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Part IIISTatement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1

Briefly describe the organization’s mission

PathStone Corporation builds family and individual self-sufficiency by strengthening farmworker, rural and urban communities PathStone Corporation promotes social justice through program and advocacy

2

Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

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?

If "Yes," describe these changes on Schedule O

4

Describe the organization’s program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations 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 \$ 8,115,895 including grants of \$ 874,788) (Revenue \$ 9,087,525)
EMPLOYMENT AND TRAINING SERVICES There are five sub-programs offered within this main grouping which include adult farmworker training and employment services (NFJP), farmworker vocational rehabilitation services (FAVR), senior training and employment services (SCSEP), work ready - supported work services (TANF), reintegration of ex-offenders (REXO) and youth training and employment These services provide quality job training and job placement services leading to gainful employment at livable wages for individuals who are unemployed or underemployed at program entry Those served include low wage workers, farm workers, rural poor, seniors, and youth who are disadvantaged and/or disenfranchised Over 875 individuals were placed in improved situations through the program (Continued on Schedule O)The organization currently offers these services at the following locations New Jersey, New York, Ohio, Pennsylvania, Puerto Rico, Vermont, and Virginia	
4b	(Code) (Expenses \$ 6,388,754 including grants of \$ 450,399) (Revenue \$ 7,176,517)
CHILD AND FAMILY DEVELOPMENT Programs under this heading provide holistic family development services for both children and parents The Migrant/Seasonal Head Start, Head Start/Early Head Start and State Funded Pre-K programs provide quality child care, education, training, family literacy, fatherhood initiative, school readiness, and advocacy services to establish sound development for children from birth until school age eligible Families participating in the program acquire knowledge on their growing child's development and how to advocate for their children prior to entering the school system Head Start and Early Head Start located in Carbon County, Pennsylvania served 449 children (Continued on Schedule O)Migrant/Seasonal Head Start specifically provides early childhood education for children of seasonal and migrant workers in rural areas of New Jersey and Pennsylvania, and served 454 children Pre-K Counts, a State Funded Pennsylvania program, served 69 children in Adams and Carbon Counties	
4c	(Code) (Expenses \$ 5,610,681 including grants of \$ 898,220) (Revenue \$ 6,561,885)
HOUSING SERVICES A multi 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	
	(Code) (Expenses \$ 4,713,446 including grants of \$ 663,276) (Revenue \$ 5,486,356)
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	
4d	Other program services (Describe in Schedule O)
	(Expenses \$ 4,713,446 including grants of \$ 663,276) (Revenue \$ 5,486,356)
4e	Total program service expenses ▶ 24,828,776

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 (see instructions)? 	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, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	4	No
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5	No
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which 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 for escrow or custodial account liability, 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 temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V 	10 Yes	
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI 	11a Yes	
b 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 	11b	No
c 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 	11c Yes	
d 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 	11d	No
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X 	11e Yes	
f 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 (ASC 740)? If "Yes," complete Schedule D, Part X 	11f Yes	
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII 	12a	No
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional 	12b 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
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV	14b	No
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV	15	No
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV	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 (see instructions)	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
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H	20a	No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	

Part IV

Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or government 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 or 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, line 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 lines 24b through 24d and complete Schedule K. If "No," go to line 25a</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	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If so, 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 employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <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 (or a family member thereof) was an officer, director, trustee, or direct or indirect 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, Part II, III, or IV, and Part V, line 1</i>	34	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		
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 11b 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

Check if Schedule O contains a response or note to any line in this Part V

☐

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable.	87	
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.	0	
1c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return.	914	
2b 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 (see instructions).		Yes	
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?			No
3b If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O.			
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)?			No
4b If "Yes," enter the name of the foreign country: See instructions for 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?			No
5b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			No
5c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?			
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 as charitable contributions?			No
6b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			
7 Organizations that may receive deductible contributions under section 170(c).			
7a 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?			No
7b If "Yes," did the organization notify the donor of the value of the goods or services provided?			
7c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			No
7d If "Yes," indicate the number of Forms 8282 filed during the year.			
7e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			No
7f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			No
7g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			
7h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			
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?			
9 Sponsoring organizations maintaining donor advised funds.			
9a Did the organization make any taxable distributions under section 4966?			
9b Did the organization make a distribution to a donor, donor advisor, or related person?			
10 Section 501(c)(7) organizations. Enter			
10a Initiation fees and capital contributions included on Part VIII, line 12.			
10b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities.			
11 Section 501(c)(12) organizations. Enter			
11a Gross income from members or shareholders.			
11b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them).			
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?			
12b If "Yes," enter the amount of tax-exempt interest received or accrued during the year.			
13 Section 501(c)(29) qualified nonprofit health insurance issuers.			
13a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.			
13b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans.			
13c Enter the amount of reserves on hand.			
14a Did the organization receive any payments for indoor tanning services during the tax year?			No
14b If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.			

