

Form **990**Department of the Treasury  
Internal Revenue Service**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)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

**2007**Open to Public  
Inspection**A** For the 2007 calendar year, or tax year beginning **JUL 1, 2007** and ending **JUN 30, 2008****B** Check if  
applicable

- ☐ Address  
change
- ☐ Name  
change
- ☐ Initial  
return
- ☐ Termin-  
ation
- ☐ Amend-  
ment
- ☐ Application  
pending

Please  
use IRS  
label or  
print or  
type See  
Specific  
Instruc-  
tions**C** Name of organization**CLEAR LAKE CITY COMMUNITY ASSOCIATION,  
INC.**

Number and street (or P O box if mail is not delivered to street address)

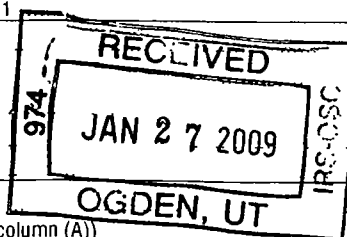
**16511 DIANA LANE**

Room/suite

City or town, state or country, and ZIP + 4

**HOUSTON, TX 77062****D** Employer identification number**74-1468225****E** Telephone number**281-488-0360****F** Accounting method☐ Cash☒ Accrual☐ Other  
(specify) ▶• Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts  
must attach a completed Schedule A (Form 990 or 990-EZ)**H** and **I** are not applicable to section 527 organizations**H(a)** Is this a group return for affiliates? ☐ Yes ☒ No**H(b)** If "Yes," enter number of affiliates ▶ **N/A****H(c)** Are all affiliates included? **N/A** ☐ Yes ☐ No  
(If "No," attach a list)**H(d)** Is this a separate return filed by an or-  
ganization covered by a group ruling? ☐ Yes ☒ No**I** Group Exemption Number ▶ **N/A****M** Check ☒ if the organization is **not** required to attach  
Sch B (Form 990, 990-EZ, or 990-PF)**G** Website ▶ **CLCCA.ORG****J** Organization type (check only one) ☒ 501(c) ( **4** ) (insert no) ☐ 4947(a)(1) or ☐ 527**K** Check here ☐ if the organization is not a 509(a)(3) supporting organization and its gross  
receipts are normally not more than \$25,000. A return is not required, but if the organization  
chooses to file a return, be sure to file a complete return**L** Gross receipts. Add lines 6b, 8b, 9b, and 10b to line 12 ▶**1496342.****Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances**

Revenue	1	Contributions, gifts, grants, and similar amounts received			
	a	Contributions to donor advised funds		1a	
	b	Direct public support (not included on line 1a)		1b	
	c	Indirect public support (not included on line 1a)		1c	
	d	Government contributions (grants) (not included on line 1a)		1d	
	e	Total (add lines 1a through 1d) (cash \$ _____ noncash \$ _____)		1e	0.
	2	Program service revenue including government fees and contracts (from Part VII, line 93)		2	244351.
	3	Membership dues and assessments		3	1063357.
	4	Interest on savings and temporary cash investments		4	117606.
	5	Dividends and interest from securities		5	
	6a	Gross rents		6a	
	b	Less rental expenses		6b	
c	Net rental income or (loss) Subtract line 6b from line 6a		6c		
7	Other investment income (describe ▶ _____)		7		
Expenses	8a	Gross amount from sales of assets other than inventory		(A) Securities	(B) Other
	b	Less cost or other basis and sales expenses		8a	
	c	Gain or (loss) (attach schedule)		8b	
	d	Net gain or (loss) Combine line 8c, columns (A) and (B)		8c	
	8d			8d	
	9	Special events and activities (attach schedule) If any amount is from gaming, check here <input type="checkbox"/>			
	a	Gross revenue (not including \$ _____ of contributions reported on line 1b)		9a	
	b	Less direct expenses other than fundraising expenses		9b	
	c	Net income or (loss) from special events Subtract line 9b from line 9a		9c	
	10a	Gross sales of inventory, less returns and allowances		10a	
	b	Less cost of goods sold		10b	
	c	Gross profit or (loss) from sales of inventory (attach schedule) Subtract line 10b from line 10a		10c	
Net Assets	11	Other revenue (from Part VII, line 103)		11	71028.
	12	Total revenue. Add lines 1e, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11		12	1496342.
	13	Program services (from line 44, column (B))		13	1244668.
	14	Management and general (from line 44, column (C))		14	180391.
	15	Fundraising (from line 44, column (D))		15	
	16	Payments to affiliates (attach schedule)		16	
	17	Total expenses. Add lines 16 and 44, column (A)		17	1425059.
	18	Excess or (deficit) for the year Subtract line 17 from line 12		18	71283.
19	Net assets or fund balances at beginning of year (from line 73, column (A))		19	4592906.	
20	Other changes in net assets or fund balances (attach explanation)		20	-47847.	
21	Net assets or fund balances at end of year. Combine lines 18, 19, and 20		21	4616342.	



