

EXHIBIT # 26

Form **990**

### Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

OMB No. 1545-0047

**2011**

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

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

**A For the 2011 calendar year, or tax year beginning** 04/01/11 **and ending** 03/31/12

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

**C Name of organization**  
EASTMAN COMMUNITY ASSOCIATION

**Doing Business As**  
[Blank]

**Number and street (or P.O. box if mail is not delivered to street address)**  
P.O. BOX 53

**City or town, state or country, and ZIP + 4**  
GRANTHAM NH 03753-0053

**D Employer identification number**  
23-7153126

**E Telephone number**  
603-863-4240

**F Gross receipts \$** 5,599,208

**H(a) Is this a group return for affiliates?**  Yes  No

**H(b) Are all affiliates included?**  Yes  No

If "No," attach a list (see instructions)

**I Tax-exempt status** 501(c)(3)  501(c) ( 4 ) (insert no) 4847(a)(1) or 527

**J Website** EASTMANNH.COM

**K Form of organization**  Corporation  Trust  Association  Other

**L Year of formation** 1971 **M State of legal domicile** NH

#### Part I Summary

**1** Briefly describe the organization's mission or most significant activities:  
OPERATION OF A FOUR SEASON RECREATION COMMUNITY.

**2** Check this box  if the organization discontinued its operations or disposed of more than 25% of its net assets

**3** Number of voting members of the governing body (Part VI, line 1a) 3 9

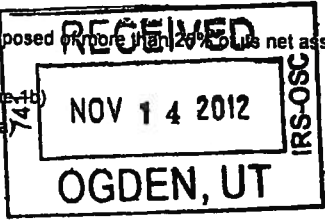
**4** Number of independent voting members of the governing body (Part VI, line 1b) 4 9

**5** Total number of individuals employed in calendar year 2011 (Part V, line 2a) 5 85

**6** Total number of volunteers (estimate if necessary) 6 650

**7a** Total unrelated business revenue from Part VIII, column (C), line 12 7a 28,503

**b** Net unrelated business taxable income from Form 990-T, line 34 7b 1,200



	Revenue	
	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	0	0
9 Program service revenue (Part VIII, line 2g)	5,067,123	5,269,657
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	128,436	36,201
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	228,870	293,350
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	5,424,429	5,599,208
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0	0
14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	1,703,432	1,661,542
16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b Total fundraising expenses (Part IX, column (D), line 25)	0	0
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	3,489,248	3,519,431
18 Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25)	5,192,680	5,180,973
19 Revenue less expenses Subtract line 18 from line 12	231,749	418,235
20 Total assets (Part X, line 16)	Beginning of Current Year 17,361,538	End of Year 17,478,866
21 Total liabilities (Part X, line 26)	6,235,623	5,946,427
22 Net assets or fund balances Subtract line 21 from line 20	11,125,915	11,532,439

DECLARED DEC 05 2012 EXPENSES

#### Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

**Sign Here**

Signature of officer: *Kenneth Ryder Secretary* Date: 11/2/12

Type or print name and title: Kenneth Ryder Secretary

**Paid Preparer Use Only**

Print/Type preparer's name: EDWARD J. SCHULZ, CPA

Preparer's signature: *[Signature]* Date: 10/25/12

Check  self-employed  PTIN: P01389535

Firm's name: SEELYE & SCHULZ PA, CPA Firm's EIN: 02-0413305

Firm's address: 451 AMHERST ST STE 204 NASHUA, NH 03063-1200 Phone no: 603-886-1900

May the IRS discuss this return with the preparer shown above? (see instructions)  Yes  No

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response to any question in this Part VII

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's current officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
  - List all of the organization's current key employees, if any See instructions for definition of "key employee "
  - List the organization's five current highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations
  - List all of the organization's former officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
  - List all of the organization's former directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations
- List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

Check this box if neither the organization nor any related organizations compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) BEVERLY AUSTIN MEMBER	1.00	X					0	0	0	
(2) MAYNARD GOLDMAN PRESIDENT	1.00	X		X			0	0	0	
(3) LESLIE BROWN MEMBER	1.00	X					0	0	0	
(4) GARTH RAND TREASURER	1.00	X		X			0	0	0	
(5) ANDREA SODANO MEMBER	1.00	X					0	0	0	
(6) PHIL WEBBER MEMBER	1.00	X					0	0	0	
(7) SHEILA SHULMAN MEMBER	1.00	X					0	0	0	
(8) SHAWN PHELPS VICE-PRES	1.00	X		X			0	0	0	
(9) JOHN WALTERS MEMBER	1.00	X					0	0	0	
(10) KEN RYDER SECRETARY	40.00			X			111,104	0	0	
(11) BRIAN HARDING ASSISTANT TREASURER	40.00			X			79,201	0	0	
(12)										
(13)										
(14)										

