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Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

or Section 4947(a)(1) Nonexempt Charitable Trust Treated as a Private Foundation

Note. The foundation may be able to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0052

2012

Open to Public Inspection

For calendar year 2012, or tax year beginning 05-01-2012 , and ending 04-30-2013

Name of foundation
TAYLOR COMMUNITY

A Employer identification number
02-0222149

Number and street (or P O box number if mail is not delivered to street address) 435 UNION AVENUE | Room/suite

B Telephone number (see instructions)
(603) 524-5600

City or town, state, and ZIP code
LACONIA, NH 03246

C If exemption application is pending, check here ▶ ☐

G Check all that apply ☐ Initial return ☐ Initial return of a former public charity ☐ Final return ☐ Amended return ☐ Address change ☐ Name change

D 1. Foreign organizations, check here ▶ ☐

2. Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

H Check type of organization ☑ Section 501(c)(3) exempt private foundation ☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

E If private foundation status was terminated under section 507(b)(1)(A), check here ▶ ☐

I Fair market value of all assets at end of year *(from Part II, col. (c), line 16)* ▶$ 59,043,426

J Accounting method ☐ Cash ☑ Accrual ☐ Other (specify) _ *(Part I, column (d) must be on cash basis.)*

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ▶ ☐

Part I **Analysis of Revenue and Expenses** *(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))*

			(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc , received (attach schedule)	541,173			
	2	Check ▶ ☐ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments				
	4	Dividends and interest from securities	206,932	206,932	206,932	
	5a	Gross rents	6,734		6,734	
	b	Net rental income or (loss) 5,134				
	6a	Net gain or (loss) from sale of assets not on line 10	290,662			
	b	Gross sales price for all assets on line 6a 2,614,508				
	7	Capital gain net income (from Part IV, line 2)		290,662		
	8	Net short-term capital gain			0	
	9	Income modifications				
	10a	Gross sales less returns and allowances				
	b	Less Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)	9,794,263	0	9,794,263	
	12	**Total.** Add lines 1 through 11	10,839,764	497,594	10,007,929	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	302,692	0	302,692	0
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)				
	c	Other professional fees (attach schedule)				
	17	Interest				
	18	Taxes (attach schedule) (see instructions)	1,600	0	1,600	0
	19	Depreciation (attach schedule) and depletion	1,813,297	0	1,813,297	
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (attach schedule)	8,716,804	0	7,890,340	826,464
	24	**Total operating and administrative expenses.** Add lines 13 through 23	10,834,393	0	10,007,929	826,464
	25	Contributions, gifts, grants paid	208			208
	26	**Total expenses and disbursements.** Add lines 24 and 25	10,834,601	0	10,007,929	826,672
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	5,163			
	b	**Net investment income** (if negative, enter -0-)		497,594		
	c	**Adjusted net income** (if negative, enter -0-)			0	

Part II	Balance Sheets — Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)	Beginning of year (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets				
1	Cash—non-interest-bearing		38,973	38,973
2	Savings and temporary cash investments	1,202,106	994,434	994,434
3	Accounts receivable ▶ 258,140 Less allowance for doubtful accounts ▶	250,305	258,140	258,140
4	Pledges receivable ▶ Less allowance for doubtful accounts ▶			
5	Grants receivable			
6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see page 15 of the instructions)			
7	Other notes and loans receivable (attach schedule) ▶ 914,046 Less allowance for doubtful accounts ▶ 0	5,000	914,046	914,046
8	Inventories for sale or use	13,009	13,009	13,009
9	Prepaid expenses and deferred charges	196,099	155,371	155,371
10a	Investments—U S and state government obligations (attach schedule)	417,772	412,183	412,183
b	Investments—corporate stock (attach schedule)	2,387,613	2,347,451	2,347,451
c	Investments—corporate bonds (attach schedule)	953,536	739,700	739,700
11	Investments—land, buildings, and equipment basis ▶ Less accumulated depreciation (attach schedule) ▶			
12	Investments—mortgage loans			
13	Investments—other (attach schedule)	5,219,299	5,603,157	5,603,157
14	Land, buildings, and equipment basis ▶ 64,006,285 Less accumulated depreciation (attach schedule) ▶ 24,148,749	40,990,172	39,857,536	39,857,536
15	Other assets (describe ▶)	7,937,664	7,709,426	7,709,426
16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	59,572,575	59,043,426	59,043,426
Liabilities				
17	Accounts payable and accrued expenses	1,097,262	1,044,953	
18	Grants payable			
19	Deferred revenue	21,535,573	21,375,940	
20	Loans from officers, directors, trustees, and other disqualified persons			
21	Mortgages and other notes payable (attach schedule)	24,755,000	24,105,000	
22	Other liabilities (describe ▶)	3,529,085	2,889,514	
23	**Total liabilities** (add lines 17 through 22)	50,916,920	49,415,407	
Net Assets or Fund Balances				
	Foundations that follow SFAS 117, check here ▶ ☑ and complete lines 24 through 26 and lines 30 and 31.			
24	Unrestricted	-4,779,815	-4,225,317	
25	Temporarily restricted	5,686,957	5,883,122	
26	Permanently restricted	7,748,513	7,970,214	
	Foundations that do not follow SFAS 117, check here ▶ ☐ and complete lines 27 through 31.			
27	Capital stock, trust principal, or current funds			
28	Paid-in or capital surplus, or land, bldg , and equipment fund			
29	Retained earnings, accumulated income, endowment, or other funds			
30	**Total net assets or fund balances** (see page 17 of the instructions)	8,655,655	9,628,019	
31	**Total liabilities and net assets/fund balances** (see page 17 of the instructions)	59,572,575	59,043,426	