See Statement 1

723001  
12-27-07

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

Form 990 (2007)

**CLEAR LAKE CITY COMMUNITY ASSOCIATION,  
INC.**

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**Part II Statement of  
Functional Expenses**

All organizations must complete column (A) Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others

<i>Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I</i>	(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
<b>22a</b> Grants paid from donor advised funds (attach schedule) (cash \$ <u>0</u> • noncash \$ <u>0</u> .) If this amount includes foreign grants, check here <input type="checkbox"/>				
<b>22b</b> Other grants and allocations (attach schedule) (cash \$ <u>0</u> • noncash \$ <u>0</u> .) If this amount includes foreign grants, check here <input type="checkbox"/>				
<b>23</b> Specific assistance to individuals (attach schedule)				
<b>24</b> Benefits paid to or for members (attach schedule)				
<b>25a</b> Compensation of current officers, directors, key employees, etc. listed in Part V-A	0.	0.	0.	0.
<b>b</b> Compensation of former officers, directors, key employees, etc. listed in Part V-B	0.	0.	0.	0.
<b>c</b> Compensation and other distributions, not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
<b>26</b> Salaries and wages of employees not included on lines 25a, b, and c	324412.	189686.	134726.	
<b>27</b> Pension plan contributions not included on lines 25a, b, and c				
<b>28</b> Employee benefits not included on lines 25a - 27	3575.	3575.		
<b>29</b> Payroll taxes	28249.	14249.	14000.	
<b>30</b> Professional fundraising fees				
<b>31</b> Accounting fees	10187.	5187.	5000.	
<b>32</b> Legal fees	45479.	28783.	16696.	
<b>33</b> Supplies	12183.	6183.	6000.	
<b>34</b> Telephone	7485.	7485.		
<b>35</b> Postage and shipping	6415.	6415.		
<b>36</b> Occupancy				
<b>37</b> Equipment rental and maintenance	6918.	6918.		
<b>38</b> Printing and publications	15874.	15874.		
<b>39</b> Travel				
<b>40</b> Conferences, conventions, and meetings				
<b>41</b> Interest				
<b>42</b> Depreciation, depletion, etc. (attach schedule)	122935.	122935.		
<b>43</b> Other expenses not covered above (itemize)				
a				
b				
c				
d				
e				
f				
g <b>See Statement 2</b>	841347.	837378.	3969.	
<b>44</b> <b>Total functional expenses</b> Add lines 22a through 43g (Organizations completing columns (B)-(D), carry these totals to lines 13-15)	1425059.	1244668.	180391.	0.

**Joint Costs.** Check ☐ if you are following SOP 98-2

Are any joint costs from a combined educational campaign and fundraising solicitation reported in (B) Program services? ☐ Yes ☒ No

If "Yes," enter (i) the aggregate amount of these joint costs \$ N/A, (ii) the amount allocated to Program services \$ N/A,

(iii) the amount allocated to Management and general \$ N/A, and (iv) the amount allocated to Fundraising \$ N/A

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12-27-07

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

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments.

