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Form 990  Department of the Treasury Internal Revenue Service	Return of Organization Exempt From Income Tax Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation) ▶ The organization may have to use a copy of this return to satisfy state reporting requirements	OMB No 1545-0047 2009 Open to Public Inspection
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A For the 2009 calendar year, or tax year beginning 10-01-2009 and ending 09-30-2010		B Check if applicable ☐ Address change ☐ Name change ☐ Initial return ☐ Terminated ☐ Amended return ☐ Application pending		C Name of organization PathStone Corporation Inc Doing Business As Number and street (or P O box if mail is not delivered to street address) Room/suite 400 East Avenue City or town, state or country, and ZIP + 4 Rochester, NY 14607		D Employer identification number 16-0984913 E Telephone number (585) 546-7180 G Gross receipts \$ 30,724,488	
		F Name and address of principal officer Kevin Ryck 400 East Avenue Rochester, NY 14607		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) H(c) Group exemption number ▶			
I Tax-exempt status ☒ 501(c) (3) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527							
J Website: ▶ www.PathStone.org							
K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶		L Year of formation 1971		M State of legal domicile NY			

Part I		Summary		
Activities & Governance	1	Briefly describe the organization's mission or most significant activities Pathstone builds family and individual self-sufficiency by strengthening farmworker, rural and urban communities Pathstone promotes social justice through programs and advocacy		
	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 2	
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4 2	
	5	Total number of employees (Part V, line 2a)	5 86	
	6	Total number of volunteers (estimate if necessary)	6 6	
	7a	Total gross unrelated business revenue from Part VIII, column (C), line 12	7a	
	7b	Net unrelated business taxable income from Form 990-T, line 34	7b	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9	Program service revenue (Part VIII, line 2g)	563,787	462,082
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	27,060,132	29,186,308
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	-84,447	-523
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	375,749	1,073,971
			27,915,221	30,721,838
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		3,662,230
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	16,118,503	17,538,279
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) 107,733		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24f)	11,414,951	8,252,092
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	27,533,454	29,452,601
	19	Revenue less expenses Subtract line 18 from line 12	381,767	1,269,237
Net Assets or Fund Balances			Beginning of Current Year	End of Year
	20	Total assets (Part X, line 16)	17,646,209	19,201,857
	21	Total liabilities (Part X, line 26)	7,362,341	7,230,296
	22	Net assets or fund balances Subtract line 21 from line 20	10,283,868	11,971,561

Part II Signature Block	
Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge
	***** Signature of officer 2011-08-10 Date
	Kevin Ryck Chief Financial Officer Type or print name and title
Paid Preparer's Use Only	Preparer's signature Stephanie Annunziata Date Check if self-employed ☒ Preparer's identifying number (see instructions)
	Firm's name (or yours if self-employed), address, and ZIP + 4 Heveron & Heveron CPAs 260 Plymouth Avenue South Rochester, NY 14608 EIN
	Phone no (585) 232-2956

Part III Statement of Program Service Accomplishments

1

Briefly describe the organization’s mission

PathStone Corporation creates and provides opportunities for farmworkers and other disenfranchised people to confront and overcome barriers that systematically prevent them from gaining access to economic, educational, social and political resources The organization provides adult training and employment opportunities, child development programs, health and safety programs, housing development, housing services, emergency and supportive services, youth and adult education, economic development programs, and advocacy and public policy initiatives In 2009 - 2010 they have served 32,194 participants, benefiting 67,608 family members

2

Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If “Yes,” describe these new services on Schedule O

3

Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If “Yes,” describe these changes on Schedule O

4

Describe the exempt purpose achievements for each of the organization’s three largest program services by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a

(Code) (Expenses \$ 8,727,294 including grants of \$ 1,380,062) (Revenue \$ 9,559,470)

EMPLOYMENT AND TRAINING SERVICES There are four sub-programs offered within this main grouping which include farmworker training and employment services, farmworker vocational rehabilitation services, senior training and employment services, and work ready - supported work services These services help provide quality job training and employment services leading to gainful employment at livable wages for individuals who are unemployed, underemployed, farm workers, rural poor, disadvantaged and/or disenfranchised The organization currently offers these services at the following locations New Jersey, New York, Ohio, Pennsylvania, Puerto Rico, Vermont, and Virginia

4b

(Code) (Expenses \$ 6,597,030 including grants of \$ 517,767) (Revenue \$ 7,260,652)

CHILD AND FAMILY DEVELOPMENT Programs under this heading help to provide holistic family development services for both children and parents The Head Start programs provide quality child care, education, training, family literacy, nutritious meals, and advocacy services to establish sound development for children from birth to 5 years and assist children to mature socially, emotionally, educationally, and nutritionally The program specifically provides early childhood education for children of seasonal and migrant workers in rural areas of New Jersey and Pennsylvania, and works to assess family needs, educate parents on healthy life choices, and provide full-day child care at head start centers 750 children were served The Healthy Marriage Initiative helps to improve child well-being by strengthening family formation and healthy marriages Services include couples relationship workshops, parent-adolescent communication workshops, marriage counseling services, domestic violence prevention education, financial literacy education, and drug and alcohol prevention activities in Pennsylvania

4c

(Code) (Expenses \$ 5,085,313 including grants of \$ 370,657) (Revenue \$ 6,214,567)

HOUSING SERVICES A many faceted program, housing services includes home ownership services, housing choice services, housing rehabilitation and energy services, and the manufactured home cooperative project Main program accomplishments include educating and counseling individuals and families about the home buying process, wealth and asset building, assist families in moving toward self-sufficiency, rental assistance programs, improving housing conditions, lead based paint remediation, acquisition, rehab and resale program, revolving loan fund, weatherization assistance program, and technical assistance and training to manufactured home communities Areas served include Indiana, New York, Ohio, Pennsylvania, and Puerto Rico

4d

Other program services (Describe in Schedule O) See also Additional Data for Description

(Expenses \$ 5,789,105 including grants of \$ 1,393,744) (Revenue \$ 6,892,987)

4e

Total program service expenses \$ 26,198,742

Part IV Checklist of Required Schedules

		Yes	No	
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A 	1	Yes	
2	Is the organization required to complete Schedule B, Schedule of Contributors? 	2	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3		No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	4		No
5	Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? If "Yes," complete Schedule C, Part III	5		
6	Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I 	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? If "Yes," complete Schedule D, Part II 	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III 	8		No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV 	9		No
10	Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V 	10	Yes	
11	Is the organization's answer to any of the following questions "Yes"? If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.	11	Yes	
	• Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI.			
	• Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII.			
	• Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII.			
	• Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX.			
	• Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X.			
	• Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? If "Yes," complete Schedule D, Part X.			
12	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII 	12		No
12A	Was the organization included in consolidated, independent audited financial statements for the tax year?	Yes	No	
	If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional	12A	Yes	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
14b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? If "Yes," complete Schedule F, Part I	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the U S ? If "Yes," complete Schedule F, Part II	15		No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the U S ? If "Yes," complete Schedule F, Part III	16		No
17	Did the organization report a total of more than \$15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I	17		No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18		No
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19		No
20	Did the organization operate one or more hospitals? If "Yes," complete Schedule H	20		No

