Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

▶ Do not enter Social Security numbers on this form as it may be made public. By law, the IRS cannot redact the information on the form.

▶ Information about Form 990-PF and its instructions is at *www.irs.gov/form990pf*.

OMB No 1545-0052

2013

Open to Public Inspection

For calendar year 2013, or tax year beginning 05-01-2013 , and ending 04-30-2014

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 or province, country, and ZIP or foreign postal 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)* ▶$ 58,849,307

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)	427,426			
	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	196,717	196,717	196,717	
	5a	Gross rents	35,099		35,099	
	b	Net rental income or (loss) 33,800				
	6a	Net gain or (loss) from sale of assets not on line 10	467,085			
	b	Gross sales price for all assets on line 6a 3,321,865				
	7	Capital gain net income (from Part IV, line 2)		467,085		
	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)	9,280,622	0	9,280,622	
	12	**Total.** Add lines 1 through 11	10,406,949	663,802	9,512,438	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc	337,957	0	337,957	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)	1,299	0	1,299	0
	19	Depreciation (attach schedule) and depletion	1,815,742	0	1,815,742	
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications				
	23	Other expenses (attach schedule)	8,620,241	0	7,357,440	1,262,801
	24	**Total operating and administrative expenses.** Add lines 13 through 23	10,775,239	0	9,512,438	1,262,801
	25	Contributions, gifts, grants paid	1,100			1,100
	26	**Total expenses and disbursements.** Add lines 24 and 25	10,776,339	0	9,512,438	1,263,901
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	-369,390			
	b	**Net investment income** (if negative, enter -0-)		663,802		
	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	32,229	32,229
	2	Savings and temporary cash investments	994,434	3,323,772	3,323,772
	3	Accounts receivable ▶ 347,645			
		Less allowance for doubtful accounts ▶	258,140	347,645	347,645
	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 instructions)			
	7	Other notes and loans receivable (attach schedule) ▶ 74,183			
		Less allowance for doubtful accounts ▶ 0	914,046	74,183	74,183
	8	Inventories for sale or use	13,009	13,009	13,009
	9	Prepaid expenses and deferred charges	155,371	122,367	122,367
	10a	Investments—U S and state government obligations (attach schedule)	412,183	643,100	643,100
	b	Investments—corporate stock (attach schedule)	2,347,451	2,685,980	2,685,980
	c	Investments—corporate bonds (attach schedule)	739,700	317,678	317,678
	11	Investments—land, buildings, and equipment basis ▶			
		Less accumulated depreciation (attach schedule) ▶			
	12	Investments—mortgage loans			
	13	Investments—other (attach schedule)	5,603,157	5,836,562	5,836,562
	14	Land, buildings, and equipment basis ▶ 62,296,248			
		Less accumulated depreciation (attach schedule) ▶ 24,709,234	39,857,536	37,587,014	37,587,014
	15	Other assets (describe ▶)	7,709,426	7,865,768	7,865,768
	16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	59,043,426	58,849,307	58,849,307
Liabilities	17	Accounts payable and accrued expenses	1,044,953	837,526	
	18	Grants payable			
	19	Deferred revenue	21,375,940	20,750,958	
	20	Loans from officers, directors, trustees, and other disqualified persons			
	21	Mortgages and other notes payable (attach schedule)	24,105,000	23,430,000	
	22	Other liabilities (describe ▶)	2,889,514	1,910,429	
	23	**Total liabilities** (add lines 17 through 22)	49,415,407	46,928,913	
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	-4,225,317	-2,651,065	
	25	Temporarily restricted	5,883,122	6,210,874	
	26	Permanently restricted	7,970,214	8,360,585	
		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)	9,628,019	11,920,394	
	31	**Total liabilities and net assets/fund balances** (see page 17 of the instructions)	59,043,426	58,849,307	

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	9,628,019
2	Enter amount from Part I, line 27a	2	-369,390
3	Other increases not included in line 2 (itemize) ▶	3	2,704,304
4	Add lines 1, 2, and 3	4	11,962,933
5	Decreases not included in line 2 (itemize) ▶	5	42,539
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	11,920,394

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			
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	1,727,710		1,408,531	319,179
b	1,594,155		1,446,249	147,906
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				319,179
b				147,906
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	467,085
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))
2012			
2011			
2010			
2009			
2008			