Part III Analysis of Changes in Net Assets or Fund Balances

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	8,655,655
2	Enter amount from Part I, line 27a	2	5,163
3	Other increases not included in line 2 (itemize) ▶	3	999,018
4	Add lines 1, 2, and 3	4	9,659,836
5	Decreases not included in line 2 (itemize) ▶	5	31,817
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	9,628,019

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e g , real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo , day, yr)	(d) Date sold (mo , day, yr)
1 a	SALE OF ASSETS HELD FOR SALE	P		
b	SALE OF INVESTMENTS	P		
c				
d				
e				

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a	436,300		470,920	-34,620
b	2,178,208		1,852,926	325,282
c				
d				
e				

	Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
	(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	
a				-34,620
b				325,282
c				
d				
e				

2	Capital gain net income or (net capital loss)	If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7	2	290,662
3	Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8		3	0

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period? ☐ Yes ☐ No
If "Yes," the foundation does not qualify under section 4940(e) Do not complete this part

1 Enter the appropriate amount in each column for each year, see page 18 of the instructions before making any entries

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2011			
2010			
2009			
2008			
2007			

2	**Total** of line 1, column (d).	2	
3	Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years	3	
4	Enter the net value of noncharitable-use assets for 2012 from Part X, line 5.	4	
5	Multiply line 4 by line 3.	5	
6	Enter 1% of net investment income (1% of Part I, line 27b).	6	
7	Add lines 5 and 6.	7	
8	Enter qualifying distributions from Part XII, line 4.	8	

If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate See the Part VI instructions

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see page 18 of the instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☑ and enter "N/A" on line 1 Date of ruling or determination letter 1985-12-09 **(attach copy of letter if necessary–see instructions)**			
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☐ and enter 1% of Part I, line 27b		1	N/A
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)			
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)		2	
3	Add lines 1 and 2		3	
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)		4	
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-		5	0
6	Credits/Payments			
a	2012 estimated tax payments and 2011 overpayment credited to 2012	6a		
b	Exempt foreign organizations—tax withheld at source	6b		
c	Tax paid with application for extension of time to file (Form 8868)	6c		
d	Backup withholding erroneously withheld	6d		
7	Total credits and payments Add lines 6a through 6d		7	0
8	Enter any **penalty** for underpayment of estimated tax Check here ☐ if Form 2220 is attached		8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶		9	0
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶		10	
11	Enter the amount of line 10 to be **Credited to 2013 estimated tax** ▶	**Refunded** ▶	11	

Part VII-A Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes (see page 19 of the instructions for definition)?	1b		No
	*If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities.*			
c	Did the foundation file **Form 1120-POL** for this year?	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year **(1)** On the foundation ▶ $ 0 **(2)** On foundation managers ▶ $ 0			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ 0			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities.*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?	4a		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?	4b		
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T.*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶NH			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation*	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2012 or the taxable year beginning in 2012 (see instructions for Part XIV)? *If "Yes," complete Part XIV*	9	Yes	
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

Part VII-A Statements Regarding Activities *(continued)*

			Yes	No
11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11		No
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application?	13	Yes	

Website address ▶WWW TAYLORCOMMUNITY ORG

14 The books are in care of ▶ED SOUCY Telephone no ▶(603) 524-5600

Located at ▶435 UNION AVENUE LACONIA NH ZIP +4 ▶03246

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of **Form 1041** —Check here ▶ ☐
and enter the amount of tax-exempt interest received or accrued during the year ▶ | 15 |

			Yes	No
16	At any time during calendar year 2012, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		No