Part IV

Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21		No
22	Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	Yes	
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer questions 24b-24d and complete Schedule K. If "No," go to line 25</i>	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33		No
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1</i>	34	Yes	
35	Is any related organization a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35		No
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V

Statements Regarding Other IRS Filings and Tax Compliance

			Yes	No
1a	Enter the number reported in Box 3 of Form 1096, <i>Annual Summary and Transmittal of U.S. Information Returns</i> . Enter -0- if not applicable	1a49		
	b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	Yes
2a	Enter the number of employees reported on Form W-3, <i>Transmittal of Wage and Tax Statements</i> filed for the calendar year ending with or within the year covered by this return	2a868		
	b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return (see instructions)			
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?		3a	No
b If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O			3b	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a	No
	b If "Yes," enter the name of the foreign country: See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . . .		5a	No
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b	No
c If "Yes" to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?			5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?		6a	No
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b	
7 Organizations that may receive deductible contributions under section 170(c).				
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?			7a	No
b If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c	No
d If "Yes," indicate the number of Forms 8282 filed during the year			7d	
e Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e	No
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . . .			7f	No
g For all contributions of qualified intellectual property, did the organization file Form 8899 as required? . . .			7g	
h For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?			7h	
8 Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8	
9 Sponsoring organizations maintaining donor advised funds.				
a Did the organization make any taxable distributions under section 4966?			9a	
b Did the organization make a distribution to a donor, donor advisor, or related person?			9b	
10 Section 501(c)(7) organizations. Enter				
a Initiation fees and capital contributions included on Part VIII, line 12		10a		
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		10b		
11 Section 501(c)(12) organizations. Enter				
a Gross income from members or shareholders		11a		
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		11b		
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?			12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year			12b	

Part VI

Governance, Management, and Disclosure

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Section A. Governing Body and Management

			Yes	No
1a	Enter the number of voting members of the governing body . . .	1a	27	
b	Enter the number of voting members that are independent . . .	1b	27	
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person? . . .	3		No
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?	4		No
5	Did the organization become aware during the year of a material diversion of the organization's assets? . . .	5		No
6	Does the organization have members or stockholders?	6		No
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	7a		No
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons? . . .	7b		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following			
a	The governing body?	8a	Yes	
b	Each committee with authority to act on behalf of the governing body?	8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9		No

Section B. Policies

(This Section B requests information about policies not required by the Internal Revenue Code.)

			Yes	No
10a	Does the organization have local chapters, branches, or affiliates?	10a	Yes	
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b	Yes	
11	Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11	Yes	
11A	Describe in Schedule O the process, if any, used by the organization to review the Form 990			
12a	Does the organization have a written conflict of interest policy? If "No," go to line 13	12a	Yes	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	12c	Yes	
13	Does the organization have a written whistleblower policy?	13	Yes	
14	Does the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line a or b, describe the process in Schedule O (See instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		No
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17	List the States with which a copy of this Form 990 is required to be filed▶NY
18	Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c) (3)s only) available for public inspection. Indicate how you make these available. Check all that apply. ☐ Own website ☒ Another's website ☒ Upon request
19	Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public. See Additional Data Table.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶ The Organization 400 East Avenue Rochester, NY 14607 (585) 546-7180

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

• 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

☐ Check this box if the organization did not compensate any current or former officer, director, trustee or key employee

Form 990 (2009)

1b	Total	837,720	0	62,046
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2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization **7**

		Yes	No
3	Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	Yes	
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization

(A) Name and business address	(B) Description of services	(C) Compensation
Clean Edison Inc C/O the Organization Rochester, NY 14607	Training in Welding	195,200
Smith & Smith General Contractors C/O the Organization Rochester, NY 14607	Office renovations contactor	168,785
Zargar Mechanical Services Inc C/O the Organization Rochester, NY 14607	Weatherization Contractor	137,364
Penguin Life Safety Corp C/O the Organization Rochester, NY 14607	Weatherization Contractor	127,456
George's Transportation C/O the Organization Rochester, NY 14607	Bus transportation	119,347

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization **7**

Part VIII

Statement of Revenue

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns . . .	1a76,003				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations	1d				
	e	Government grants (contributions)	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f386,079				
	g	Noncash contributions included in lines 1a-1f \$ 16,699					
	h	Total. Add lines 1a-1f					
Program Service Revenue			Business Code				
	2a	Adult Training and Emp	561,300	9,558,176	9,558,176		
	b	Child Development Serv	624,200	7,254,744	7,254,744		
	c	Housing Services Reven	531,390	5,938,416	5,938,416		
	d	Housing Development	531,390	2,977,006	2,977,006		
	e	Other Program Grants a	624,100	1,937,146	1,937,146		
	f	All other program service revenue		1,520,820	1,520,820		
	g	Total. Add lines 2a-2f		29,186,308			
Other Revenue	3	Investment income (including dividends, interest and other similar amounts)					
				2,127			2,127
	4	Income from investment of tax-exempt bond proceeds . . .					
	5	Royalties					
	6a	(i) Real					
		(ii) Personal					
		Gross Rents 332,603					
		Less rental expenses					
	b						
	c	Rental income or (loss) 332,603					
	d	Net rental income or (loss)		332,603			332,603
	7a	(i) Securities					
		(ii) Other					
		Gross amount from sales of assets other than inventory					
		Less cost or other basis and sales expenses 2,650					
	b						
	c	Gain or (loss) -2,650					
	d	Net gain or (loss)		-2,650			-2,650
	8a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18					
		a					
Less direct expenses b							
c	Net income or (loss) from fundraising events . . .						
9a	Gross income from gaming activities See Part IV, line 19						
	a						
	Less direct expenses b						
c	Net income or (loss) from gaming activities . . .						
10a	Gross sales of inventory, less returns and allowances						
	a						
	Less cost of goods sold b						
c	Net income or (loss) from sales of inventory . . .						
Miscellaneous Revenue		Business Code					
11a	Other Income 900,099		741,368	741,368			
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d		741,368				
12	Total revenue. See Instructions		30,721,838	29,927,676	0	332,080	