What is the organization's primary exempt purpose? ► <b>SOCIAL WELFARE/CIVIC ORGANIZATION</b>	<b>Program Service Expenses</b> (Required for 501(c)(3) and (4) orgs, and 4947(a)(1) trusts, but optional for others)
All organizations must describe their exempt purpose achievements in a clear and concise manner. State the number of clients served, publications issued, etc. Discuss achievements that are not measurable (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others)	
<b>a</b> PROMOTING THE COMMON GOOD AND GENERAL WELFARE OF THE PUBLIC BY PROVIDING SERVICES, SUCH AS EDUCATIONAL AND RECREATIONAL ACTIVITIES, INCLUDING MANAGEMENT IN ACCORDANCE WITH THEIR DECLARATION.	
(Grants and allocations \$ ) If this amount includes foreign grants, check here ► <input type="checkbox"/>	1244668.
<b>b</b>	
(Grants and allocations \$ ) If this amount includes foreign grants, check here ► <input type="checkbox"/>	
<b>c</b>	
(Grants and allocations \$ ) If this amount includes foreign grants, check here ► <input type="checkbox"/>	
<b>d</b>	
(Grants and allocations \$ ) If this amount includes foreign grants, check here ► <input type="checkbox"/>	
<b>e</b> Other program services (attach schedule)	
(Grants and allocations \$ ) If this amount includes foreign grants, check here ► <input type="checkbox"/>	
<b>f</b> Total of Program Service Expenses (should equal line 44, column (B), Program services)	1244668.

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**Part IV Balance Sheets** (See the instructions.)

**Note:** Where required, attached schedules and amounts within the description column should be for end-of-year amounts only

		(A) Beginning of year		(B) End of year
<b>Assets</b>	45 Cash - non-interest-bearing	251553.	45	607144.
	46 Savings and temporary cash investments	2102384.	46	1623000.
	47 a Accounts receivable	100076.		
	b Less allowance for doubtful accounts	27000.	47c	73076.
	48 a Pledges receivable			
	b Less: allowance for doubtful accounts		48c	
	49 Grants receivable		49	
	50 a Receivables from current and former officers, directors, trustees, and key employees		50a	
	b Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)		50b	
	51 a Other notes and loans receivable			
	b Less allowance for doubtful accounts		51c	
	52 Inventories for sale or use		52	
	53 Prepaid expenses and deferred charges	45535.	53	44607.
	54 a Investments - publicly-traded securities	<input type="checkbox"/> Cost <input type="checkbox"/> FMV	54a	
	b Investments - other securities	<input type="checkbox"/> Cost <input type="checkbox"/> FMV	54b	
55 a Investments - land, buildings, and equipment basis	6554427.			
b Less accumulated depreciation	3956306.	55c	2598121.	
56 Investments - other		56		
57 a Land, buildings, and equipment: basis				
b Less: accumulated depreciation		57c		
58 Other assets, including program-related investments (describe ► See Statement 3 )	120678.	58	65811.	
59 <b>Total assets</b> (must equal line 74). Add lines 45 through 58	5292833.	59	5011759.	
<b>Liabilities</b>	60 Accounts payable and accrued expenses	60279.	60	12347.
	61 Grants payable		61	
	62 Deferred revenue	635373.	62	364000.
	63 Loans from officers, directors, trustees, and key employees		63	
	64 a Tax-exempt bond liabilities		64a	
	b Mortgages and other notes payable		64b	
	65 Other liabilities (describe ► See Statement 4 )	4275.	65	19070.
66 <b>Total liabilities.</b> Add lines 60 through 65	699927.	66	395417.	
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow SFAS 117, check here</b> <input type="checkbox"/> and complete lines 67 through 69 and lines 73 and 74			
	67 Unrestricted		67	
	68 Temporarily restricted		68	
	69 Permanently restricted		69	
	<b>Organizations that do not follow SFAS 117, check here</b> <input checked="" type="checkbox"/> and complete lines 70 through 74			
	70 Capital stock, trust principal, or current funds	0.	70	0.
	71 Paid-in or capital surplus, or land, building, and equipment fund	0.	71	0.
	72 Retained earnings, endowment, accumulated income, or other funds	4592906.	72	4616342.
	73 <b>Total net assets or fund balances.</b> Add lines 67 through 69 or lines 70 through 72 (Column (A) must equal line 19 and column (B) must equal line 21)	4592906.	73	4616342.
	74 <b>Total liabilities and net assets/fund balances.</b> Add lines 66 and 73	5292833.	74	5011759.

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**Part IV-A Reconciliation of Revenue per Audited Financial Statements With Revenue per Return** (See the instructions.)