See instructions for exceptions and filing requirements for Form TD F 90-22 1 If "Yes", enter the name of the foreign country ▶

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.		Yes	No
1a	During the year did the foundation (either directly or indirectly)			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☑ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☑ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☑ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☑ Yes ☐ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☑ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days) ☐ Yes ☑ No			
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53 4941(d)-3 or in a current notice regarding disaster assistance (see page 20 of the instructions)?	1b		No
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2012?	1c		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))			
a	At the end of tax year 2012, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2012? ☐ Yes ☑ No			
	If "Yes," list the years ▶ 20____ , 20____ , 20____ , 20____			
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see instructions)	2b		
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here ▶ 20____ , 20____ , 20____ , 20____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☑ No			
b	If "Yes," did it have excess business holdings in 2012 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969, **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2012.)*	3b		
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2012?	4b		No

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required *(continued)*

5a	During the year did the foundation pay or incur any amount to			
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☑ No			
	(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☑ No			
	(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☑ No			
	(4) Provide a grant to an organization other than a charitable, etc , organization described in section 509(a)(1), (2), or (3), or section 4940(d)(2)? (see instructions). ☐ Yes ☑ No			
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☑ No			
b	If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53 4945 or in a current notice regarding disaster assistance (see instructions)?	**5b**		
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? ☐ Yes ☐ No			
	If "Yes," attach the statement required by Regulations section 53.4945–5(d).			
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☑ No			
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	**6b**		No
	If "Yes" to 6b, file Form 8870.			
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☑ No			
b	If yes, did the foundation receive any proceeds or have any net income attributable to the transaction?	**7b**		

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors

1 List all officers, directors, trustees, foundation managers and their compensation (see 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 and deferred compensation	**(e)** Expense account, other allowances
See Additional Data Table				

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

(a) Name and address of each employee paid more than $50,000	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
PAUL CHARLTON 435 UNION AVENUE LACONIA, NH 03426	DIRECTOR OF MARKETIN 40 00	63,182	17,823	0
DENISE KENNEY 435 UNION AVENUE LACONIA, NH 03426	DIRECTOR OF FINANCE 40 00	79,642	582	0
ROBERT S BERRY 435 UNION AVENUE LACONIA, NH 03426	DIRECTOR OF FACILITI 40 00	66,640	31	0
PAULETTE BEYER 435 UNION AVENUE LACONIA, NH 03426	DIRECTOR OF ASSISTED 40 00	60,797	31	0
DANIEL F THEBERGE 435 UNION AVENUE LACONIA, NH 03426	DIRECTOR OF MAINTENA 40 00	60,058	27	0
Total number of other employees paid over $50,000 ▶				1

Part VIII **Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors** *(continued)*

3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE".

(a) Name and address of each person paid more than $50,000	**(b)** Type of service	**(c)** Compensation
NONE		

Total number of others receiving over $50,000 for professional services . . . . ▶ 0

Part IX-A **Summary of Direct Charitable Activities**

List the foundation's four largest direct charitable activities during the tax year Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc	Expenses
1 OPERATION AND MAINTENANCE OF 239 UNITS OF INDEPENDENT HOUSING AND 85 ASSISTED LIVING/NURSING UNITS TO PROVIDE HEALTH CARE MANAGEMENT AND LONG-TERM HEALTH CARE FOR ELDERLY PERSONS	9,527,126
2	
3	
4	

Part IX-B **Summary of Program-Related Investments** (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1	
2	
All other program-related investments See page 24 of the instructions **3**	

Total. Add lines 1 through 3 . . . . ▶ 0

Part X **Minimum Investment Return** (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc , purposes		
a	Average monthly fair market value of securities	1a	9,040,347
b	Average of monthly cash balances	1b	1,117,765
c	Fair market value of all other assets (see instructions)	1c	1,372,149
d	**Total** (add lines 1a, b, and c)	1d	11,530,261
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation) — 1e: 0		
2	Acquisition indebtedness applicable to line 1 assets	2	0
3	Subtract line 2 from line 1d	3	11,530,261
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	172,954
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	11,357,307
6	**Minimum investment return.** Enter 5% of line 5	6	567,865

Part XI **Distributable Amount** (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ▶ ☑ and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	
2a	Tax on investment income for 2012 from Part VI, line 5 — 2a		
b	Income tax for 2012 (This does not include the tax from Part VI) — 2b		
c	Add lines 2a and 2b	2c	
3	Distributable amount before adjustments Subtract line 2c from line 1	3	
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4	5	
6	Deduction from distributable amount (see instructions)	6	
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1	7	