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.

Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O		
b	Enter the number of voting members included in line 1a, above, who are independent		
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 governing documents since the prior Form 990 was filed?	4	No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5	No
6	Did the organization have members or stockholders?	6	No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	No
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	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	Did the organization have local chapters, branches, or affiliates?	10a	Yes
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	Yes
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	Yes
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	Yes
13	Did the organization have a written whistleblower policy?	13	Yes
14	Did 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 15a or 15b, 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," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take 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 , NJ , PA
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 made these available. Check all that apply. ☐ Own website ☒ Another's website ☒ Upon request ☐ Other (explain in Schedule O)	
19	Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year	
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	

Check if Schedule O contains a response or note to any line in this Part VII ☐

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

Form **990** (2013)

Part VII

1b	Sub-Total			
c	Total from continuation sheets to Part VII, Section A			
d	Total (add lines 1b and 1c)	963,953	0	51,757

2 Total number of individuals (including but not limited to those listed in Item 1) who received more than \$100,000 of reportable compensation from the organization. 9

		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>	3	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>	4	Yes
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	5	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. Report compensation for the calendar year ending with or within the organization's tax year.

(A)	(B)	(C)
Name and business address	Description of services	Compensation
Zargar Mechanical Service Inc C/O the Organization Rochester NY 14607	Weatherization Contractor	240,007
Express Services Inc C/O the Organization Rochester NY 14607	Temporary Employment Services	187,697
Marsh Insulation & Air Seal C/O the Organization Rochester NY 14607	Weatherization Contractor	175,616

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ▶3

Part VIII

Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a	22,178			
	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	1f	444,455			
	g	Noncash contributions included in lines 1a-1f \$		24,765			
	h	Total. Add lines 1a-1f		466,633			
Program Service Revenue	2a	Adult Training and Employment	Business Code				
			561300	9,087,525	9,087,525		
	b	Child Development Services	624200	7,176,517	7,176,517		
	c	Housing Services	531390	6,561,885	6,561,885		
	d	Housing Development	531390	2,371,672	2,371,672		
	e	Health and Safety	624100	1,311,552	1,311,552		
	f	All other program service revenue		1,578,960	1,578,960		
	g	Total. Add lines 2a-2f		28,088,111			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		112,770			112,770
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
	6a	Gross rents	(i) Real	(ii) Personal			
		294,804					
	b	Less rental expenses	0				
	c	Rental income or (loss)	294,804				
	d	Net rental income or (loss)			294,804		294,804
	7a	Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other			
	b	Less cost or other basis and sales expenses					
	c	Gain or (loss)					
	d	Net gain or (loss)					
	8a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18	a				
	b	Less direct expenses	b				
	c	Net income or (loss) from fundraising events					
	9a	Gross income from gaming activities See Part IV, line 19	a				
	b	Less direct expenses	b				
	c	Net income or (loss) from gaming activities					
	10a	Gross sales of inventory, less returns and allowances	a				
b	Less cost of goods sold	b					
c	Net income or (loss) from sales of inventory						
	Miscellaneous Revenue	Business Code					
11a	Other Income	900099	224,172	224,172			
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d		224,172				
12	Total revenue. See Instructions		29,186,490	28,312,283	0	407,574	

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).