<b>a</b> Total revenue, gains, and other support per audited financial statements		<b>a</b>	N/A
<b>b</b> Amounts included on line <b>a</b> but not on Part I, line 12			
<b>1</b> Net unrealized gains on investments	b1		
<b>2</b> Donated services and use of facilities	b2		
<b>3</b> Recoveries of prior year grants	b3		
<b>4</b> Other (specify) _____	b4		
Add lines <b>b1</b> through <b>b4</b>		<b>b</b>	
<b>c</b> Subtract line <b>b</b> from line <b>a</b>		<b>c</b>	
<b>d</b> Amounts included on Part I, line 12, but not on line <b>a</b> :			
<b>1</b> Investment expenses not included on Part I, line 6b	d1		
<b>2</b> Other (specify) _____	d2		
Add lines <b>d1</b> and <b>d2</b>		<b>d</b>	
<b>e</b> Total revenue (Part I, line 12) Add lines <b>c</b> and <b>d</b>		<b>e</b>	

**Part IV-B Reconciliation of Expenses per Audited Financial Statements With Expenses per Return**

<b>a</b> Total expenses and losses per audited financial statements		<b>a</b>	N/A
<b>b</b> Amounts included on line <b>a</b> but not on Part I, line 17			
<b>1</b> Donated services and use of facilities	b1		
<b>2</b> Prior year adjustments reported on Part I, line 20	b2		
<b>3</b> Losses reported on Part I, line 20	b3		
<b>4</b> Other (specify) _____	b4		
Add lines <b>b1</b> through <b>b4</b>		<b>b</b>	
<b>c</b> Subtract line <b>b</b> from line <b>a</b>		<b>c</b>	
<b>d</b> Amounts included on Part I, line 17, but not on line <b>a</b> :			
<b>1</b> Investment expenses not included on Part I, line 6b	d1		
<b>2</b> Other (specify) _____	d2		
Add lines <b>d1</b> and <b>d2</b>		<b>d</b>	
<b>e</b> Total expenses (Part I, line 17) Add lines <b>c</b> and <b>d</b>		<b>e</b>	

**Part V-A Current Officers, Directors, Trustees, and Key Employees** (List each person who was an officer, director, trustee, or key employee at any time during the year even if they were not compensated.) (See the instructions.)

(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 plans	(E) Expense account and other allowances
ROBERTA TOPPIN 15711 SEAVALE RD HOUSTON, TX 77062	PRESIDENT 30.00	0.	0.	0.
GLENDA STROUD 951 FESTIVAL HOUSTON, TX 77062	VICE-PRESIDENT 5.00	0.	0.	0.
BRICE HAWLEY 1501 TORRY PINES RD HOUSTON, TX 77062	SECRETARY 5.00	0.	0.	0.
CARLA YAGER 15607 SEASIDE LANE HOUSTON, TX 77062	TREASURER 20.00	0.	0.	0.
ALICE PURCELL 15239 RIDGEWELL DR HOUSTON, TX 77062	TRUSTEE 5.00	0.	0.	0.
GINGER KINZER 1623 GUNWALE HOUSTON, TX 77062	TRUSTEE 5.00	0.	0.	0.
LESLIE EATON 903 HALEWOOD HOUSTON, TX 77062	TRUSTEE 5.00	0.	0.	0.
RAY BANKS 15019 SEAHORSE HOUSTON, TX 77062	TRUSTEE 5.00	0.	0.	0.

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Yes	No
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8

75b

**X**

75c

X

75d

X

75d

**Benefits** (If any former officer, director, trustee, or key employee received compensation or other benefits (described below) during the year, list that person below and enter the amount of compensation or other benefits in the appropriate column. See the instructions.)

Yes	No
-----	----

76

**X**

77

**X**

**78a**

**X**

N/A

78b

1

79

**X**

80a

**X**

N/A

81a

0



81b

**X**

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**Part VI Other Information** (continued)