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 2013 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	2013 estimated tax payments and 2012 overpayment credited to 2013 — 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 2014 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 2013 or the taxable year beginning in 2013 (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)*

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 2013, 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

			Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			
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 2013?	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 2013, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2013? ☐ 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 2013 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 2013.)*	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 2013?	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
EDMUND SOUCY 435 UNION AVENUE LACONIA,NH 03426	DIRECTOR OF FINANCE 40 00	73,428	7,565	0
THERESA KITTREDGE 435 UNION AVENUE LACONIA,NH 03426	DIRECTOR OF NURSING 40 00	73,406	713	0
ROBERT S BERRY 435 UNION AVENUE LACONIA,NH 03426	DIRECTOR OF FACILITI 40 00	66,397	157	0
PAUL CHARLTON 435 UNION AVENUE LACONIA,NH 03426	DIRECTOR OF MARKETIN 40 00	58,282	7,565	0
DANIEL F THEBERGE 435 UNION AVENUE LACONIA,NH 03426	DIRECTOR OF MAINTENA 40 00	55,617	611	0
Total number of other employees paid over $50,000 ▶				3

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
SHEEHAN PHINNEY BASS GREEN 1000 ELM STREET PO BOX 3701 MANCHESTER,NH 03101	LEGAL	72,995
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 236 UNITS OF INDEPENDENT HOUSING AND 82 ASSISTED LIVING/NURSING UNITS TO PROVIDE HEALTH CARE MANAGEMENT AND LONG-TERM HEALTH CARE FOR ELDERLY PERSONS	9,334,659
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	9,292,902
b	Average of monthly cash balances	1b	2,194,708
c	Fair market value of all other assets (see instructions)	1c	486,213
d	**Total** (add lines 1a, b, and c)	1d	11,973,823
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	11,973,823
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions)	4	179,607
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4	5	11,794,216
6	**Minimum investment return.** Enter 5% of line 5	6	589,711

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 2013 from Part VI, line 5 — 2a		
b	Income tax for 2013 (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	1,263,901
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	574,973
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	1,838,874
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	1,838,874

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 2012	(c) 2012	(d) 2013
1 Distributable amount for 2013 from Part XI, line 7				
2 Undistributed income, if any, as of the end of 2013				
a Enter amount for 2012 only.				
b Total for prior years 20___ , 20___ , 20___				
3 Excess distributions carryover, if any, to 2013				
a From 2008.				
b From 2009.				
c From 2010.				
d From 2011.				
e From 2012.				
f **Total** of lines 3a through e.				
4 Qualifying distributions for 2013 from Part XII, line 4 ▶ $ ____________				
a Applied to 2012, 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 2013 distributable amount.				
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2013 *(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 2012 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2013 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2014				
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 2008 not applied on line 5 or line 7 (see instructions) . . .				
9 **Excess distributions carryover to 2014.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2009. . . .				
b Excess from 2010. . . .				
c Excess from 2011. . . .				
d Excess from 2012. . . .				
e Excess from 2013. . . .				

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 2013, 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			
	(a) 2013	**(b)** 2012	**(c)** 2011	**(d)** 2010	**(e) Total**
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	1,838,874	1,494,364	1,909,999	2,213,193	7,456,430
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	1,838,874	1,494,364	1,909,999	2,213,193	7,456,430
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	393,141	378,577	372,487	452,555	1,596,760
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 03246	N/A	PUBLIC CHARITY	SUPPORT OF CHARITABLE ORGANIZATION	1,000
Total . . . . ▶ **3a**				1,100
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					2,555,673
b PERIODIC RESIDENT INCOME					6,468,668
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	196,717	
5 Net rental income or (loss) from real estate					
a Debt-financed property.					
b Not debt-financed property.			16	33,800	
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	467,085	
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory. .					
11 Other revenue **a** AUXILIARY INCOME			03	256,281	
b					
c					
d					
e					
12 Subtotal Add columns (b), (d), and (e). .		0		953,883	9,024,341

13 Total. Add line 12, columns (b), (d), and (e). **13** 9,978,224

(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

****** | 2014-08-26 | ******

Signature of officer or trustee | Date | Title

May the IRS discuss this return with the preparer shown below (see instr)? ☑ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed	PTIN
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	