Check if Schedule O contains a response or note to any line in this Part IX

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 United States. See Part IV, line 21.				
2	Grants and other assistance to individuals in the United States. See Part IV, line 22.	2,886,683	2,886,683		
3	Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16.				
4	Benefits paid to or for members.				
5	Compensation of current officers, directors, trustees, and key employees.	386,146		363,863	22,283
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.	12,330,524	10,933,176	1,356,216	41,132
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions).	868,814	760,334	105,197	3,283
9	Other employee benefits.	3,865,526	3,313,716	532,931	18,879
10	Payroll taxes.	1,368,831	1,173,125	189,005	6,701
11	Fees for services (non-employees):				
a	Management.	275,120	72,339	202,781	
b	Legal.	25,290		25,290	
c	Accounting.				
d	Lobbying.				
e	Professional fundraising services. See Part IV, line 17.				
f	Investment management fees.				
g	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O).	538,551	382,759	120,728	35,064
12	Advertising and promotion.				
13	Office expenses.	1,932,884	1,682,781	210,231	39,872
14	Information technology.	76,933		76,933	
15	Royalties.				
16	Occupancy.	2,792,557	2,661,116	120,406	11,035
17	Travel.	760,318	732,264	28,054	
18	Payments of travel or entertainment expenses for any federal, state, or local public officials.				
19	Conferences, conventions, and meetings.	142,279	56,622	84,056	1,601
20	Interest.	10,680		10,680	
21	Payments to affiliates.				
22	Depreciation, depletion, and amortization.	191,063	7,528	183,535	
23	Insurance.	212,383	98,003	114,380	
24	Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O):				
a	Supportive Services	51,241		46,380	4,861
b	Delegate Agencies	35,549	35,549		
c	Construction Related Ex	15,639	15,639		
d					
e	All other expenses	78,256	17,142	60,429	685
25	Total functional expenses. Add lines 1 through 24e.	28,845,267	24,828,776	3,831,095	185,396
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720).				

Part X

Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

				(A)		(B)
				Beginning of year		End of year
Assets	1	Cash—non-interest-bearing		754,134	1	655,129
	2	Savings and temporary cash investments		2,241,895	2	2,036,067
	3	Pledges and grants receivable, net		2,842,859	3	3,536,313
	4	Accounts receivable, net		265,546	4	208,209
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net		13,317,379	7	14,843,924
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		200,557	9	271,506
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a4,954,992			
	b	Less accumulated depreciation	10b1,109,259	3,546,199	10c	3,845,733
	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		3,394,387	13	3,252,387
	14	Intangible assets		66,241	14	66,241
	15	Other assets See Part IV, line 11		40,281	15	63,895
	16	Total assets. Add lines 1 through 15 (must equal line 34)		26,669,478	16	28,779,404
Liabilities	17	Accounts payable and accrued expenses		4,497,271	17	4,631,927
	18	Grants payable			18	
	19	Deferred revenue		1,109,405	19	1,101,433
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D			21	
	22	Loans and other 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		2,060,205	23	3,214,170
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		216,992	25	3,086
	26	Total liabilities. Add lines 17 through 25		7,883,873	26	8,950,616
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ☒ and complete lines 27 through 29, and lines 33 and 34.					
	27	Unrestricted net assets		8,446,638	27	8,984,816
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets		10,338,967	29	10,843,972
	Organizations that do not follow SFAS 117 (ASC 958), 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		18,785,605	33	19,828,788
	34	Total liabilities and net assets/fund balances		26,669,478	34	28,779,404

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	29,186,490
2	Total expenses (must equal Part IX, column (A), line 25)	2	28,845,267
3	Revenue less expenses Subtract line 2 from line 1	3	341,223
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	18,785,605
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	701,960
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	19,828,788

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		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? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis		No
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis	Yes	
2c	If "Yes," to line 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	
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	
3b	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.

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

OMB No 1545-0047

2013

Open to Public Inspection

Name of the organization PATHSTONE CORPORATION INC	Employer identification number 16-0984913
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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 described in 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 - Non-functionally integrated
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 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 monetary support
			Yes	No	Yes	No	Yes	No	
Total									

Part II

Support Schedule for Organizations Described in Sections 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 or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(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) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(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 Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
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 2013 (line 6, column (f) divided by line 11, column (f))	14		
15 Public support percentage for 2012 Schedule A, Part II, line 14	15		
16a 33 1/3% support test—2013. 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—2012. If the organization did not check a 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—2013. 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—2012. 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 Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	462,082	318,859	392,240	532,503	466,633	2,172,317
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	29,186,308	34,390,978	32,609,942	29,317,215	27,952,304	153,456,747
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	29,648,390	34,709,837	33,002,182	29,849,718	28,418,937	155,629,064
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	182,000	110,000	80,000	5,000	39,000	416,000
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	182,000	110,000	80,000	5,000	39,000	416,000
8 Public support (Subtract line 7c from line 6)						155,213,064