ACCOUNT NUMBER	FYE 2012 Actual	FYE 2013 Budget	FYE 2013 Projected	FYE 2014 F&B Recmd	FYE13 Proj. vs FYE14 Recmd.	FYE13 Bud. vs FYE14 Recmd.
<b>PROFESSIONAL SERVICES</b>						
702 · ACCOUNTING FEES	18,032	17,920	18,000	16,500	-1,500	-1,420
706 · COMPUTER SERVICES	6,961	5,000	6,000	6,000	0	1,000
707 · CONSULTING / ENG. FEES	4,563	6,600	6,600	5,000	-1,600	-1,600
718 · BANK CHARGES	100	100	100	100	0	0
745 · LEGAL FEES	12,866	10,000	10,000	10,000	0	0
746 · LICENSES	0	100	100	100	0	0
751 · PAYROLL PROCESSING FEES	15,461	15,435	15,435	15,435	0	0
756 · REGISTRY RESEARCH	697	800	800	800	0	0
Total PROFESSIONAL SERVICES	58,680	55,955	57,035	53,935	-3,100	-2,020
<b>REPAIR &amp; MAINTENANCE</b>						
766 · REP & MAINT, GENERAL	326	300	850	400	-450	100
Total REPAIR & MAINTENANCE	326	300	850	400	-450	100
<b>SUPPLIES</b>						
785 · SUPPLIES, GENERAL	21,516	23,640	23,000	23,000	0	-640
Total SUPPLIES	21,516	23,640	23,000	23,000	0	-640
<b>TAXES</b>						
791 · TAXES, PAYROLL	132,187	136,748	131,598	137,880	6,282	1,132
792 · TAXES, STATE (BET)	12,500	13,000	13,000	13,000	0	0
793 · TAXES, PROPERTY	69,396	76,000	72,605	76,000	3,395	0
Total TAXES	214,084	225,748	217,203	226,880	9,677	1,132
<b>TOOLS &amp; EQUIPMENT</b>						
757 · RENTAL, OFFICE EQUIPMENT	19,476	19,476	20,162	21,170	1,008	1,694
Total TOOLS & EQUIPMENT	19,476	19,476	20,162	21,170	1,008	1,694

FYE2014 Financial Plan

Exhibit #26

Cost Center: General & Administrative

ACCOUNT NUMBER	FYE 2012 Actual	FYE 2013 Budget	FYE 2013 Projected	FYE 2014 F&B Recmd	FYE13 Proj. vs FYE14 Recmd.	FYE13 Bud. vs FYE14 Recmd.
<b>TRAINING</b>						
797 - TRAINING	888	0	0	1,200	1,200	1,200
Total TRAINING	888	0	0	1,200	1,200	1,200
<b>TRAVEL</b>						
798 - TRAVEL	1,820	1,400	1,500	3,000	1,500	1,600
Total TRAVEL	1,820	1,400	1,500	3,000	1,500	1,600
<b>UTILITIES</b>						
795 - TELEPHONE	5,723	6,000	6,000	6,000	0	0
Total UTILITIES	5,723	6,000	6,000	6,000	0	0
<b>WAGES &amp; BENEFITS</b>						
741 - INSURANCE, EMPLOYEE BENEFITS	156,508	194,420	179,719	189,934	10,215	-4,486
752 - RETIREMENT, EMPLOYEES	59,691	39,630	43,051	43,650	599	4,020
778 - RETIREMENT (T. CURRAN)	7,200	7,200	7,200	7,200	0	0
850 - WAGES, MANAGEMENT	191,400	195,175	195,175	199,041	3,866	3,866
851 - WAGES, HOURLY	93,391	115,197	94,754	77,198	-17,556	-37,999
853 - WAGES, PART TIME	38,599	32,102	41,580	62,401	20,821	30,299
861 - WAGES, HOURLY OT	40	100	100	100	0	0
864 - WAGES, VACATION ACCRUAL	4,630	5,429	5,323	5,323	0	-106
Total WAGES & BENEFITS	551,460	569,253	566,903	584,848	17,945	-4,405
<b>Total Expense</b>	<b>1,137,672</b>	<b>1,169,705</b>	<b>1,151,496</b>	<b>1,181,898</b>	<b>30,403</b>	<b>12,193</b>

Revenue / Expense Changes from PFY:

Revenue:

- 505 • INTEREST, INVESTMENTS: decreased to two-year average (Note: the projection is understated and will be adjusted in the coming months.)
- 513 • REALTOR MARKETING: the realtor marketing program was terminated due to the lack of participation