Part IX

Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to governments and organizations in the U S See Part IV, line 21				
2	Grants and other assistance to individuals in the U S See Part IV, line 22	3,662,230	3,662,230		
3	Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	308,346		308,346	
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	11,420,376	10,379,676	997,375	43,325
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	802,553	718,903	80,429	3,221
9	Other employee benefits	3,723,859	3,283,315	425,831	14,713
10	Payroll taxes	1,283,145	1,129,526	148,558	5,061
11	Fees for services (non-employees)				
a	Management	180,164	11,688	168,476	
b	Legal	119,657		119,657	
c	Accounting	65,936		65,936	
d	Lobbying				
e	Professional fundraising See Part IV, line 17				
f	Investment management fees				
g	Other	575,990	524,966	47,182	3,842
12	Advertising and promotion				
13	Office expenses	2,998,291	2,827,500	137,652	33,139
14	Information technology	53,801		53,801	
15	Royalties				
16	Occupancy	2,419,107	2,285,583	130,264	3,260
17	Travel	1,169,035	1,102,071	66,942	22
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	178,621	91,844	85,920	857
20	Interest	16,919	541	16,378	
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	87,862	15,400	72,169	293
23	Insurance	264,740	103,537	161,203	
24	Other expenses Itemize expenses not covered above (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below)				
a	Bad Debt Expenses	54,223	42,780	11,443	
b	Supportive Services	43,389		43,389	
c	Delegate Agencies	16,500	16,500		
d	Other Expenses	7,857	2,682	5,175	
e					
f	All other expenses				
25	Total functional expenses. Add lines 1 through 24f	29,452,601	26,198,742	3,146,126	107,733
26	Joint costs. Check here ☐ if following SOP 98-2 Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X

Balance Sheet

					(A)		(B)
					Beginning of year		End of year
Assets	1	Cash—non-interest-bearing			404,540	1	671,593
	2	Savings and temporary cash investments			788,502	2	1,271,513
	3	Pledges and grants receivable, net			2,709,383	3	3,306,266
	4	Accounts receivable, net			68,763	4	63,117
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L				5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) Complete Part II of Schedule L				6	
	7	Notes and loans receivable, net			7,067,907	7	7,042,630
	8	Inventories for sale or use				8	
	9	Prepaid expenses and deferred charges			3,866	9	16,892
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a	5,234,979	3,438,425	10c	3,656,280
	b	Less accumulated depreciation	10b	1,578,699			
	11	Investments—publicly traded securities				11	
	12	Investments—other securities See Part IV, line 11				12	
	13	Investments—program-related See Part IV, line 11			3,050,619	13	3,050,619
	14	Intangible assets			71,224	14	71,224
	15	Other assets See Part IV, line 11			42,980	15	51,723
	16	Total assets. Add lines 1 through 15 (must equal line 34)			17,646,209	16	19,201,857
Liabilities	17	Accounts payable and accrued expenses			4,807,268	17	4,812,806
	18	Grants payable				18	
	19	Deferred revenue			1,255,658	19	1,885,353
	20	Tax-exempt bond liabilities				20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D				21	
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L				22	
	23	Secured mortgages and notes payable to unrelated third parties			1,299,415	23	532,137
	24	Unsecured notes and loans payable to unrelated third parties				24	
	25	Other liabilities Complete Part X of Schedule D				25	
	26	Total liabilities. Add lines 17 through 25			7,362,341	26	7,230,296
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 27 through 29, and lines 33 and 34.						
	27	Unrestricted net assets			1,520,425	27	1,939,455
	28	Temporarily restricted net assets				28	
	29	Permanently restricted net assets			8,763,443	29	10,032,106
	Organizations that do not follow SFAS 117, check here ☐ and complete lines 30 through 34.						
	30	Capital stock or trust principal, or current funds				30	
	31	Paid-in or capital surplus, or land, building or equipment fund				31	
	32	Retained earnings, endowment, accumulated income, or other funds				32	
	33	Total net assets or fund balances			10,283,868	33	11,971,561
	34	Total liabilities and net assets/fund balances			17,646,209	34	19,201,857

Part XI **Financial Statements and Reporting**

	Yes	No
1 Accounting method used to prepare the Form 990 ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? . . .		No
b Were the organization's financial statements audited by an independent accountant?	Yes	
c If "Yes," to 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separated basis		
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits . . .	Yes	

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
PathStone Corporation Inc

Employer identification number
16-0984913

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1

☐

A church, convention of churches, or association of churches **section 170(b)(1)(A)(i).**

2

☐

A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3

☐

A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4

☐

A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state

5

☐

An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6

☐

A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7

☐

An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)** (Complete Part II)

8

☐

A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9

☒

An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

10

☐

An organization organized and operated exclusively to test for public safety See**section 509(a)(4).**

11

☐

An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h

a

☐

Type I

b

☐

Type II

c

☐

Type III - Functionally integrated

d

☐

Type III - Other

e

☐

By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

f

☐

If the organization received a written determination from the IRS that it is a Type I, Type II or Type III supporting organization, check this box

g

☐

Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

(i)

a person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the the supported organization?

(ii)

a family member of a person described in (i) above?

(iii)

a 35% controlled entity of a person described in (i) or (ii) above?

h

☐

Provide the following information about the supported organization(s)

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization in col (i) listed in your governing document?		(v) Did you notify the organization in col (i) of your support?		(vi) Is the organization in col (i) organized in the U S ?		(vii) Amount of support?
			Yes	No	Yes	No	Yes	No	
Total									

Part II

Support Schedule for Organizations Described in IRC 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public Support. Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income (Explain in Part IV) Do not include gain or loss from the sale of capital assets						
11 Total support (Add lines 7 through 10)						
12 Gross receipts from related activities, etc (See instructions)					12	
13 First Five Years If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and stop here						

Section C. Computation of Public Support Percentage

14 Public Support Percentage for 2009 (line 6 column (f) divided by line 11 column (f))	14	
15 Public Support Percentage for 2008 Schedule A, Part II, line 14	15	
16a 33 1/3% support test—2009. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		
b 33 1/3% support test—2008. If the organization did not check the box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		
17a 10%-facts-and-circumstances test—2009. If the organization did not check a box on line 13, 16a, or 16b and line 14 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization		
b 10%-facts-and-circumstances test—2008. If the organization did not check a box on line 13, 16a, 16b, or 17a and line 15 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization		
18 Private Foundation If the organization did not check a box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions		

Part IIISupport Schedule for Organizations Described in IRC 509(a)(2)
(Complete only if you checked the box on line 9 of Part I.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	330,510	213,253	300,173	563,787	462,082	1,869,805
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	21,428,034	22,104,300	25,300,055	27,060,132	29,186,308	125,078,829
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5	21,758,544	22,317,553	25,600,228	27,623,919	29,648,390	126,948,634
7a Amounts included on lines 1, 2, and 3 received from disqualified persons			85,000	120,000	182,000	387,000
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						0
c Add lines 7a and 7b			85,000	120,000	182,000	387,000
8 Public Support (Subtract line 7c from line 6)						126,561,634