Section B. Total Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
9 Amounts from line 6	29,648,390	34,709,837	33,002,182	29,849,718	28,418,937	155,629,064
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	334,730	316,699	309,059	295,905	295,487	1,551,880
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b	334,730	316,699	309,059	295,905	295,487	1,551,880
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)	741,368	606,514	629,374	281,769	359,979	2,619,004
13 Total support. (Add lines 9, 10c, 11, and 12)	30,724,488	35,633,050	33,940,615	30,427,392	29,074,403	159,799,948
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 2013 (line 8, column (f) divided by line 13, column (f))	15	97.130 %
16 Public support percentage from 2012 Schedule A, Part III, line 15	16	97.230 %

Section D. Computation of Investment Income Percentage		
17 Investment income percentage for 2013 (line 10c, column (f) divided by line 13, column (f))	17	0.970 %
18 Investment income percentage from 2012 Schedule A, Part III, line 17	18	1.030 %
19a 33 1/3% support tests—2013. 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—2012. 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. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test	
Return Reference	Explanation
Schedule A, Part III, Line 12, Explanation of Other Income	Other Income

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, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b**
▶ **Attach to Form 990.** ▶ **See separate instructions.** ▶ **Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990.**

OMB No 1545-0047

2013

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 can 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 education) ☐ Preservation of an historically important land area
☐ Protection of natural habitat ☐ Preservation of a certified historic structure
☐ Preservation of open space

2

Complete lines 2a through 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
a	Total number of conservation easements
b	Total acreage restricted by conservation easements
c	Number of conservation easements on a certified historic structure included in (a)
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax 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 section 170(h)(4)(B)(ii)?

☐ Yes ☐ No

9

In Part XIII, 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 (ASC 958), 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 XIII, the text of the footnote to its financial statements that describes these items

b

If the organization elected, as permitted under SFAS 116 (ASC 958), 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 (ASC 958) relating to these items

a

Revenues included in Form 990, Part VIII, line 1

▶ \$ _____

b

Assets included in Form 990, Part X

▶ \$ _____

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat No 52283D

Schedule D (Form 990) 2013

Part III

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

- 3

Using the organization's acquisition, 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 XIII
- 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 XIII and complete the following table

	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 XIII Check here if the explanation has been provided in Part XIII

☐

Part V

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

	(a)Current year	(b)Prior year	b (c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance	1,878,190	1,765,597	1,957,087	1,617,503	1,427,816
b Contributions	8,000	2,923	250	55,600	29,015
c Net investment earnings, gains, and losses	343,218	228,768	-76,204	363,984	245,672
d Grants or scholarships					
e Other expenditures for facilities and programs	85,000	85,000	115,536	80,000	85,000
f Administrative expenses					
g End of year balance	2,144,408	1,912,288	1,765,597	1,957,087	1,617,503

- 2

Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a

Board designated or quasi-endowment ▶ 9 740 %

b

Permanent endowment ▶ 71 740 %

c

Temporarily restricted endowment ▶ 18 520 %

The percentages in lines 2a, 2b, and 2c should equal 100%
- 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 XIII the intended uses of the organization's endowment funds

Part VI

Land, Buildings, and Equipment. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b)Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		98,150		98,150
b Buildings		2,327,844	942,339	1,385,505
c Leasehold improvements				
d Equipment		266,282	166,920	99,362
e Other		2,262,716		2,262,716
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c).) ▶				3,845,733

Schedule D (Form 990) 2013

Part XI

Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12			
a	Net unrealized gains on investments	2a		
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	
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 XIII)	4b		
c	Add lines 4a and 4b		4c	
5	Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)		5	

Part XII

Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	
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 XIII)	4b		
c	Add lines 4a and 4b		4c	
5	Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18)		5	

Part XIII

Supplemental Information

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, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation
Part V, Line 4	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, Line 2	Accounting standards require entities to disclose in their financial statements the nature of any uncertainties in their tax position. Tax years including 2010 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. 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 V, line 2	During the 2013 tax year, the Organization reclassified \$34,098 of endowment funds to account for endowment pledges receivable. This adjustment is reflected in the current year beginning balance.