		Yes	No
<b>82 a</b> Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?	<b>82a</b>		<b>X</b>
<b>b</b> If "Yes," you may indicate the value of these items here. Do not include this amount as revenue in Part I or as an expense in Part II. (See instructions in Part III)	<b>82b</b> N/A		
<b>83 a</b> Did the organization comply with the public inspection requirements for returns and exemption applications?	<b>83a</b>	<b>X</b>	
<b>b</b> Did the organization comply with the disclosure requirements relating to <i>quid pro quo</i> contributions?	<b>83b</b> N/A		
<b>84 a</b> Did the organization solicit any contributions or gifts that were not tax deductible?	<b>84a</b>		<b>X</b>
<b>b</b> If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	<b>84b</b> N/A		
<b>85 a</b> 501(c)(4), (5), or (6). Were substantially all dues nondeductible by members?	<b>85a</b>		<b>X</b>
<b>b</b> Did the organization make only in-house lobbying expenditures of \$2,000 or less? If "Yes" was answered to either 85a or 85b, <b>do not</b> complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year	<b>85b</b>		<b>X</b>
<b>c</b> Dues, assessments, and similar amounts from members	<b>85c</b> 1063357.		
<b>d</b> Section 162(e) lobbying and political expenditures	<b>85d</b> 0.		
<b>e</b> Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices	<b>85e</b> 0.		
<b>f</b> Taxable amount of lobbying and political expenditures (line 85d less 85e)	<b>85f</b> 0.		
<b>g</b> Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	<b>85g</b> N/A		
<b>h</b> If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?	<b>85h</b> N/A		
<b>86</b> 501(c)(7) organizations. Enter: <b>a</b> Initiation fees and capital contributions included on line 12	<b>86a</b> N/A		
<b>b</b> Gross receipts, included on line 12, for public use of club facilities	<b>86b</b> N/A		
<b>87</b> 501(c)(12) organizations. Enter: <b>a</b> Gross income from members or shareholders	<b>87a</b> N/A		
<b>b</b> Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	<b>87b</b> N/A		
<b>88 a</b> At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Part IX	<b>88a</b>		<b>X</b>
<b>b</b> At any time during the year, did the organization, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Part XI	<b>88b</b>		<b>X</b>
<b>89 a</b> 501(c)(3) organizations. Enter. Amount of tax imposed on the organization during the year under section 4911 <b>N/A</b> , section 4912 <b>N/A</b> , section 4955 <b>N/A</b>			
<b>b</b> 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 become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction	<b>89b</b>		<b>X</b>
<b>c</b> Enter. Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958	<b>89c</b> 0.		
<b>d</b> Enter. Amount of tax on line 89c, above, reimbursed by the organization	<b>89d</b> 0.		
<b>e</b> All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction?	<b>89e</b>		<b>X</b>
<b>f</b> All organizations. Did the organization acquire a direct or indirect interest in any applicable insurance contract?	<b>89f</b>		<b>X</b>
<b>g</b> For supporting organizations and sponsoring organizations maintaining donor advised funds. Did the supporting organization, or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year? N/A	<b>89g</b>		
<b>90 a</b> List the states with which a copy of this return is filed <b>None</b>	<b>90b</b>		<b>7</b>
<b>b</b> Number of employees employed in the pay period that includes March 12, 2007	<b>90b</b>		<b>7</b>
<b>91 a</b> The books are in care of <b>The Organization</b> Telephone no <b>281-488-0360</b> Located at <b>16511 DIANA LANE, HOUSTON, TX</b> ZIP + 4 <b>77062</b>			
<b>b</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 <b>N/A</b> See the instructions for exceptions and filing requirements for <b>Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts</b>	<b>91b</b>		<b>X</b>

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**Part VI Other Information** (continued)

Yes No

c At any time during the calendar year, did the organization maintain an office outside of the United States?

91c

X

If "Yes," enter the name of the foreign country **N/A**

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

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

92

N/A

**Part VII Analysis of Income-Producing Activities** (See the instructions)

Note: Enter gross amounts unless otherwise indicated

	Unrelated business income		Excluded by section 512, 513, or 514		(E) Related or exempt function income
	(A) Business code	(B) Amount	(C) Exclu- sion code	(D) Amount	
93 Program service revenue:					
a FACILITIES INCOME					198415.
b EDUCATION					45936.
c					
d					
e					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments					1063357.
95 Interest on savings and temporary cash investments					117606.
96 Dividends and interest from securities					
97 Net rental income or (loss) from real estate					
a debt-financed property					
b not debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue					
a TRASH REIMBURSEMENT					11962.
b TRANSFER FEES					44900.
c LEGAL FEES REIMBURSEMENT					10546.
d MISCELLANEOUS INCOME					3620.
e					
104 Subtotal (add columns (B), (D), and (E))		0.		0.	1496342.
105 Total (add line 104, columns (B), (D), and (E))					1496342.

