit) for the year (Subtract line 17 from line 9)	18	-13,953.
	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	100,916.
	20	Other changes in net assets or fund balances (attach explanation) See Statement 2	20	650.
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ►	21	87,613.

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	79,257.	22	77,341.
23	Land and buildings		23	
24	Other assets (describe ► See Statement 3)	21,853.	24	19,808.
25	**Total assets**	101,110.	25	97,149.
26	**Total liabilities** (describe ► See Statement 4)	194.	26	9,536.
27	**Net assets or fund balances** (line 27 of column (B) **must** agree with line 21)	100,916.	27	87,613.

SCANNED JUL 15 2010

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OGDEN, UT

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

What is the organization's primary exempt purpose? See Statement 5

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, or other relevant information for each program title.

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

28	Continued control of Algae in the water at Clear Lake Keys. (Grants $) If this amount includes foreign grants, check here ► ☐	28a	33,719.
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	33,719.

Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated (See the instrs.)

(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 and deferred compensation	(e) Expense account and other allowances
Jack Wadhams PO Box 616 Clearlake Oaks, CA 95423	President 0	0.	0.	0.
James Baur PO Box 966 Clearlake Oaks, CA 95423	Vice President 0	0.	0.	0.
Dennis Krentz 1214 Woodborough Road Lafayette, CA 94549	Treasurer 0	0.	0.	0.
Steve Abel PO Box 152 Clearlake Oaks, CA 95423	Director 0	0.	0.	0.
Lorine D'Agostino 20475 Honey Hill Drive Hidden Valley Lake, CA 95467	Director 0	0.	0.	0.
Mari Roth PO Box 390 Clearlake Oaks, CA 95423	Director 0	0.	0.	0.
Heidi Aragon PO Box 463 Clearlake, CA 95422	Director 0	0.	0.	0.

Part V Other Information (Note the statement requirements in the instrs 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		
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 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 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 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		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 ► 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 ► Clear Lake Keys Property Owner Telephone no. ► 707.998.8280

Located at ► PO Box 13293 Clearlake Oaks CA ZIP + 4 ► 95423

			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 a 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
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		
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 '

(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 and 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 '

(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 5-19-10

TREASURER

► Type or print name and title

Paid Preparer's Use Only

Preparer's signature	James H. Ernst, CPA, MS-Tax — Date 12 May 2010	Check if self-employed ► X	Preparer's Identifying Number (See instructions) P00172162
Firm's name (or yours if self-employed), address, and ZIP + 4	James Ernst Accounting 110 Stony Point Rd Ste 100 Santa Rosa, CA 95401-4118	EIN ► 68-0369532 Phone no ► 707.576.7070	

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

Form **8868**
(Rev April 2009)

Department of the Treasury
Internal Revenue Service

Application for Extension of Time To File an Exempt Organization Return

► **File a separate application for each return.**

OMB No 1545 1709

- If you are filing for an **Automatic 3-Month Extension, complete only Part I** and check this box ► [X]
- If you are filing for an **Additional (Not Automatic) 3-Month Extension, complete only Part II** (on page 2 of this form)

Do not complete Part II unless you have already been granted an automatic 3-month extension on a previously filed Form 8868

Part I **Automatic 3-Month Extension of Time.** Only submit original (no copies needed).

A corporation required to file Form 990-T and requesting an automatic 6-month extension – check this box and complete Part I only ► [ ]

All other corporations (including 1120-C filers), partnerships, REMICS, and trusts must use Form 7004 to request an extension of time to file income tax returns

Electronic Filing *(e-file).* Generally, you can electronically file Form 8868 if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for a corporation required to file Form 990-T). However, you cannot file Form 8868 electronically if (1) you want the additional (not automatic) 3-month extension or (2) you file Forms 990-BL, 6069, or 8870, group returns, or a composite or consolidated Form 990-T Instead, you must submit the fully completed and signed page 2 (Part II) of Form 8868 For more details on the electronic filing of this form, visit *www irs gov/efile* and click on *e-file for Charities & Nonprofits*

Type or print

File by the due date for filing your return See instructions

Name of Exempt Organization	Employer identification number
CLEAR LAKE KEYS PROPERTY OWNER'S ASSOC.	68-0159365

Number, street, and room or suite number If a P O box, see instructions
PO Box 1329

City, town or post office, state, and ZIP code For a foreign address, see instructions
Clearlake Oaks, CA 95423

Check type of return to be filed (file a separate application for each return)

[ ] Form 990	[ ] Form 990-T (corporation)	[ ] Form 4720
[ ] Form 990-BL	[ ] Form 990-T (section 401(a) or 408(a) trust)	[ ] Form 5227
[X] Form 990-EZ	[ ] Form 990-T (trust other than above)	[ ] Form 6069
[ ] Form 990-PF	[ ] Form 1041-A	[ ] Form 8870