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) 2009	(f) Total
9 Amounts from line 6	21,758,544	22,317,553	25,600,228	27,623,919	29,648,390	126,948,634
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	376,250	351,483	320,278	377,821	334,730	1,760,562
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	376,250	351,483	320,278	377,821	334,730	1,760,562
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)	79,921	136,031			741,368	957,320
13 Total support (Add lines 9, 10c, 11 and 12)	22,214,715	22,805,067	25,920,506	28,001,740	30,724,488	129,666,516
14 First Five Years If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and stop here	☐					

Section C. Computation of Public Support Percentage

15 Public Support Percentage for 2009 (line 8 column (f) divided by line 13 column (f))	15	97.610%
16 Public support percentage from 2008 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2009 (line 10c column (f) divided by line 13 column (f))	17	1.360%
18 Investment income percentage from 2008 Schedule A, Part III, line 17	18	
19a 33 1/3% support tests—2009. If the organization did not check the box on line 14, and line 15 is more than 33 1/3% and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization	☒	
b 33 1/3% support tests—2008. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization	☐	
20 Private Foundation If the organization did not check a box on line 14, 19a or 19b, check this box and see instructions	☐	

Part IV

Supplemental Information. Supplemental Information. Complete this part to provide the explanation required by Part II, line 10; Part II, line 17a or 17b; or Part III, line 12. Provide any other additional information. See instructions

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.**
▶ **Attach to Form 990. ▶ See separate instructions.**

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization PathStone Corporation Inc	Employer identification number 16-0984913
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Part I

Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year	
2	Aggregate contributions to (during year)	
3	Aggregate grants from (during year)	
4	Aggregate value at end of year	
5	Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No	
6	Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit ☐ Yes ☐ No	

Part II

Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1

Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or pleasure)

☐ Preservation of an historically importantly land area

☐ Protection of natural habitat

☐ Preservation of a certified historic structure

☐ Preservation of open space

2

Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
2a	
2b	
2c	
2d	

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶ _____

4

Number of states where property subject to conservation easement is located ▶ _____

5

Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

☐ Yes ☐ No

6

Staff and volunteer hours devoted to monitoring, inspecting and enforcing conservation easements during the year ▶ _____

7

Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ \$ _____

8

Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)?

☐ Yes ☐ No

9

In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization’s financial statements that describes the organization’s accounting for conservation easements

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a

If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b

If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenues included in Form 990, Part VIII, line 1▶ \$ _____

(ii) Assets included in Form 990, Part X▶ \$ _____

2

If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items

a Revenues included in Form 990, Part VIII, line 1▶ \$ _____

b Assets included in Form 990, Part X▶ \$ _____

For Privacy Act and Paperwork Reduction Act Notice, see the Intructions for Form 990

Cat No 52283D

Schedule D (Form 990) 2009

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

a

☐ Public exhibition

b

☐ Scholarly research

c

☐ Preservation for future generations

d

☐ Loan or exchange programs

e

☐ Other

4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5

During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

☐ Yes

☐ No

Part IV

Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a

Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐ Yes

☐ No

b

If "Yes," explain the arrangement in Part XIV and complete the following table

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

	Amount
1c	
1d	
1e	
1f	

2a

Did the organization include an amount on Form 990, Part X, line 21?

☐ Yes

☐ No

b

If "Yes," explain the arrangement in Part XIV

Part V

Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current Year	(b)Prior Year	(c)Two Years Back	(d)Three Years Back	(e)Four Years Back
1a Beginning of year balance	1,427,816	1,979,240			
b Contributions	29,015	2,550			
c Investment earnings or losses	245,672	-433,974			
d Grants or scholarships					
e Other expenditures for facilities and programs	85,000	120,000			
f Administrative expenses					
g End of year balance	1,617,503	1,427,816			

2

Provide the estimated percentage of the year end balance held as

a

Board designated or quasi-endowment ▶ 6.910 %

b

Permanent endowment ▶ 93.100 %

c

Term endowment ▶

3a

Are there endowment funds not in the possession of the organization that are held and administered for the organization by

(i) unrelated organizations

3a(i)

Yes

No

(ii) related organizations

3a(ii)

Yes

b

If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

3b

Yes

4

Describe in Part XIV the intended uses of the organization's endowment funds

Part VI

Investments—Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		8,150		8,150
b Buildings		1,457,251	752,848	704,403
c Leasehold improvements		153,996	123,196	30,800
d Equipment		932,798	702,655	230,143
e Other		2,682,784		2,682,784
Total. Add lines 1a-1e (Column (d) should equal Form 990, Part X, column (B), line 10(c).) ▶				3,656,280

Schedule D (Form 990) 2009

Part XIReconciliation of Change in Net Assets from Form 990 to Financial Statements			
1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	30,721,838
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	29,452,601
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	1,269,237
4	Net unrealized gains (losses) on investments	4	81,627
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	3,524
8	Other (Describe in Part XIV)	8	333,305
9	Total adjustments (net) Add lines 4 - 8	9	418,456
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	1,687,693

Part XIIReconciliation of Revenue per Audited Financial Statements With Revenue per Return			
1	Total revenue, gains, and other support per audited financial statements	1	31,084,477
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
a	Net unrealized gains on investments	2a	81,627
b	Donated services and use of facilities	2b	281,012
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV)	2d	
e	Add lines 2a through 2d	2e	362,639
3	Subtract line 2e from line 1	3	30,721,838
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	0
5	Total Revenue Add lines 3 and 4c. (This should equal Form 990, Part I, line 12)	5	30,721,838

Part XIIIReconciliation of Expenses per Audited Financial Statements With Expenses per Return			
1	Total expenses and losses per audited financial statements	1	29,733,613
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	281,012
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV)	2d	
e	Add lines 2a through 2d	2e	281,012
3	Subtract line 2e from line 1	3	29,452,601
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	0
5	Total expenses Add lines 3 and 4c. (This should equal Form 990, Part I, line 18)	5	29,452,601

Part XIVSupplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

Identifier	Return Reference	Explanation
Part V, Line 4	Description of Intended Use of Endowment Funds	A percentage of the Fund's market value as determined by the board of directors of a related organization of PathStone Corporation each year shall be distributed for the use by the related organization in support of its programs for women.
Part X	Description of Uncertain Tax Positions Under FIN 48	The not-for-profit corporations included in these financial statements have been ruled as tax-exempt under Internal Revenue Code Section 501(c)(3) by the Internal Revenue Service and it has also been determined that they are publicly supported. The for-profit C-Corporations included in these financial statements are subject to federal and state income taxes. No income tax expense or benefit has been included in these financial statements for the limited partnerships since taxable income and losses pass through to, and are reportable by, the partners. FASB ASC #740, Income Taxes, requires entities to disclose in their financial statements the nature of any uncertainties in their tax position. Tax years including 2007 and later are subject to examination by tax authorities. Areas that IRS and state tax authorities consider when examining tax returns of a charity include, but may not be limited to, tax-exempt status and the existence and amount of unrelated business income. Areas with respect to pass-through entities' income tax returns include, but may not be limited to, the deductibility of expenses, classification of income, status as a pass-through entity, Nexus with other states, and entity liability for owner income taxes. The Organization does not believe that it has any uncertain tax positions with respect to these or other matters, and has not recorded any unrecognized tax benefits or liability for penalties or interest. The Organization is not aware of any circumstances or events that make it reasonably possible that tax benefits may increase or decrease within 12 months of the date of these financial statements.
Part XI, Line 8 - Other Adjustments		Transfers 333305