[illegible]

Schedule I
(Form 990)

Department of the Treasury
Internal Revenue Service

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

▶ Information about Schedule I (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2013

Open to Public
Inspection

Name of the organization
PATHSTONE CORPORATION INC

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. Part II can be duplicated 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 listed in the line 1 table

▶

3

Enter total number of other organizations listed in the line 1 table

▶

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.
Part III can be duplicated 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
(1) Training	1824		1,178,810	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
(2) Supportive Services	6608		982,603	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
(3) Weatherization	328		725,270	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. Provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

Return Reference	Explanation
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)

Department of the Treasury
Internal Revenue Service

Compensation Information

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

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 23.
▶ Attach to Form 990. ▶ See separate instructions.

▶ Information about Schedule J (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2013

Open to Public Inspection

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 of 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 directors, trustees, officers, including the CEO/Executive Director, regarding the items checked in line 1a?	2		
3	Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director Check all that apply Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III			
	☒ 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?	4c		No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III			
	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?	5b		No
	If "Yes," to line 5a or 5b, describe in Part III			
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?	6b		No
	If "Yes," to line 6a or 6b, describe in Part III			
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 Regulations 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		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

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) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported as deferred in prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1)Stuart Mitchell President and CEO	(i)	191,837	0	0	9,604	500	201,941	0
	(ii)	0	0	0	0	0	0	0
(2)Kevin Ryck Chief Financial Officer	(i)	149,041	0	0	7,461	500	157,002	0
	(ii)	0	0	0	0	0	0	0

Part III **Supplemental Information**

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
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SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

**Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.**
▶ Attach to Form 990 or 990-EZ.
**▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at
www.irs.gov/form990.**

OMB No 1545-0047

2013

**Open to Public
Inspection**

Name of the organization
PATHSTONE CORPORATION INC

Employer identification number

16-0984913

Return Reference	Explanation
Form 990, Part III - Program Service Accomplishments	The Pennsylvania division of PathStone has been awarded the Pennsylvania Association of Nonprofit Organizations' Standards for Excellence Seal

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

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.

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.

Return Reference	Explanation
Form 990, Part VI, Section C, line 19	Pathstone Corporation makes its governing documents (Bylaws and Certificate of Incorporation) readily available to the public on its website, www.pathstone.org. PathStone bylaws, policies and other governing documents are available on the PathStone Electronic Library, which may be accessed by employees. The company may grant access to the Electronic Library to non-employees as well, when there is a need for others to access information, for example auditors and funders. PathStone prints an annual report which is made public each year. Copies are mailed to stakeholders and it is readily available to the public.

Return Reference	Explanation
Form 990, Part XI, line 9	Transfers from Affiliate 701,960

SCHEDULE R

(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

- ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
- ▶ Attach to Form 990. ▶ See separate instructions.
- ▶ Information about Schedule R (Form 990) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2013

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 (if applicable) 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	(g) Section 512(b)(13) controlled entity?	
						Yes	No
See Additional Data Table							

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?		(k) Percentage ownership
							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	(i) Section 512 (b)(13) controlled entity?	
								Yes	No
See Additional Data Table									

Part V

Transactions With Related Organizations

Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

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

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 or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		No
1b	Yes	
1c		No
1d	Yes	
1e		No
1f		No
1g		No
1h		No
1i		No
1j	Yes	
1k		No
1l	Yes	
1m		No
1n	Yes	
1o	Yes	
1p	Yes	
1q	Yes	
1r	Yes	
1s	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 related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

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]

Part VII

Supplemental Information

Provide additional information for responses to questions on Schedule R (see instructions)