Part XII **Qualifying Distributions** (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc , purposes		
a	Expenses, contributions, gifts, etc —total from Part I, column (d), line 26	1a	826,672
b	Program-related investments—total from Part IX-B	1b	0
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc , purposes	2	667,692
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	**Qualifying distributions.** Add lines 1a through 3b Enter here and on Part V, line 8, and Part XIII, line 4	4	1,494,364
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income Enter 1% of Part I, line 27b (see instructions)	5	0
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4	6	1,494,364

Note: The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2011	(c) 2011	(d) 2012
1 Distributable amount for 2012 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2012				
a Enter amount for 2011 only.				
b Total for prior years 20___, 20___, 20___				
3 Excess distributions carryover, if any, to 2012				
a From 2007.				
b From 2008.				
c From 2009.				
d From 2010.				
e From 2011.				
f **Total** of lines 3a through e.				
4 Qualifying distributions for 2012 from Part XII, line 4 ▶ $ ____________				
a Applied to 2011, but not more than line 2a				
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2012 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2012 *(If an amount appears in column (d), the same amount must be shown in column (a).)*				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b Taxable amount —see instructions				
e Undistributed income for 2011 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2012 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2013				
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (see instructions)				
8 Excess distributions carryover from 2007 not applied on line 5 or line 7 (see instructions) . . .				
9 **Excess distributions carryover to 2013.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2008. . . .				
b Excess from 2009. . . .				
c Excess from 2010. . . .				
d Excess from 2011. . . .				
e Excess from 2012. . . .				

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2012, enter the date of the ruling. . . . . . . ▶ 1985-12-09

b Check box to indicate whether the organization is a private operating foundation described in section ☑ 4942(j)(3) or ☐ 4942(j)(5)

	Tax year	Prior 3 years			(e) Total
	(a) 2012	**(b)** 2011	**(c)** 2010	**(d)** 2009	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed	0	0	0	0	0
b 85% of line 2a	0	0	0	0	0
c Qualifying distributions from Part XII, line 4 for each year listed	1,494,364	1,909,999	2,213,193	1,370,631	6,988,187
d Amounts included in line 2c not used directly for active conduct of exempt activities	0	0	0	0	0
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c	1,494,364	1,909,999	2,213,193	1,370,631	6,988,187
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets					0
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					0
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed. . . .	378,577	372,487	452,555	497,091	1,700,710
c "Support" alternative test—enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					0
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii). . . .					0
(3) Largest amount of support from an exempt organization					0
(4) Gross investment income					0

Part XV Supplementary Information (Complete this part only if the organization had $5,000 or more in assets at any time during the year—see instructions.)

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than $5,000) (See section 507(d)(2))

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ▶☑ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds If the foundation makes gifts, grants, etc (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d

a The name, address, and telephone number of the person to whom applications should be addressed

b The form in which applications should be submitted and information and materials they should include

c Any submission deadlines

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

Part XV Supplementary Information (continued)

3 Grants and Contributions Paid During the Year or Approved for Future Payment

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
LACONIA AREA COMMUNITY LAND TRUST 658 UNION AVE LACONIA,NH 03246	N/A	PUBLIC CHARITY	SUPPORT OF CHARITABLE ORGANIZATION	100
ST VINCENT DEPAUL 1269 UNION AVE LACONIA,NH 03247	N/A	PUBLIC CHARITY	SUPPORT OF CHARITABLE ORGANIZATION	108
Total . . . . ▶ **3a**				208
b *Approved for future payment*				
Total . . . . ▶ **3b**				0

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue					
a ENTRANCE FEES					2,627,553
b PERIODIC RESIDENT INCOME					6,919,013
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments. . . .					
3 Interest on savings and temporary cash investments					
4 Dividends and interest from securities. . . .			14	206,932	
5 Net rental income or (loss) from real estate					
a Debt-financed property.					
b Not debt-financed property.			16	5,134	
6 Net rental income or (loss) from personal property					
7 Other investment income.					
8 Gain or (loss) from sales of assets other than inventory			18	290,662	
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory. .					
11 Other revenue a AUXILIARY INCOME			03	247,697	
b					
c					
d					
e					
12 Subtotal Add columns (b), (d), and (e). .		0		750,425	9,546,566

13 Total. Add line 12, columns (b), (d), and (e). 13 10,296,991

(See worksheet in line 13 instructions to verify calculations)