Schedule I
(Form 990)

Department of the Treasury
Internal Revenue Service

Name of the organization
PathStone Corporation Inc

Grants and Other Assistance to Organizations,
Governments and Individuals in the United States

Complete if the organization answered "Yes," to Form 990, Part IV, line 21 or 22.
▶ Attach to Form 990

OMB No 1545-0047

2009

Open to Public
Inspection

Employer identification number

16-0984913

Part I

General Information on Grants and Assistance

- 1

Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?

☒ Yes ☐ No
- 2

Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II

Grants and Other Assistance to Governments and Organizations in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 21 for any recipient that received more than \$5,000. Check this box if no one recipient received more than \$5,000. Use Part IV and Schedule I-1 (Form 990) if additional space is needed ▶ ☐

(a) Name and address of organization or government	(b) EIN	(c) IRC Code section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance

2

Enter total number of section 501(c)(3) and government organizations

▶

3

Enter total number of other organizations

▶

Part III

Grants and Other Assistance to Individuals in the United States.

Complete if the organization answered "Yes" to Form 990, Part IV, line 22.
Use Schedule I-1 (Form 990) if additional space is needed.

(a)Type of grant or assistance	(b)Number of recipients	(c)Amount of cash grant	(d)Amount of non-cash assistance	(e)Method of valuation (book, FMV, appraisal, other)	(f)Description of non-cash assistance
Training	3200		1,899,904	FMV	Skills and job training leading to unsubsidized placement in the labor market Training includes Work Experience Training, ESL and GED training, classroom training, Occupational Skills training, On-the-job training, Occupational Safety training, Health and Safety training, Pesticide awareness training
Supportive Services	10500		1,226,593	FMV	Supportive services include emergency food, lodging, health, and relocation assistance These supportive services are also provided to individuals enrolled in training activities who need assistance while completing their training plan Training Related supportive services includes such services as transportation, work boots, tools, work clothes, rental assistance, and other support that assists the individual achieve a positive job placement and job retention
Weatherization	300		535,733	FMV	Weatherization services includes assessment, repairs and upgrades to residences of program eligible clients This is in the form of testing, caulking and sealing, door and window replacement, roofing repairs, attic and wall insulation, installation of efficient furnaces, hot water tanks and appliances

Part IV

Supplemental Information.

Complete this part to provide the information required in Part I, line 2, and any other additional information.

Identifier	Return Reference	Explanation
Procedure for Monitoring Grants in the U S	Part I, Line 2	Schedule I, Part I, Line 2 Program eligibility is determined and entered into the MIS system Enrollment into a specific program is required and eligibility testing identifies what programs the individual or family is eligible for A development plan is completed for every client, and training is provided based upon the identified needs All services provided to individuals and families are recorded in the family's MIS records Case management reviews are conducted with senior staff and ongoing assessment of supportive services and additional training plans are developed for the clients Internal audits are conducted by the corporation to assess success of programs and to gauge effectiveness of staff and utilization of resources

Schedule J
(Form 990)

Compensation Information

OMB No 1545-0047

2009

Open to Public Inspection

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.

▶ Attach to Form 990. ▶ See separate instructions.

Name of the organization
PathStone Corporation Inc

Employer identification number
16-0984913

Part I

Questions Regarding Compensation

	Yes	No
1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items ☐ First-class or charter travel ☐ Travel for companions ☐ Tax idemnification and gross-up payments ☐ Discretionary spending account ☐ Housing allowance or residence for personal use ☐ Payments for business use of personal residence ☐ Health or social club dues or initiation fees ☐ Personal services (e g , maid, chauffeur, chef)		
b If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all the expenses described above? If "No," complete Part III to explain	1b	
2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	2	
3 Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply ☒ Compensation committee ☒ Independent compensation consultant ☒ Form 990 of other organizations ☐ Written employment contract ☒ Compensation survey or study ☒ Approval by the board or compensation committee		
4 During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization		
a Receive a severance payment or change-of-control payment?	4a	No
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b	No
c Participate in, or receive payment from, an equity-based compensation arrangement? If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III	4c	No
Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.		
5 For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of		
a The organization?	5a	No
b Any related organization? If "Yes," to line 5a or 5b, describe in Part III	5b	No
6 For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of		
a The organization?	6a	No
b Any related organization? If "Yes," to line 6a or 6b, describe in Part III	6b	No
7 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	7	No
8 Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III	8	No
9 If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	9	

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

[illegible]

Part III **Supplemental Information**

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8. Also complete this part for any additional information.

Identifier	Return Reference	Explanation
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SCHEDULE O

(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990.

OMB No 1545-0047

2009

Open to Public
Inspection

Name of the organization PathStone Corporation Inc	Employer identification number 16-0984913
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Identifier	Return Reference	Explanation
Form 990, Part VI, Section B, line 11		A draft copy of the return is distributed to the members of the board for comments before filing

Identifier	Return Reference	Explanation
Form 990, Part VI, Section B, line 12c		During the new board member orientation, the policy is fully explained by the President and attorney. The board member understands that it is important to follow the policy at all times during his or her term on the board. It is made clear that if any conflict arises, that the policy is in effect and should be followed. This is also re-emphasized annually when the policy is signed on a yearly basis. In addition to the Conflict of Interest Policy, the organization has a questionnaire that all employees must fill out annually to determine whether they have a real or potential conflict of interest. If any potential conflicts are learned about through this or any other method, they are reviewed by the Executive Staff member for that division, and ultimately by the President/CEO. The CEO has the ultimate responsibility for determining whether or not a conflict exists and he or she, in conjunction with the Senior Vice President for Human Resources of PathStone and the Executive Staff member for that employee's division, will determine the course of action necessary. PathStone Corporation also has an Asset Management Committee which must review any purchases or contracts that are more than \$5,000. Any potential conflicts are taken into consideration before approving these purchases and contracts.