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

Additional Data

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 section 501(c)(3))	(f) Direct controlling entity	(g) Section 512 (b)(13) controlled entity?	
						Yes	No
(1) PathStone Development Corporation 7 Prince Street Rochester, NY 14607 16-1265765	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Corporation		No
(1) 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		No
(2) 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		No
(3) Pinnacle Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 46-0839248	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation		No
(4) Towpath Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 45-3779513	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation		No
(5) Long Pond Housing Development Fund Corporation 7 Prince Street Rochester, NY 14607 47-1383517	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation		No
(6) Stone Quarry Housing Development Fund Corporation 400 East Avenue Rochester, NY 14607 47-1373029	Affordable Housing	NY	501(c)(3)	Line 11a, I	PathStone Development Corporation		No
(7) Soujourner House at PathStone Inc 30 Millbank Street Rochester, NY 14607 16-1170113	Provide temporary housing for women and children	NY	501(c)(3)	Line 7	PathStone Corporation		No
(8) 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		No
(9) PathStone Housing Action Corporation 400 East Avenue Rochester, NY 14607 16-1183242	Affordable Housing	NY	501(c)(3)	Line 9	PathStone Corporation		No
(10) PathStone Alliance for Better Housing 648 Buena Vista Drive Kennett Square, PA 19348 23-2754537	Affordable Housing	PA	501(c)(3)	Line 7	PathStone Corporation		No
(11) The Housing Council at PathStone 75 College Avenue Rochester, NY 14607 16-0991179	Home Ownership	NY	501(c)(3)	Line 11a, I	PathStone Corporation		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) Dispropotionate allocations?		(i) Code V-UBI amount in Box 20 of K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
Anthony Square LP 7 Prince Street Rochester, NY 14607 16-1589159	Affordable Housing	NY	N/A	N/A				No			No	
April Meadows LP 7 Prince Street Rochester, NY 14607 16-6498924	Affordable Housing	NY	N/A	N/A				No			No	
Breckenridge on Seneca LLC 7 Prince Street Rochester, NY 14607 30-0730121	Affordable Housing	NY	N/A	N/A				No			No	
Briarwood Place LP 7 Prince Street Rochester, NY 14607 16-1544146	Affordable Housing	NY	N/A	N/A				No			No	
Canal Place LP 7 Prince Street Rochester, NY 14607 75-2975899	Affordable Housing	NY	N/A	N/A				No			No	
Central Place LP 7 Prince Street Rochester, NY 14607 16-1520376	Affordable Housing	NY	N/A	N/A				No			No	
Clayton Heights LP 7 Prince Street Rochester, NY 14607 41-2124095	Affordable Housing	NY	N/A	N/A				No			No	
Creekside Clearing LP 7 Prince Street Rochester, NY 14607 05-0607089	Affordable Housing	NY	N/A	N/A				No			No	
Elliott's Landing LP 7 Prince Street Rochester, NY 14607 20-4754791	Affordable Housing	NY	N/A	N/A				No			No	
Elmgrove Place LP 7 Prince Street Rochester, NY 14607 06-1716252	Affordable Housing	NY	N/A	N/A				No			No	
Hale Court LP 7 Prince Street Rochester, NY 14607 20-4754992	Affordable Housing	NY	N/A	N/A				No			No	
Marketview Housing LP 7 Prince Street Rochester, NY 14607 16-1435368	Affordable Housing	NY	N/A	N/A				No			No	
Marketview Phase II LP 7 Prince Street Rochester, NY 14607 16-1458119	Affordable Housing	NY	N/A	N/A				No			No	
MJ Estates II LLC 7 Prince Street Rochester, NY 14607 27-1006415	Affordable Housing	NY	N/A	N/A				No			No	
MJ Estates LP 7 Prince Street Rochester, NY 14607 20-8685429	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 in Box 20 of K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
Monica Homes LLC 7 Prince Street Rochester, NY 14607 61-1592249	Affordable Housing	NY	N/A	N/A				No			No	
Niagara Place LP 7 Prince Street Rochester, NY 14607 16-1478044	Affordable Housing	NY	N/A	N/A				No			No	
Ontario Place LP 7 Prince Street Rochester, NY 14607 75-2975886	Affordable Housing	NY	N/A	N/A				No			No	
Pinnacle Apartments LLC 7 Prince Street Rochester, NY 14607 45-5425869	Affordable Housing	NY	N/A	N/A				No			No	
Rexford Place LP 7 Prince Street Rochester, NY 14607 20-2201905	Affordable Housing	NY	N/A	N/A				No			No	
Stone Quarry Apartments LLC 7 Prince Street Rochester, NY 14607 47-1372693	Affordable Housing	NY	N/A	N/A				No			No	
Susan B Anthony LP 7 Prince Street Rochester, NY 14607 04-3812069	Affordable Housing	NY	N/A	N/A				No			No	
Westminster Place LP 7 Prince Street Rochester, NY 14607 16-1476222	Affordable Housing	NY	N/A	N/A				No			No	
Woodward LP 7 Prince Street Rochester, NY 14607 16-1489242	Affordable Housing	NY	N/A	N/A				No			No	
Ada Ridge Partners II LLC 400 East Avenue Rochester, NY 14607 26-2373989	Affordable Housing	NY	N/A	N/A				No			No	
Ada Ridge Partners LP 400 East Avenue Rochester, NY 14607 16-1592991	Affordable Housing	NY	N/A	N/A				No			No	
Albion Senior Living LLC 400 East Avenue Rochester, NY 14607 26-0345950	Affordable Housing	NY	N/A	N/A				No			No	
Alliance Homes II LLC 400 East Avenue Rochester, NY 14607 56-2397229	Affordable Housing	NY	N/A	N/A				No			No	
Alturas de Castaner LP 400 East Avenue Rochester, NY 14607 20-3947099	Affordable Housing	NY	N/A	N/A				No			No	
Andrews Terrace LLC 400 East Avenue Rochester, NY 14607 20-3199493	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) Disproprtionate allocations?		(i) Code V-UBI amount in Box 20 of K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
Beechwood Apartments LLC 400 East Avenue Rochester, NY 14607 27-3685642	Affordable Housing	NY	N/A	N/A				No			No	
Bradmar Village LLC 400 East Avenue Rochester, NY 14607 27-2288636	Affordable Housing	NY	N/A	N/A				No			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	
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	