Note: Line 105 plus line 1e, Part I, should equal the amount on line 12, Part I

**Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes** (See the instructions.)

Line No.	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
ALL	PROMOTING THE COMMON GOOD AND GENERAL WELFARE OF THE PUBLIC BY PROVIDING SERVICES, SUCH AS EDUCATIONAL AND RECREATIONAL ACTIVITIES INCLUDING MANAGEMENT IN ACCORDANCE WITH THEIR DECLARATION.

**Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities** (See the instructions.)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	(B) Percentage of ownership interest	(C) Nature of activities	(D) Total income	(E) End-of-year assets
N/A	%			
	%			
	%			
	%			

**Part X Information Regarding Transfers Associated with Personal Benefit Contracts** (See the instructions.)

(a) Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?

☐ Yes ☒ No

(b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?

☐ Yes ☒ No

Note: If "Yes" to (b), file Form 8870 and Form 4720 (see instructions)

Form 990 (2007)



**CLEAR LAKE CITY COMMUNITY ASSOCIATION,  
INC.**

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**Part XI** **Information Regarding Transfers To and From Controlled Entities.** Complete only if the organization is a controlling organization as defined in section 512(b)(13) **N/A**

**106** Did the reporting organization **make** any transfers to a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity

**Yes No**

	(A) Name, address, of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a	-----			
b	-----			
c	-----			
<b>Totals</b>				

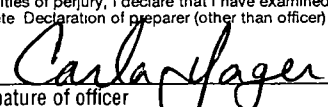
**107** Did the reporting organization **receive** any transfers **from** a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity

**Yes No**

	(A) Name, address, of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a	-----			
b	-----			
c	-----			
<b>Totals</b>				

**108** Did the organization have a binding written contract in effect on August 17, 2006, covering the interest, rents, royalties, and annuities described in question 107 above?

**Yes No**

<b>Please Sign Here</b>	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		1/21/09 Date	
<b>Paid Preparer's Use Only</b>	Type or print name and title <b>Carla Yager, Treasurer</b>			
	Preparer's signature <b>D Jeff Canady, CPA</b>	Date 01/15/09	Check if self-employed <input type="checkbox"/>	Preparer's SSN or PTIN (See Gen Inst X)
Firm's name (or yours if self-employed), address, and ZIP + 4 <b>CANADY &amp; CANADY P. C. 1800 BERING DR SUITE 305 HOUSTON, TX 77057</b>		EIN <b>                    </b> Phone no <b>                    </b>		

Form **990** (2007)

Form 990	Other Changes in Net Assets or Fund Balances	Statement	1
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Description	Amount
PRIOR YEAR ADJUSTMENT	-47847.
Total to Form 990, Part I, line 20	-47847.

Form 990	Other Expenses	Statement	2
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Description	(A) Total	(B) Program Services	(C) Management and General	(D) Fundraising
ADVERTISING	3969.		3969.	
INSURANCE	87051.	87051.		
MISCELLANEOUS	4217.	4217.		
PERMITS, DUES & SUBSCRIPTIONS	2182.	2182.		
PROPERTY TAXES	95.	95.		
TRANSPORTATION	2375.	2375.		
CONTRACT LABOR	122665.	122665.		
JANITOR & SHOP SUPPLIES	4117.	4117.		
LANDSCAPE & GROUNDS MAINTENANCE	92395.	92395.		
MAINTENANCE & REPAIRS	40289.	40289.		
POOL EXPENSES	19174.	19174.		
TRASH COLLECTION	347724.	347724.		
UTILITIES	115094.	115094.		
Total to Fm 990, ln 43	841347.	837378.	3969.	

Form 990	Other Assets	Statement	3
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Description	Beginning of Year	End of Year
DEPOSITS	55487.	55487.
RECEIVABLE INTEREST	13147.	10324.
RECEIVABLE-CITY OF HOUSTON	52044.	
Total to Form 990, Part IV, line 58	120678.	65811.

Form 990	Other Liabilities	Statement	4
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Description	Beginning of Year	End of Year
DEPOSITS	4275.	5488.
PAYROLL TAX PAYABLE		1932.
ACCRUED EXPENSES		11650.
Total to Form 990, Part IV, line 65	4275.	19070.