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 J SELIG 603-527-0111 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, CHAIR, CEO 40 00	96,244	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, ASST SECRETARY 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, VICE CHAIR 2 00	0	0	0
JANET MITCHELL 603-524-9574 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE 2 00	0	0	0
ROD DYER 603-524-5831 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, ASST TREASURER 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 2 00	0	0	0
ELIZABETH POMEROY 603-524-5600 435 UNION AVENUE LACONIA, NH 03246	VP, HEALTH SERVICES & ORG 40 00	115,252	11,200	0
TIMOTHY MARTIN 603-527-8702 435 UNION AVENUE LACONIA, NH 03246	TRUSTEE, FORMER PRESIDENT/CEO 2 00	126,461	7,968	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

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

OMB No 1545-0047

2013

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 for 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 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 its Form 990PF, Part I, line 2, 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
1	ALMIRA T CAMPBELL 8820 WALTHER BLVD APT 1614 BALTIMORE, MD 21234	$ 10,000	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
2	AMY JONES 37 TAYLOR DRIVE WOLFEBORO, NH 03894	$ 13,293	Person ☐ Payroll ☐ Noncash ☑ (Complete Part II for noncash contributions)
3	VICKIE ROUTHIER 62 PLEASANT STREET LACONIA, NH 03246	$ 5,000	Person ☑ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II for noncash contributions)

Name of organization	**Employer identification number**
TAYLOR COMMUNITY	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
2	150 SHARES OF SCHLUMBERGER LTD STOCK	$ 13,293	2013-09-25

(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

TY 2013 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%	26,990	26,990
GENERAL ELECTRIC CAP CORP VARIABLE	35,294	35,294
MERCK & CO. INC. 4.750%	25,911	25,911
MICROSOFT CORP. 1.625%	50,905	50,905
BERKSHIRE HATHAWAY 0.800%	50,265	50,265
GENERAL ELECTRIC CAP CORP 5.625%	28,364	28,364
CHEVRON CORP. 1.104%	49,687	49,687
WAL-MART STORES INC. 1.950%	50,262	50,262

TY 2013 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	40,336	40,336
AFLAC INC	23,206	23,206
AGILENT TECHNOLOGIES	22,967	22,967
ALLEGION PLC	10,265	10,265
AMGEN INC	21,233	21,233
APPLE INC	35,405	35,405
ARCHER DANIELS MIDLAND CO	39,357	39,357
AUTOMATIC DATA PROCESSING	35,082	35,082
BANK OF AMERICA CORP	17,411	17,411
BEAM INC COM	33,388	33,388
CARDINAL HEALTH INC	19,115	19,115
COMCAST CORP CLASS A	19,669	19,669
CONOCOPHILLIPS	36,783	36,783
DISNEY WALT CO	26,182	26,182
DOMINION RESOURCES INC VA	27,203	27,203
DUPONT E I DE NEMOURS & CO	34,333	34,333
EXXON MOBIL CORP	40,964	40,964
FORTUNE BRANDS INC	15,940	15,940
GAMESTOP CORP	33,728	33,728
GENERAL ELEC CO	29,579	29,579
GLAXO SMITHLINE	35,991	35,991
GOOGLE INC CLASS A	8,023	8,023
GOOGLE INC CLASS C	7,900	7,900
HARTFORD FINANCIAL SERVICE GROUP	16,500	16,500
INGERSOLL RAND PUBLIC LIMITED COMPANY	37,375	37,375
INTERNATIONAL BUSINESS MACHINES CORP	29,471	29,471
JOHNSON & JOHNSON	34,945	34,945
KIMBERLY CLARK CORP	37,604	37,604
MCDONALDS CORP	39,031	39,031
MDU RES GROUP INC	34,357	34,357