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) Disproportionate allocations?		(i) Code V-UBI amount in Box 20 of K-1 (Form 1065)	(j) General or Managing Partner?		(k) Percentage ownership
							Yes	No		Yes	No	
Seldon Square II LLC 400 East Avenue Rochester, NY 14607 35-2182907	Affordable Housing	NY	N/A	N/A				No			No	
Sisson Reserve LLC 400 East Avenue Rochester, NY 14607 35-2430293	Affordable Housing	NY	N/A	N/A				No			No	
Sisson Reserve II LLC 400 East Avenue Rochester, NY 14607 38-3911384	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	
Cedar Creek Housing LLC 400 East Avenue Rochester, NY 14607 90-0347268	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	
Towpath III LP 400 East Avenue Rochester, NY 14607 45-3566045	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	

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	(i) Section 512(b)(13) controlled entity?	
								Yes	No
Marketview Housing Inc 7 Prince Street Rochester, NY 14607 16-1435367	General Partner in L P Transactions	NY	N/A	C					No
PathStone Breckenridge Inc 7 Prince Street Rochester, NY 14607 45-4541829	General Partner in L P Transactions	NY	N/A	C					No
PDC Towpath Corporation 7 Prince Street Rochester, NY 14607 45-3667522	General Partner in L P Transactions	NY	N/A	C					No
Slater Neighborhood Inc 7 Prince Street Rochester, NY 14607 27-1006036	General Partner in L P Transactions	NY	N/A	C					No
PathStone Long Pond Inc 400 East Avenue Rochester, NY 14608 47-1383101	General Partner in L P Transactions	NY	N/A	C					No
PathStone Stone Quarry Inc 400 East Avenue Rochester, NY 14608 47-1215361	General Partner in L P Transactions	NY	N/A	C					No
Pinnacle Managing Member LLC 7 Prince Street Rochester, NE 14607 45-5430014	General Partner in L P Transactions	NY	N/A	C					No
Alliance Homes II Corp 400 East Avenue Rochester, NY 14607 56-2397228	General Partner in L P Transactions	OH	N/A	C					No
PHEDCO Investments Inc 400 East Avenue Rochester, NY 14607 25-1663084	General Partner in L P Transactions	NY	N/A	C					No
RHAC Development Corporation 400 East Avenue Rochester, NY 14607 16-1262619	General Partner in L P Transactions	NY	N/A	C					No
RHOC Crossman Inc 400 East Avenue Rochester, NY 14607 27-0017600	General Partner in L P Transactions	NY	N/A	C					No
Rural Housing Opportunities Development Corp 400 East Avenue Rochester, NY 14607 05-0575748	General Partner in L P Transactions	NY	N/A	C					No
Salem Senior Housing Corp 400 East Avenue Rochester, NY 14607 38-3711377	General Partner in L P Transactions	OH	N/A	C					No
Stanton Meadows Corporation 400 East Avenue Rochester, NY 14607 16-1556454	General Partner in L P Transactions	NY	N/A	C					No
Beechwood Managing Member LLC 400 East Avenue Rochester, NY 14607 27-4656938	General Partner in L P Transactions	NY	N/A	C					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	(i) Section 512(b) (13) controlled entity?	