Identifier	Return Reference	Explanation
Form 990, Part VI, Section B, line 15		The wages and benefits of all top management employees are determined by the personnel committee of PathStone Corporation, as part of its ongoing wage comparative studies and benefit budgeting process. The process includes independent review, comparability data, and deliberation by a compensation committee. PathStone utilizes a salary scale to determine the salary of each employee. Job descriptions are evaluated based on a 17 point rating system. The number of points corresponding to each job description determines which of 11 salary groups the job falls into. Within each salary group, there is a base salary and then a range is available to accommodate employees who have more experience, education, skills, etc. than are required for that position. Before hiring an employee, the hiring manager sends a request for offer letter to Human Resources. With this request, a salary range justification form is sent if the salary is to be above the base. The Executive Staff member for that Division reviews and approves the request, then forwards it to Human Resources for final approval. Human Resources reviews the request for offer and the salary range request to determine if the steps are warranted, and sends out an offer letter if the request is approved. Periodically, the salary scale is reviewed. There have been times when the entire scale has been revised, and other times when salaries for specific positions have been adjusted by resolution from the Board of Directors. Most recently, a review of the salary scale was conducted as follows: a) PathStone engaged the services of an independent company, Astron Solutions, to conduct a wage comparability study. b) Astron Solutions used data from non-profit companies of similar size and industry, and adjusted for location where necessary. c) The current salary scale for PathStone was reviewed by Astron Solutions in late 2008 and into 2009 to determine market comparability. Reports were made to PathStone Executive Staff and Board of Directors. Recommendations were made for making revisions to the salary system, however existing salaries were found to be within range of the market. The recommendations are being phased in during 2010 and 2011. d) PathStone provided Astron Solutions with job descriptions representing various salary levels and positions throughout the organization. 8 data sources were used for the comparison. Salary survey data for non-profit organizations in the benchmark position's specific location, with a similar size to PathStone, were selected as a first priority for use. Additionally, real estate industry data were included for those benchmark positions with a specific real estate focus. Matches to the salary surveys were based on job duties and experience requirements as described in PathStone's job descriptions, not job titles. If local pay data was not available, national salary survey data for the selected data cuts were utilized and factored for the job specific location. Once the market rates were determined for each of the benchmark positions, an analysis of all PathStone employees was performed to determine whether actual salaries fell within an acceptable range of the market rate.

Identifier	Return Reference	Explanation
Form 990, Part VI, Section C, line 19		Pathstone Corporation makes its governing documents (Bylaw s and Certificate of Incorporation) available to the public upon w ritten request PathStone bylaw s, policies and other governing documents are available on the PathStone Electronic Library, w hich may be accessed by employees The company may grant access to the Electronic Library to non-employees as w ell, w hen there is a need for others to access information, for example auditors and funders PathStone prints an annual report w hich is made public each year Copies are mailed to stakeholders and it is readily available to the public

Identifier	Return Reference	Explanation
		Schedule R, Part II Pathstone Corporation is also related to other tax-exempt organizations included in a group return

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization
PathStone Corporation Inc

Employer identification number
16-0984913

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity
PathStone Development Corporation 7 Prince Street Rochester, NY 14607 16-1265765	Affordable Housing	NY	501(c)(3)	Line 9	N/A
Housing Opportunities Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 16-1386456	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation
Alloway Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 20-3574586	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation
PathStone Housing Action Corporation 400 East Avenue Rochester, NY 14607 16-1183242	Affordable Housing	NY	501(c)(3)	Line 9	N/A
Soujourner House at PathStone Inc 30 Millbank Street Rochester, NY 14619 16-1170113	Provide temporary housing for women and children	NY	501(c)(3)	Line 7	N/A
Sojourner Development Corporation 30 Millbank Street Rochester, NY 14619 16-1370403	Provide permanent housing for women and children	NY	501(c)(3)	Line 9	Sojourner House at PathStone Inc

Part III

Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?	
							Yes	No		Yes	No
See Additional Data Table											

Part IV

Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership
See Additional Data Table							

Part V

Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

a Receipt of (i) interest (ii) annuities (iii) royalties (iv) rent from a controlled entity

b Gift, grant, or capital contribution to other organization(s)

c Gift, grant, or capital contribution from other organization(s)

d Loans or loan guarantees to or for other organization(s)

e Loans or loan guarantees by other organization(s)

f Sale of assets to other organization(s)

g Purchase of assets from other organization(s)

h Exchange of assets

i Lease of facilities, equipment, or other assets to other organization(s)

j Lease of facilities, equipment, or other assets from other organization(s)

k Performance of services or membership or fundraising solicitations for other organization(s)

l Performance of services or membership or fundraising solicitations by other organization(s)

m Sharing of facilities, equipment, mailing lists, or other assets

n Sharing of paid employees

o Reimbursement paid to other organization for expenses

p Reimbursement paid by other organization for expenses

q Other transfer of cash or property to other organization(s)

r Other transfer of cash or property from other organization(s)

Yes

No

1a

No

1b

No

1c

No

1d

Yes

1e

No

1f

No

1g

No

1h

No

1i

Yes

1j

No

1k

No

1l

No

1m

Yes

1n

Yes

1o

No

1p

No

1q

Yes

1r

Yes

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		

Schedule R (Form 990) 2009

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

Software ID:
Software Version:
EIN: 16-0984913
Name: PathStone Corporation Inc

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary Activity	(c) Legal Domicile (State or Foreign Country)	(d) Exempt Code section	(e) Public charity status (if 501(c)(3))	(f) Direct Controlling Entity
PathStone Development Corporation 7 Prince Street Rochester, NY 14607 16-1265765	Affordable Housing	NY	501(c)(3)	Line 9	N/A
Housing Opportunities Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 16-1386456	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation
Alloway Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 20-3574586	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation
PathStone Housing Action Corporation 400 East Avenue Rochester, NY 14607 16-1183242	Affordable Housing	NY	501(c)(3)	Line 9	N/A
Sojourner House at PathStone Inc 30 Millbank Street Rochester, NY 14619 16-1170113	Provide temporary housing for women and children	NY	501(c)(3)	Line 7	N/A
Sojourner Development Corporation 30 Millbank Street Rochester, NY 14619 16-1370403	Provide permanent housing for women and children	NY	501(c)(3)	Line 9	Sojourner House at PathStone Inc