Name of Stock	End of Year Book Value	End of Year Fair Market Value
METLIFE INC	14,920	14,920
MICROCHIP TECHNOLOGY INC	39,696	39,696
MICROSOFT CORP	40,400	40,400
NORFOLK SOUTHERN CORP	40,648	40,648
ORACLE CORPORATION	27,390	27,390
PEPSICO INC	40,798	40,798
PHILIP MORRIS INTL	12,815	12,815
PHILLIPS	20,555	20,555
PRAXAIR INC	28,068	28,068
SPECTRA ENERGY CORP	38,717	38,717
STRYKER CORP	35,376	35,376
TEXTRON INC	26,585	26,585
TRAVELERS COMPANIES INC	12,228	12,228
TJX CO INC	58,180	58,180
VERIZON COMM	37,384	37,384
WELLS FARGO & CO	32,266	32,266
ABBOT LABS	12,939	12,939
ABBVIE INC	17,395	17,395
APPLE INC	43,077	43,077
ARECELOMITTAL SA LUXEMBURG ADR	22,945	22,945
BALL CROP	53,605	53,605
BLACKROCK INCORPORATED CLASS A	39,732	39,732
CISCO SYSTEMS	22,902	22,902
COACH INC	13,038	13,038
CONCOPHILLIPS	38,493	38,493
CSX CORP	27,006	27,006
DR HORTON INC	16,888	16,888
DANAHER CORP	43,881	43,881
DOMINION RESOURCES INC	28,436	28,436
DU PONT E I DE NEMOURS & CO	57,020	57,020

Name of Stock	End of Year Book Value	End of Year Fair Market Value
EAST WEST BANCORP INCORPORATED	26,504	26,504
EXELON CORP	15,798	15,798
EXXON MOBIL	46,699	46,699
FRANKLIN RESCOURCES INC	50,570	50,570
ILLINOISE TOOL WORKS INC	52,075	52,075
INTERNATIONAL BUSINESS MACHINES CORP	16,307	16,307
JOHNSON & JOHNSON	38,997	38,997
JOHNSON CONTROLS INC	27,355	27,355
MARATHON OIL CORP	28,884	28,884
MARATHON PETROLEUM CORPORATION	22,866	22,866
MARSH & MCLENNAN COS INC	32,890	32,890
MCKESSON CORPORATION	36,883	36,883
NORFOLK SOUTHERN CORP	50,006	50,006
NVR INCORPORATAED	15,078	15,078
ORACLE CORPORATION	27,553	27,553
PEPSICO INC	37,620	37,620
PHILLIPS	21,554	21,554
QUALCONM INC	44,865	44,865
SIEMENS AG ADR	34,935	34,935
SNAP-ON INC	25,056	25,056
SYSCO CORP	43,862	43,862
THERMO FISHER SCIENTIFIC	38,532	38,532
TOLL BROTHERS INCORPORATED	16,161	16,161
UNION PAC CORP	29,897	29,897
UNITED TECHNOLOGIES	47,924	47,924
UNITEDHEALTH GROUP INC	34,593	34,593
WAL-MART STORES INC	35,790	35,790

TY 2013 Investments Government Obligations Schedule

Name:	TAYLOR COMMUNITY
EIN:	02-0222149
US Government Securities - End of Year Book Value:	518,688
US Government Securities - End of Year Fair Market Value:	518,688
State & Local Government Securities - End of Year Book Value:	124,412
State & Local Government Securities - End of Year Fair Market Value:	124,412

TY 2013 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	382,337	382,337
FEDERATED PRIME #853 I	FMV	113,661	113,661
CASH	FMV	139	139
GOVERNMENT II MONEY MARKET FUND 033	FMV	251,667	251,667
FEDERATED TOTAL RETUN #328	FMV	479,331	479,331
BLACKROCK INFL PROTECTED #360 CL I	FMV	54,986	54,986
VANGUARD GNMA FUND #536	FMV	922,479	922,479
VANGUARD GNMA FUND #536	FMV	26,219	26,219
VANGUARD GNMA FUND #536	FMV	351,693	351,693
VANGUARD TOTAL STOCK MARKET ETF	FMV	390,120	390,120
ISHARES CORE S&P SMALL- CAP ETF	FMV	51,958	51,958
ISHARES S&P MIDCAP 400 GROWTH	FMV	95,298	95,298
ISHARES S&P MIDCAP 400 VALUE	FMV	98,523	98,523
ISHARES S&P SMALL CAP 600 VALUE	FMV	41,569	41,569
ISHARES S&P SMALLCAP 600 GROWTH	FMV	40,653	40,653
SPDR CONSUMER STAPLES SECTOR	FMV	23,669	23,669
SPDR ENERGY SECTOR	FMV	91,490	91,490
SPDR FINANCIAL SECTOR	FMV	54,329	54,329
SPDR - HEALTHCARE SECTOR	FMV	56,028	56,028
SPDR MATERIALS SECTOR	FMV	13,681	13,681
SPDR TECHNOLOGY SECTOR	FMV	43,120	43,120
VANGUARD TOTAL STOCK MARKET IDX	FMV	1,119,666	1,119,666
VANGUARD TOTAL STOCK MARKET IDX	FMV	592,063	592,063
BLACKROCK INTL OPP #334	FMV	80,654	80,654
ISHARES INC FRANCE	FMV	44,039	44,039
ISHARES INC AUSTRALIA	FMV	49,356	49,356
ISHARES TR MSCI EMERGING MKTS	FMV	25,583	25,583
ISHARES INC MSCI GERMANY	FMV	51,575	51,575
ISHARES MSCI HONG KONG	FMV	21,639	21,639
ISHARES MSCI ITALY	FMV	11,149	11,149