Part XVI-B Relationship of Activities to the Accomplishment of Exempt Purposes

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)
1A-B	IT IS THE TAYLOR COMMUNITY'S MISSION TO PROVIDE AFFORDABLE HOUSING AND HEALTH CARE FOR THE ELDERLY THE COMMUNITY IS RESPONSIBLE FOR ALL PROPERTY MAINTENANCE AND PROVIDES A 24-HOUR MEDICAL ALERT SYSTEM THE COMMUNITY OFFERS RESIDENTS A COMPREHENSIVE PACKAGE OF IN-HOME SERVICES INCLUDING HEALTH CARE, ACTIVITIES, TRANSPORTATION AND SHOPPING ASSISTANCE AT NO TIME DOES THE COMMUNITY TRANSFER TO ANY RESIDENT ANY INTEREST IN REAL PROPERTY THE ENTRANCE FEES AND PERIODIC RESIDENT INCOME RECEIVED HELPS TO DEFRAY THE COST OF PROVIDING LIFE-TIME CARE TO ITS RESIDENTS

Part XVII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

			Yes	No
1	Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?			
a	Transfers from the reporting foundation to a noncharitable exempt organization of			
	(1) Cash	**1a(1)**		No
	(2) Other assets	**1a(2)**		No
b	Other transactions			
	(1) Sales of assets to a noncharitable exempt organization	**1b(1)**		No
	(2) Purchases of assets from a noncharitable exempt organization	**1b(2)**		No
	(3) Rental of facilities, equipment, or other assets	**1b(3)**		No
	(4) Reimbursement arrangements	**1b(4)**		No
	(5) Loans or loan guarantees	**1b(5)**		No
	(6) Performance of services or membership or fundraising solicitations	**1b(6)**		No
c	Sharing of facilities, equipment, mailing lists, other assets, or paid employees	**1c**		No

d If the answer to any of the above is "Yes," complete the following schedule Column **(b)** should always show the fair market value of the goods, other assets, or services given by the reporting foundation If the foundation received less than fair market value in any transaction or sharing arrangement, show in column **(d)** the value of the goods, other assets, or services received

(a) Line No	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

2a Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☑ No

b If "Yes," complete the following schedule

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

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 taxpayer or fiduciary) is based on all information of which preparer has any knowledge

******	2013-11-13	******	May the IRS discuss this return with the preparer shown below (see instr)? ☑ Yes ☐ No
Signature of officer or trustee	Date	Title	

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
ORESTE J MOSCA CPA	ORESTE J MOSCA CPA			P00366101

Firm's name ▶	NATHAN WECHSLER & COMPANY PA	Firm's EIN ▶ 02-0327524
Firm's address ▶	70 COMMERCIAL STREET SUITE 401 CONCORD, NH 03301	Phone no (603) 224-5357

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Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ **Attach to Form 990, 990-EZ, or 990-PF.**

OMB No 1545-0047

2012

Name of the organization	**Employer identification number**
TAYLOR COMMUNITY	02-0222149

Organization type (check one)

Filers of:	**Section:**
Form 990 or 990-EZ	☐ 501(c)( ) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☑ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule See instructions

General Rule

☑ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, $5,000 or more (in money or property) from any one contributor Complete Parts I and II

Special Rules

☐ For a section 501(c)(3) organization filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi) and received from any one contributor, during the year, a contribution of the greater of **(1)** $5,000 or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1 Complete Parts I and II

☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 for use *exclusively* for religious, charitable, scientific, literary, or educational purposes, or the prevention of cruelty to children or animals Complete Parts I, II, and III

☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions for use *exclusively* for religious, charitable, etc , purposes, but these contributions did not total to more than $1,000 If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc , purpose Do not complete any of the parts unless the **General Rule** applies to this organization because it received nonexclusively religious, charitable, etc , contributions of $5,000 or more during the year . . . . ▶ $ ____________

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2 of its Form 990, or check the box on line H of its Form 990-EZ or on Part I, line 2 of its Form 990-PF, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF)

Name of organization
TAYLOR COMMUNITY

Employer identification number
02-0222149

Part I **Contributors** (see Instructions) Use duplicate copies of Part I if additional space is needed

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
	See Additional Data Table	$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

Name of organization
TAYLOR COMMUNITY

Employer identification number
02-0222149

Part II Noncash Property (see instructions) Use duplicate copies of Part II if additional space is needed

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

Name of organization
TAYLOR COMMUNITY

Employer identification number
02-0222149

Part III ***Exclusively*** **religious, charitable, etc., individual contributions to section 501(c)(7), (8), or (10) organizations that total more than $1,000 for the year.** Complete columns **(a)** through **(e) and** the following line entry
For organizations completing Part III, enter the total of *exclusively* religious, charitable, etc ,
contributions of **$1,000 or less** for the year (Enter this information once See instructions) ▶ $
Use duplicate copies of Part III if additional space is needed