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income (\$)	(g) Share of end-of-year assets (\$)	(h) Disproprtionate allocations?		(i) Code V - UBI amount on Box 20 of K-1 (\$)	(j) General or Managing Partner?	
							Yes	No		Yes	No
Anthony Square LP 7 Prince Street Rochester, NY14607 16-1589159	Affordable Housing	NY	N/A	N/A				No			No
April Meadows LP 7 Prince Street Rochester, NY14607 16-6498924	Affordable Housing	NY	N/A	N/A				No			No
Briarwood Place LP 7 Prince Street Rochester, NY14607 16-1544146	Affordable Housing	NY	N/A	N/A				No			No
Canal Place LP 7 Prince Street Rochester, NY14607 75-2975899	Affordable Housing	NY	N/A	N/A				No			No
Cedar Creek LLC 7 Prince Street Rochester, NY14607 90-0347268	Affordable Housing	NY	N/A	N/A				No			No
Central Place LP 7 Prince Street Rochester, NY14607 16-1520376	Affordable Housing	NY	N/A	N/A				No			No
Clayton Heights LP 7 Prince Street Rochester, NY14607 41-2124095	Affordable Housing	NY	N/A	N/A				No			No
Creekside Clearing LP 7 Prince Street Rochester, NY14607 05-0607089	Affordable Housing	NY	N/A	N/A				No			No
Elliott's Landing LP 7 Prince Street Rochester, NY14607 20-4754791	Affordable Housing	NY	N/A	N/A				No			No
Elmgrove Place LP 7 Prince Street Rochester, NY14607 06-1716252	Affordable Housing	NY	N/A	N/A				No			No
Hale Court LP 7 Prince Street Rochester, NY14607 20-4754992	Affordable Housing	NY	N/A	N/A				No			No
Marketview Housing LP 7 Prince Street Rochester, NY14607 16-1435368	Affordable Housing	NY	N/A	N/A				No			No
Marketview Phase II LP 7 Prince Street Rochester, NY14607 16-1458119	Affordable Housing	NY	N/A	N/A				No			No
MJ Estates II LLC 7 Prince Street Rochester, NY14607 27-1006415	Affordable Housing	NY	N/A	N/A				No			No
MJ Estates LP 7 Prince Street Rochester, NY14607 20-8685429	Affordable Housing	NY	N/A	N/A				No			No
Monica Homes LLC 7 Prince Street Rochester, NY14607 61-1592249	Affordable Housing	NY	N/A	N/A				No			No
Niagara Place LP 7 Prince Street Rochester, NY14607 16-1478044	Affordable Housing	NY	N/A	N/A				No			No
Ontario Place LP 7 Prince Street Rochester, NY14607 75-2975886	Affordable Housing	NY	N/A	N/A				No			No
Rexford Place LP 7 Prince Street Rochester, NY14607 20-2201905	Affordable Housing	NY	N/A	N/A				No			No
Susan B Anthony LP 7 Prince Street Rochester, NY14607 04-3812069	Affordable Housing	NY	N/A	N/A				No			No
Westminster Place LP 7 Prince Street Rochester, NY14607 16-1476222	Affordable Housing	NY	N/A	N/A				No			No
Woodward LP 7 Prince Street Rochester, NY14607 16-1489242	Affordable Housing	NY	N/A	N/A				No			No
Ada Ridge Partners II LLC 400 East Avenue Rochester, NY14607 26-2373989	Affordable Housing	NY	N/A	N/A				No			No
Ada Ridge Partners LP 400 East Avenue Rochester, NY14607 16-1592991	Affordable Housing	NY	N/A	N/A				No			No
Albion Senior Living LLC 400 East Avenue Rochester, NY14607 26-0345950	Affordable Housing	NY	N/A	N/A				No			No
Alliance Homes II LLC 400 East Avenue Rochester, NY14607 56-2397229	Affordable Housing	NY	N/A	N/A				No			No
Alturas de Castaner LP 400 East Avenue Rochester, NY14607 20-3947099	Affordable Housing	NY	N/A	N/A				No			No
Andrews Terrace LLC 400 East Avenue Rochester, NY14607 20-3199493	Affordable Housing	NY	N/A	N/A				No			No
Beechwood Apartments LLC 400 East Avenue Rochester, NY14607 27-3685642	Affordable Housing	NY	N/A	N/A				No			No
Beechwood Associates LP 400 East Avenue Rochester, NY14607 16-1240013	Affordable Housing	NY	N/A	N/A				No			No

Form 990, Schedule R, Part III - Identification of Related Organizations Taxable as a Partnership

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income (\$)	(g) Share of end-of-year assets (\$)	(h) Dispropportionate allocations?		(i) Code V-UBI amount on Box 20 of K-1 (\$)	(j) General or Managing Partner?	
							Yes	No		Yes	No
Brower Road LLC 400 East Avenue Rochester, NY 14607 03-0485949	Affordable Housing	NY	N/A	N/A				No			No
Canal View Senior Housing LLC 400 East Avenue Rochester, NY 14607 20-4440054	Affordable Housing	NY	N/A	N/A				No			No
Clarkson-Seldon Square Partners LP 400 East Avenue Rochester, NY 14607 22-3607775	Affordable Housing	NY	N/A	N/A				No			No
Essex Albion Credit LP 400 East Avenue Rochester, NY 14607 16-1482648	Affordable Housing	NY	N/A	N/A				No			No
Gettysburg Scattered Sites Associates 400 East Avenue Rochester, NY 14607 25-1645782	Affordable Housing	NY	N/A	N/A				No			No
Heritage Meadows Partners LP 400 East Avenue Rochester, NY 14607 16-1537986	Affordable Housing	NY	N/A	N/A				No			No
Highland Meadows Partners LLC 400 East Avenue Rochester, NY 14607 13-4220309	Affordable Housing	NY	N/A	N/A				No			No
Lander Street Partners II LP 400 East Avenue Rochester, NY 14607 06-1473326	Affordable Housing	NY	N/A	N/A				No			No
Lander Street Partners III LLC 400 East Avenue Rochester, NY 14607 56-2523429	Affordable Housing	NY	N/A	N/A				No			No
Lander Street Partners LP 400 East Avenue Rochester, NY 14607 06-1445495	Affordable Housing	NY	N/A	N/A				No			No
New Home Alliance LP 400 East Avenue Rochester, NY 14607 06-1527135	Affordable Housing	NY	N/A	N/A				No			No
Olde Theatre Apartments LP 400 East Avenue Rochester, NY 14607 34-1844633	Affordable Housing	NY	N/A	N/A				No			No
Salem Senior Housing LLC 400 East Avenue Rochester, NY 14607 38-3711378	Affordable Housing	NY	N/A	N/A				No			No
Sandy Creek Associates LP 400 East Avenue Rochester, NY 14607 16-1351950	Affordable Housing	NY	N/A	N/A				No			No
Seldon Square II LLC 400 East Avenue Rochester, NY 14607 35-2182907	Affordable Housing	NY	N/A	N/A				No			No
Stonewood Village LLC 400 East Avenue Rochester, NY 14607 26-4557007	Affordable Housing	NY	N/A	N/A				No			No
Thompson Building Associates LP 400 East Avenue Rochester, NY 14607 16-1421270	Affordable Housing	NY	N/A	N/A				No			No
Apple Meadow Ltd LP 400 East Avenue Rochester, NY 14607 31-0970627	Affordable Housing	NY	N/A	N/A				No			No
Castle Street Associates LP 400 East Avenue Rochester, NY 14607 16-1311570	Affordable Housing	NY	N/A	N/A				No			No
Clifton Commons Associates LP 400 East Avenue Rochester, NY 14607 16-1386724	Affordable Housing	NY	N/A	N/A				No			No
Crosman LLC 400 East Avenue Rochester, NY 14607 10-0007244	Affordable Housing	NY	N/A	N/A				No			No
Crossman LP 400 East Avenue Rochester, NY 14607 10-0007242	Affordable Housing	NY	N/A	N/A				No			No
Foster Block Associates LP 400 East Avenue Rochester, NY 14607 16-1351625	Affordable Housing	NY	N/A	N/A				No			No
Stanton Meadows Townhomes LP 400 East Avenue Rochester, NY 14607 16-1551902	Affordable Housing	NY	N/A	N/A				No			No
Washington Park Associates LP 400 East Avenue Rochester, NY 14607 16-1299635	Affordable Housing	NY	N/A	N/A				No			No
Waterloo Heights Associates LP 400 East Avenue Rochester, NY 14607 16-1379435	Affordable Housing	NY	N/A	N/A				No			No