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
ISHARES MSCI JAPAN	FMV	46,547	46,547
ISHARES MSCI NETHERLANDS	FMV	8,969	8,969
ISHARES MSCI SOUTH AFRICA	FMV	16,430	16,430
ISHARES MSCI SPAIN	FMV	11,584	11,584
ISHARES MSCI SWEDEN	FMV	14,416	14,416
ISHARES MSCI SWITZERLAND	FMV	16,849	16,849
ISHARES MSCI UNITED KINGDOM	FMV	48,980	48,980
SPDR S&P CHINA EXCHANGE TRADED FUND	FMV	22,403	22,403
VANGUARD TOTAL INT STOCK INDEX	FMV	71,710	71,710

TY 2013 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	4,348,142	343,655	4,004,487	4,004,487
BUILDINGS & IMPROVEMENTS	52,309,027	20,635,772	31,673,255	31,673,255
FURNISHINGS & EQUIPMENT	5,639,079	3,729,807	1,909,272	1,909,272

TY 2013 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	289,723	276,654	276,654
TRUST FUNDS HELD BY OTHERS	6,982,097	7,372,466	7,372,466
ASSETS HELD FOR SALE	437,606	216,648	216,648

TY 2013 Other Decreases Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Amount
BOND RESTRUCTURING COSTS	42,539

TY 2013 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	2,620,328	0	2,620,328	0
CARE MANAGEMENT	1,205,432	0	1,205,432	0
RESIDENT ACTIVITIES	165,099	0	165,099	0
DIETARY	964,289	0	964,289	0
BEAUTY SHOP	55,925	0	55,925	0
HOUSEKEEPING	293,100	0	293,100	0
MAINTENANCE	1,235,300	0	463,913	771,387
GROUNDS	499,507	0	499,507	0
ADMINISTRATION	1,089,847	0	1,089,847	0
MUNICIPAL PAYMENTS	400,606	0	0	400,606
NURSING FACILITY QUALITY ASSESSMENT	90,808	0	0	90,808

TY 2013 Other Income Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
ENTRANCE FEES	2,555,673		2,555,673
PERIODIC RESIDENT INCOME	6,468,668		6,468,668
AUXILIARY INCOME	256,281		256,281

TY 2013 Other Increases Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Amount
CHANGE IN UNREALIZED APPRECIATION OF INVESTMENTS - BOOK PURPOSES	780,475
CHANGE IN TRUST FUNDS HELD BY OTHERS	390,371
CHANGE IN BOND SWAP FAIR VALUE	1,533,458

TY 2013 Other Liabilities Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Description	Beginning of Year - Book Value	End of Year - Book Value
DEPOSITS ON ENTRANCE FEES	200,722	378,272
ANNUITIES PAYABLE	195,052	170,889
INTEREST RATE SWAP CONTRACT	2,168,781	635,323
NURSING FACILITY QUALITY ASSESSMENT PAYABLE	314,078	233,888
DEFERRED COMPENSATION	10,881	9,099
LINE OF CREDIT	0	482,958

TY 2013 Taxes Schedule

Name: TAYLOR COMMUNITY

EIN: 02-0222149

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
REAL ESTATE TAXES	1,299	0	1,299	0