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP 4	Relationship of transferor to transferee

Additional Data

Software ID:
Software Version:
EIN: 02-0222149
Name: TAYLOR COMMUNITY

Form 990 Schedule B, Part I - Contributors (see Instructions) Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	ALMIRA T CAMPBELL 8820 WALTHER BLVD APT 1614 BALTIMORE, MD 21234	$ 10,000	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
2	ESTATE OF ANTHONY E MORSE PO BOX 7606 GILFORD, NH 03247	$ 9,022	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
3	FRANK B STANLEY TRUST - RECEIVED QT CITIZENS BANK LACONIA, NH 03246	$ 11,627	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
4	FRANK E BUSIEL TRUST - RECEIVED MON MELLON BANK BOSTON, MA 02108	$ 13,449	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
5	REXFORD YOUNG 435 UNION AVE 210 LACONIA, NH 03246	$ 22,000	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
6	ESTATE OF DAVID L ANTHONY 40 KINSMAN DRIVE LACONIA, NH 03246	$ 16,133	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)
7	OSCAR J GEORGE TRUST - RECEIVED MON CITIZENS BANK LACONIA, NH 03246	$ 371,603	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

Form 990 Schedule B, Part I - Contributors (see Instructions) Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
8	EDITH BGEORGE TRUST - RECEIVED QTRL LACONIA SAVINGS BANK LACONIA, NH 03246	$ 33,494	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution)

TY 2012 Investments Corporate Bonds Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Name of Bond	End of Year Book Value	End of Year Fair Market Value
BARCLAYS BK PLC 5%	27,596	27,596
BURLINGTON NORHTERN 4.7%	46,840	46,840
CARDINAL HEALTH INC	15,953	15,953
GENERAL ELECTRIC CAP CORP VARIABLE	35,276	35,276
HSBC FINANCIAL CORP	21,049	21,049
MORGAN STANLEY	32,755	32,755
NATL RURAL UTL	10,085	10,085
ROWAN COMPANIES	27,843	27,843
EATON CORP 4.9%	50,076	50,076
NEW YORK LIFE GBL 5.375%	50,917	50,917
TJX COS INC 4.2%	108,125	108,125
PNC FUNDING CORP 2.7%	105,602	105,602
STRYKER CORP 2.00%	103,827	103,827
STATOIL ASA 1.8%	103,756	103,756

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TY 2012 Investments Corporate Stock Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Name of Stock	End of Year Book Value	End of Year Fair Market Value
3M CO	39,266	39,266
AFLAC INC	27,220	27,220
AGILENT TECHNOLOGIES	19,684	19,684
APPLE INC	19,925	19,925
ARCHER DANIELS MIDLAND CO	30,546	30,546
BANK OF AMERICA CORP	26,467	26,467
BEAM INC COM	25,884	25,884
CONOCOPHILLIPS	29,923	29,923
DOMINION RESOURCES INC VA	23,130	23,130
DUPONT E I DE NEMOURS & CO	32,706	32,706
EXXON MOBIL CORP	35,596	35,596
FORD MOTOR CO	23,650	23,650
FORTUNE BRANDS INC	14,556	14,556
GAMESTOP CORP	33,155	33,155
GENERAL ELEC CO	24,519	24,519
GLAXO SMITHLINE	33,566	33,566
HARTFORD FINANCIAL SERVICE GROUP	21,910	21,910
HEINZ H J CO	43,452	43,452
INGERSOLL RAND PUBLIC LIMITED COMPANY	39,005	39,005
INTERNATIONAL BUSINESS MACHINES CORP	30,381	30,381
JOHNSON & JOHNSON	36,223	36,223
MCDONALDS CORP	39,324	39,324
MDU RES GROUP INC	31,188	31,188
MICROCHIP TECHNOLOGY INC	37,331	37,331
MICROSOFT CORP	33,100	33,100
NORFOLK SOUTHERN CORP	39,097	39,097
ORACLE CORPORATION	27,535	27,535
PEPSICO INC	39,173	39,173
PHILLIPS	15,055	15,055
PRAXAIR INC	24,575	24,575