Form 990, Schedule R, Part IV - Identification of Related Organizations Taxable as a Corporation or Trust

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal Domicile (State or Foreign Country)	(d) Direct Controlling Entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income (\$)	(g) Share of end-of-year assets (\$)	(h) Percentage ownership
Housing Opportunities Management Enterprise Inc 7 Prince Street Rochester, NY14607 16-1467395	Managing Affordable Housing Developments	NY	N/A	C			
Marketview Housing Inc 7 Prince Street Rochester, NY14607 16-1435367	General Partner in L P Transactions	NY	N/A	C			
Slater Neighborhood Inc 7 Prince Street Rochester, NY14607 27-1006036	General Partner in L P Transactions	NY	N/A	C			
Rural Housing Opportunities Development Corp 400 East Avenue Rochester, NY14607 05-0575748	General Partner in L P Transactions	NY	N/A	C			
Alliance Homes II Corp 400 East Avenue Rochester, NY14607 56-2397228	General Partner in L P Transactions	NY	N/A	C			
PHEDCO Investments Inc 400 East Avenue Rochester, NY14607 25-1663084	General Partner in L P Transactions	NY	N/A	C			
RHOC Crossman Inc 400 East Avenue Rochester, NY14607 27-0017600	General Partner in L P Transactions	NY	N/A	C			
Salem Senior Housing Corp 400 East Avenue Rochester, NY14607 30-0308905	General Partner in L P Transactions	NY	N/A	C			
RHAC Development Corporation 400 East Avenue Rochester, NY14607 16-1262619	General Partner in L P Transactions	NY	N/A	C			
Stanton Meadows Corporation 400 East Avenue Rochester, NY14607 16-1556454	General Partner in L P Transactions	NY	N/A	C			
Monica Homes LTD 400 East Avenue Rochester, NY14607 80-0360791	General Partner in L P Transactions	NY	N/A	C			
Lehigh Managing Member LLC 400 East Avenue Rochester, NY14607 27-0212774	General Partner in L P Transactions	NY	N/A	C			

Additional Data

Software ID:
Software Version:
EIN: 16-0984913
Name: PathStone Corporation Inc

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services					
(Code	)	(Expenses \$	5,789,105	including grants of \$	1,393,744) (Revenue \$ 6,892,987)
OTHER SERVICES INCLUDING Health and safety education, prevention and intervention services, economic development services to provide guidance to low- to moderation-income individuals wishing to start or expand their businesses and provide credit to businesses that provide jobs to low- to moderate-income individuals, emergency and support services assisting disadvantaged families, including farmworkers and those with limited English skills to overcome basic need barriers and enable them to pursue self-sufficiency, youth and adult education which enables youth to recognize the educational and career opportunities as they pursue lifelong goals, and real estate development which develops and manages affordable housing for low- and moderate-income people and provides supportive services for residents thereof Areas served include Indiana, New Jersey, New York, Ohio, Pennsylvania, Puerto Rico, and Vermont					

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(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			
Sheila Banks Chairperson	1 50	X		X				0	0	0
Andres Ramos Vice Chairperson	1 50	X		X				0	0	0
Velma Wright Secretary	1 50	X		X				0	0	0
Mark St John Treasurer	1 50	X		X				0	0	0
Keith Talbot Esq Board Member	1 50	X						0	0	0
Bill Kilgore Board Member	1 50	X						0	0	0
Evan Martinez Board Member	1 50	X						0	0	0
Arlene Wilson Board Member	1 50	X						0	0	0
Monica Gloria Board Member	1 50	X						0	0	0
April Colson Board Member	1 50	X						0	0	0
Eileen Torres Board Member	1 50	X						0	0	0
Lisa Marcello Board Member	1 50	X						0	0	0
Joy Pacheco Board Member	1 50	X						0	0	0
Henry Warren Board Member	1 50	X						0	0	0
Berrisford Anderson Board Member	1 50	X						0	0	0
Carlos Rosa Board Member	1 50	X						0	0	0
Maria Teresa Diaz Board Member	1 50	X						0	0	0
Arlene Velez Ramos Board Member	1 50	X						0	0	0
Jose Vega Rivera Board Member	1 50	X						0	0	0
Miguel Sanchez Board Member	1 50	X						0	0	0
Chris Wagner Board Member	1 50	X						0	0	0
Pauline Passio Board Member	1 50	X						0	0	0
BK Gaur Board Member	1 50	X						0	0	0
Paul Baker Board Member	1 50	X						0	0	0
Patricia Mogan Board Member	1 50	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(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			
Heather Abbott Board Member	1 50	X						0	0	0
Epifanio Martinez Board Member	1 50	X						0	0	0
Stuart Mitchell President and CEO	40 00			X				158,826	0	10,782
Kevin Ryck Chief Financial Officer	40 00			X				131,572	0	9,447
Jeffrey Lewis Sr VP Planning and Research	40 00					X		114,642	0	8,617
Susan Ottenweller Sr VP Real Estate Development	40 00					X		112,704	0	8,522
Willard Beaulac Sr VP Comm and Econ Development	40 00					X		111,333	0	8,455
Kay Washington Sr VP PA and NJ	40 00					X		107,862	0	8,285
Velma Hullum Sr VP NY, OH, and VT	40 00					X		100,781	0	7,938

Form 990, Part VIII - Statement of Revenue - 2a - 2g Program Service Revenue -

	Business Code	(A) Total Revenue	(B) Related or Exempt Function Revenue	(C) Unrelated Business Revenue	(D) Revenue Excluded from Tax under IRC 512, 513, or 514
Adult Training and Emp	561,300	9,558,176	9,558,176		
Child Development Serv	624,200	7,254,744	7,254,744		
Housing Services Reven	531,390	5,938,416	5,938,416		
Housing Development	531,390	2,977,006	2,977,006		
Other Program Grants a	624,100	1,937,146	1,937,146		