- The books are in the care of ► Clear Lake Keys Property Owner

Telephone No. ► 707.998.8280 FAX No ► 707.998.9492

- If the organization does not have an office or place of business in the United States, check this box ► [ ]
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____ If this is for the whole group, check this box ► [ ] If it is for part of the group, check this box ► [ ] and attach a list with the names and EINs of all members the extension will cover

1 I request an automatic 3-month (6 months for a corporation required to file Form 990-T) extension of time until 8/15, 20 10, to file the exempt organization return for the organization named above The extension is for the organization's return for

► [X] calendar year 20 09 or

► [ ] tax year beginning _____, 20 ___, and ending _____, 20 ___

2 If this tax year is for less than 12 months, check reason [ ] Initial return [ ] Final return [ ] Change in accounting period

3a If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits See instructions	**3a**	$ 0.
b If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made Include any prior year overpayment allowed as a credit	**3b**	$ 0.
c Balance Due. Subtract line 3b from line 3a Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions	**3c**	$ 0.

Caution. If you are going to make an electronic fund withdrawal with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions

CLEAR LAKE KEYS PROPERTY OWNER'S ASSOC. 68-0159365

Statement 1
Form 990-EZ, Part I, Line 16
Other Expenses

Algae Fleet	$	31,191.
Awards		663.
Bank Charges		14.
Bank Correction		65.
City and County Permits		54.
Consultants		2,694.
Depreciation		4,365.
DMV Fees		337.
Fees		1,371.
Insurance		15,783.
Internet		70.
Legal		4,985.
Miscellaneous		54.
Notary Fees		175.
Office Expenses		471.
Reconciliation Discrepancies		-43.
Recording Fees		350.
Small Equipment		47.
Special Projects		40.
Tax-Other		24.
Tax-Property		156.
Truck Fuel		50.
Total	$	62,916.

Statement 2
Form 990-EZ, Part I, Line 20
Other Changes In Net Assets Or Fund Balances

Prior Period Adjustment	$	650.
Total	$	650.

Statement 3
Form 990-EZ, Part II, Line 24
Other Assets

	Beginning	Ending
Automobiles	$ 1,143.	$ 2,993.
Deposit (Attorney)	0.	1,298.
Machinery and Equipment	18,749.	15,517.
Petty Cash	193.	0.
Prepaid Expenses and Deferred Charges	1,768.	0.
Total	$ 21,853.	$ 19,808.

Statement 4
Form 990-EZ, Part II, Line 26
Total Liabilities

	Beginning	Ending
Accounts Payable and Accrued Expenses	$ 194.	$ 0.
Prepaid Dues	0.	9,536.
Total	$ 194.	$ 9,536.

Statement 5
Form 990-EZ, Part III
Organization's Primary Exempt Purpose

Enhance, maintain and improve waterways surrounding association properties.

CLEAR LAKE KEYS PROPERTY OWNER'S ASSOC. 68-0159365

Contributions, Gifts, and Grants
Membership dues and assessments

Contributions - Other	$	1,363.
Special Projects Fund Contributions		4,221.
Donations - Non-Monetary		2,481.
Total	$	8,065.

Other Income Producing Activities
Interest on savings & cash investments

Westamerica Bank 0353155682	$	28.
Westamerica Bank 1353-01056-2		125.
Westamerica Bank 1353-01062-0		928.
Westamerica Bank 1534-80337-2		49.
Other Bank Interest		165.
Total	$	1,295.

Other Income Producing Activities
Net income (loss) from fundraising events [O]

Activities	$	119.
Total	$	119.

Other Income Producing Activities
Membership dues and assessments

Annual Dues	$	42,640.
Late Fees		1,811.
Lien Fees Received		16.
Architectural Review Fees		325.
Refund		3.
Total	$	44,795.

Stmt. of Functional Expenses (990)
Office expenses

Supplies	$	471.
Total	$	471.

Stmt. of Functional Expenses (990)
Insurance

Insurance	$	14,854.
Insurance-Auto		929.
Total	$	15,783.

CLEAR LAKE KEYS PROPERTY OWNER'S ASSOC. 68-0159365

Stmt. of Functional Expenses (990)
Postage and shipping

PO Box	$	100.
Stamps		980.
Postage - Other		1,014.
	Total $	2,094.

Balance Sheet
Cash-non-interest-bearing

Boat CD	$	4,591.
CD1		3,318.
CD4		32,374.
Checking		36,891.
Petty Cash		167.
	Total $	77,341.

Balance Sheet
Capital stock, trust principal, or current funds

Revised Beginning Balance	$	101,566.
Current Year Income (Loss)		-13,953.
	Total $	87,613.