Name of Stock	End of Year Book Value	End of Year Fair Market Value
SPECTRA ENERGY CORP	33,895	33,895
STRYKER CORP	37,709	37,709
TEXTRON INC	20,600	20,600
TJX CO INC	48,770	48,770
TRANSOCEAN LTD	20,588	20,588
VERIZON COMM	48,519	48,519
WELLS FARGO & CO	41,778	41,778
AUTOMATIC DATA PROCESSING	30,303	30,303
ABBOT LABS	12,331	12,331
ABBVIE INC	15,381	15,381
APPLE INC	32,323	32,323
ARECELOMITTAL SA LUXEMBURG ADR	17,636	17,636
BALL CROP	42,090	42,090
BLACKROCK INCORPORATED CLASS A	52,501	52,501
CISCO SYSTEMS	20,732	20,732
COACH INC	17,187	17,187
CONCOPHILLIPS	31,313	31,313
DR HORTON INC	19,769	19,769
DANAHER CORP	44,913	44,913
DOMINION RESOURCES INC	28,990	28,990
DU PONT E I DE NEMOURS & CO	55,001	55,001
EAST WEST BANCORP INCORPORATED	18,685	18,685
EXELON CORP	16,917	16,917
EXXON MOBIL	40,579	40,579
FRANKLIN RESCOURCES INC	49,801	49,801
ILLINOIS TOOL WORKS INC	39,446	39,446
INTERNATIONAL BUSINESS MACHINES CORP	16,811	16,811
JOHNSON & JOHNSON	32,814	32,814
JOHNSON CONTROLS INC	29,408	29,408
MARATHON OIL CORP	26,103	26,103

Name of Stock	End of Year Book Value	End of Year Fair Market Value
MARATHON PETROLEUM CORPORATION	19,277	19,277
MARSH & MCLENNAN COS INC	25,353	25,353
MCKESSON CORPORATION	29,947	29,947
NORFOLK SOUTHERN CORP	40,955	40,955
NVR INCORPORATAED	14,420	14,420
ORACLE CORPORATION	22,094	22,094
PEPSICO INC	45,853	45,853
PHILLIPS	15,786	15,786
QUALCONM INC	35,112	35,112
SIEMENS AG ADR	27,695	27,695
SNAP-ON INC	37,411	37,411
SYSCO CORP	41,971	41,971
THERMO FISHER SCIENTIFIC	27,270	27,270
TOLL BROTHERS INCORPORATED	16,194	16,194
UNITED TECHNOLOGIES	45,554	45,554
UNITEDHEALTH GROUP INC	27,628	27,628
WAL-MART STORES INC	34,896	34,896

TY 2012 Investments Government Obligations Schedule

Name:	TAYLOR COMMUNITY
EIN:	02-0222149
US Government Securities - End of Year Book Value:	0
US Government Securities - End of Year Fair Market Value:	0
State & Local Government Securities - End of Year Book Value:	412,183
State & Local Government Securities - End of Year Fair Market Value:	412,183

TY 2012 Investments - Other Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
FEDERATED PRIME #853 P	FMV	105,674	105,674
FEDERATED PRIME #853 I	FMV	51,950	51,950
CASH	FMV	152	152
GOVERNMENT II MONEY MARKET FUND 033	FMV	131,615	131,615
FEDERATED TOTAL RETUN #288	FMV	411,188	411,188
BLACKROCK INFL PROTECTED #360 CL I	FMV	58,787	58,787
VANGUARD GNMA FUND #536	FMV	26,885	26,885
VANGUARD INTER-TERM INVEST-GR ADM	FMV	1,283,973	1,283,973
VANGUARD SHORT-TERM BOND INDEX	FMV	238,710	238,710
FEDERATED INDEX TR #281	FMV	448,327	448,327
ISHARES CORE S&P SMALL- CAP ETF	FMV	49,631	49,631
ISHARES S&P MIDCAP 400 GROWTH	FMV	101,127	101,127
ISHARES S&P MIDCAP 400 VALUE	FMV	104,098	104,098
ISHARES S&P SMALL CAP 600 VALUE	FMV	37,096	37,096
ISHARES S&P SMALLCAP 600 GROWTH	FMV	36,317	36,317
SPDR CONSUMER STAPLES SECTOR	FMV	21,903	21,903
SPDR ENERGY SECTOR	FMV	76,392	76,392
SPDR FINANCIAL SECTOR	FMV	46,264	46,264
SPDR - HEALTHCARE SECTOR	FMV	45,626	45,626
SPDR MATERIALS SECTOR	FMV	11,351	11,351
SPDR TECHNOLOGY SECTOR	FMV	45,615	45,615
VANGUARD TOTAL STOCK MARKET IDX	FMV	1,835,738	1,835,738
BLACKROCK INTL OPP #334	FMV	74,175	74,175
ISHARES INC FRANCE	FMV	35,961	35,961
ISHARES INC AUSTRALIA	FMV	52,435	52,435
ISHARES TR MSCI EMERGING MKTS	FMV	26,797	26,797
ISHARES INC MSCI GERMANY	FMV	41,465	41,465
ISHARES MSCI HONG KONG	FMV	21,831	21,831
MSCI ITALY	FMV	8,127	8,127
ISHARES MSCI JAPAN	FMV	49,152	49,152