								Yes	No
Jamestown Managing Member LLC 400 East Avenue Rochester, NY 14607 27-2288510	General Partner in L P Transactions	NY	N/A	C					No
Lehigh Managing Member LLC 400 East Avenue Rochester, NY 14607 27-0212774	General Partner in L P Transactions	NY	N/A	C					No
San German Managing Member LLC 400 East Avenue Rochester, NY 14607 45-3773695	General Partner in L P Transactions	NY	N/A	C					No
Sisson Reserve MM LLC 400 East Avenue Rochester, NY 14607 36-4717781	General Partner in L P Transactions	NY	N/A	C					No
Sisson Reserve MM II LLC 400 East Avenue Rochester, NY 14607 46-3135735	General Partner in L P Transactions	NY	N/A	C					No
West Broadway Villas LLC 400 East Avenue Rochester, NY 14607 30-0743446	General Partner in L P Transactions	NY	N/A	C					No
Monica Homes LTD 30 Millbank Street Rochester, NY 14619 80-0360791	Co-managing member	NY	N/A	C					No

Additional Data

Software ID:
Software Version:
EIN: 16-0984913
Name: PATHSTONE CORPORATION INC

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 (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
Bill Kilgore Chairperson	3 10	X		X				0	0	0
Andres Ramos Vice Chairperson	3 20	X		X				0	0	0
Mark St John Treasurer	2 80	X		X				0	0	0
Arlene Wilson Secretary	1 80	X		X				0	0	0
Abraham Hernandez Board Member	70	X						0	0	0
George Master Board Member	1 80	X						0	0	0
Lisa Marcello Board Member	1 00	X						0	0	0
Joy Pacheco Board Member	1 10	X						0	0	0
Henry Byrd Board Member	30	X						0	0	0
Nicole Terry Board Member	1 50	X						0	0	0
Hugo Rivera Board Member	60	X						0	0	0
Allen Joshua Board Member	60	X						0	0	0
Tammy Leuvano Board Member	1 30	X						0	0	0
Wilguere Juste Board Member	60	X						0	0	0
Miriam Diaz Board Member	60	X						0	0	0
Marilyn Negron Board Member	2 00	X						0	0	0
Robert Young Board Member	1 20	X						0	0	0
Sergio Ceballos Board Member	1 20	X						0	0	0
Tayler Gottschall Board Member	1 00	X						0	0	0
BK Gaur Board Member	1 80	X						0	0	0
April Colson Board Member	1 00	X						0	0	0
Heather Abbott Board Member	70	X						0	0	0
Paul Baker Board Member	1 00	X						0	0	0
Patricia Mogan Board Member	1 10	X						0	0	0
Fernando Santiago Board Member	70	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 (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
Eric Shoen Board Member	30	X						0	0	0
Ida Perez Board Member	1 70	X						0	0	0
Stuart Mitchell President and CEO	40 00			X				191,837	0	10,104
Kevin Ryck Chief Financial Officer	40 00			X				149,041	0	7,961
Jeffrey Lewis SR VP of Direct Services	40 00					X		135,911	0	7,304
Kay Washington SR VP of Direct Services	40 00					X		132,562	0	7,136
Kathryn Bryan Sr VP Property Management	40 00					X		128,703	0	6,943
Patricia Stovall Sr Director of Workforce Development	40 00					X		114,287	0	6,221
Nita D'Agostino Executive Director of PDA	40 00					X		111,612	0	6,088