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
ISHARES MSCI NETHERLANDS	FMV	7,430	7,430
ISHARES MSCI SOUTH AFRICA	FMV	15,729	15,729
ISHARES MSCI SPAIN'	FMV	8,608	8,608
ISHARES MSCI SWEDEN	FMV	12,962	12,962
ISHARES MSCI SWITZERLAND	FMV	14,671	14,671
ISHARES MSCI UNITED KINGDOM	FMV	42,766	42,766
SPDR S&P CHINA EXCHANGE TRADED FUND	FMV	22,629	22,629

TY 2012 Land, Etc. Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Category / Item	Cost / Other Basis	Accumulated Depreciation	Book Value	End of Year Fair Market Value
LAND & IMPROVEMENTS	4,504,611	318,202	4,186,409	4,186,409
BUILDINGS & IMPROVEMENTS	54,080,749	20,316,973	33,763,776	33,763,776
FURNISHINGS & EQUIPMENT	5,420,925	3,513,574	1,907,351	1,907,351

TY 2012 Other Assets Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
LOAN ORIGINATION FEES, LESS ACCUMULATED AMORTIZATION	302,793	289,723	289,723
TRUST FUNDS HELD BY OTHERS	6,760,395	6,982,097	6,982,097
ASSETS HELD FOR SALE	874,476	437,606	437,606

TY 2012 Other Decreases Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Amount
BOND RESTRUCTURING COSTS	31,817

TY 2012 Other Expenses Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
NURSING & ASSISTED LIVING	2,660,866	0	2,660,866	0
CARE MANAGEMENT	1,184,747	0	1,184,747	0
RESIDENT ACTIVITIES	182,238	0	182,238	0
DIETARY	957,921	0	957,921	0
BEAUTY SHOP	51,694	0	51,694	0
HOUSEKEEPING	287,729	0	287,729	0
MAINTENANCE	1,195,363	0	908,595	286,768
GROUNDS	504,736	0	504,736	0
ADMINISTRATION	1,151,814	0	1,151,814	0
MUNICIPAL PAYMENTS	423,414	0	0	423,414
NURSING FACILITY QUALITY ASSESSMENT	116,282	0	0	116,282

TY 2012 Other Income Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
ENTRANCE FEES	2,627,553		2,627,553
PERIODIC RESIDENT INCOME	6,919,013		6,919,013
AUXILIARY INCOME	247,697		247,697

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TY 2012 Other Increases Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Amount
CHANGE IN UNREALIZED APPRECIATION OF INVESTMENTS - BOOK PURPOSES	423,583
CHANGE IN TRUST FUNDS HELD BY OTHERS	221,701
CHANGE IN BOND SWAP FAIR VALUE	353,734

TY 2012 Other Liabilities Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Beginning of Year - Book Value	End of Year - Book Value
DEPOSITS ON ENTRANCE FEES	250,872	200,722
ANNUITIES PAYABLE	220,893	195,052
INTEREST RATE SWAP CONTRACT	2,522,515	2,168,781
NURSING FACILITY QUALITY ASSESSMENT PAYABLE	394,269	314,078
LINE OF CREDIT	140,536	0
DEFERRED COMPENSATION	0	10,881

TY 2012 Taxes Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
REAL ESTATE TAXES	1,600	0	1,600	0

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(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, other allowances
ROBERT SELIG 603-527-0111 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, CHAIR 2 00	0	0	0
H THOMAS VOLPE 603-524-4567 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
ROBERT T SMITH 603-528-4205 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, TREASURER 2 00	0	0	0
FRANK TILTON 603-528-8466 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
MITCHELL JEAN 603-528-1376 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
MATTHEW LAHEY 603-524-4283 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, VICE CHAIR 2 00	0	0	0
JAMES O ANDERSON 603-524-9495 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
RONALD BAKER III 603-524-9345 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
NANCY CRUTCHER 603-527-8810 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
MARGARET KERNS 603-528-3802 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
CARMEN LORENTZ 518-744-2095 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
MICHAEL TOOMEY 603-528-4129 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, ASST TREASURER 2 00	0	0	0
ELIZABETH POMEROY 603-524-5600 435 UNION AVENUE LACONIA, NH 03246	VP, HEALTH SERVICES & ORG 40 00	100,698	10,491	0
TIMOTHY MARTIN 603-527-8702 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, PRESIDENT/CEO 40 00	201,994	9,395	0
BARBARA WOOD 603-569-1090 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
RICHARD FLEMING 603-875-7474 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0