Form **990-PF**

Department of the Treasury
Internal Revenue Service

Return of Private Foundation

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

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to *www.irs.gov/Form990PF* for instructions and the latest information.

OMB No 1545-0052

2018

Open to Public Inspection

For calendar year 2018, or tax year beginning 01-01-2018 , and ending 12-31-2018

Name of foundation
STRATTON FOUNDATION

A Employer identification number
23-2508658

Number and street (or P O box number if mail is not delivered to street address) PO BOX 100 | Room/suite

B Telephone number (see instructions)

City or town, state or province, country, and ZIP or foreign postal code
BLUE BELL, PA 19422

C If exemption application is pending, check here ▶ ☐

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

D 1. Foreign organizations, check here ▶ ☐
2 Foreign organizations meeting the 85% test, check here and attach computation ▶ ☐

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

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

I Fair market value of all assets at end of year (from Part II, col (c), *line 16)* ▶$ 14,229,954

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

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

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

			(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1	Contributions, gifts, grants, etc , received (attach schedule)				
	2	Check ▶ ☑ if the foundation is **not** required to attach Sch B				
	3	Interest on savings and temporary cash investments	543	543	543	
	4	Dividends and interest from securities	242,696	242,696	242,696	
	5a	Gross rents				
	b	Net rental income or (loss)				
	6a	Net gain or (loss) from sale of assets not on line 10	256,498			
	b	Gross sales price for all assets on line 6a 2,630,118				
	7	Capital gain net income (from Part IV, line 2)		256,498		
	8	Net short-term capital gain				
	9	Income modifications			4,000	
	10a	Gross sales less returns and allowances				
	b	Less Cost of goods sold				
	c	Gross profit or (loss) (attach schedule)				
	11	Other income (attach schedule)				
	12	**Total.** Add lines 1 through 11	499,737	499,737	247,239	
Operating and Administrative Expenses	13	Compensation of officers, directors, trustees, etc				
	14	Other employee salaries and wages				
	15	Pension plans, employee benefits				
	16a	Legal fees (attach schedule)				
	b	Accounting fees (attach schedule)	3,275		3,275	
	c	Other professional fees (attach schedule)	78,372	41,872	78,372	36,500
	17	Interest				
	18	Taxes (attach schedule) (see instructions)	20,579		20,579	
	19	Depreciation (attach schedule) and depletion				
	20	Occupancy				
	21	Travel, conferences, and meetings				
	22	Printing and publications	192		192	192
	23	Other expenses (attach schedule)	10,568		10,568	10,568
	24	**Total operating and administrative expenses.** Add lines 13 through 23	112,986	41,872	112,986	47,260
	25	Contributions, gifts, grants paid	764,822			764,822
	26	**Total expenses and disbursements.** Add lines 24 and 25	877,808	41,872	112,986	812,082
	27	Subtract line 26 from line 12				
	a	**Excess of revenue over expenses and disbursements**	-378,071			
	b	**Net investment income** (if negative, enter -0-)		457,865		
	c	**Adjusted net income** (if negative, enter -0-)			134,253	

Part II **Balance Sheets** Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)

		Beginning of year (a) Book Value	End of year (b) Book Value	(c) Fair Market Value
Assets 1	Cash—non-interest-bearing			
2	Savings and temporary cash investments	487,064	1,068,149	1,068,149
3	Accounts receivable ▶ ________ Less allowance for doubtful accounts ▶ ________			
4	Pledges receivable ▶ ________ Less allowance for doubtful accounts ▶ ________			
5	Grants receivable			
6	Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
7	Other notes and loans receivable (attach schedule) ▶ ________ Less allowance for doubtful accounts ▶ ________			
8	Inventories for sale or use			
9	Prepaid expenses and deferred charges			
10a	Investments—U S and state government obligations (attach schedule)			
b	Investments—corporate stock (attach schedule)	9,645,652	8,747,194	12,447,934
c	Investments—corporate bonds (attach schedule)			
11	Investments—land, buildings, and equipment basis ▶ ________ Less accumulated depreciation (attach schedule) ▶ ________			
12	Investments—mortgage loans			
13	Investments—other (attach schedule)	516,215	462,452	713,871
14	Land, buildings, and equipment basis ▶ ________ Less accumulated depreciation (attach schedule) ▶ ________			
15	Other assets (describe ▶ ________)			
16	**Total assets** (to be completed by all filers—see the instructions Also, see page 1, item I)	10,648,931	10,277,795	14,229,954
Liabilities 17	Accounts payable and accrued expenses			
18	Grants payable			
19	Deferred revenue			
20	Loans from officers, directors, trustees, and other disqualified persons			
21	Mortgages and other notes payable (attach schedule)			
22	Other liabilities (describe ▶ ________)			
23	**Total liabilities**(add lines 17 through 22)		0	
Net Assets or Fund Balances	**Foundations that follow SFAS 117, check here ▶ ☑ and complete lines 24 through 26 and lines 30 and 31.**			
24	Unrestricted	10,648,931	10,277,795	
25	Temporarily restricted			
26	Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☐ and complete lines 27 through 31.			
27	Capital stock, trust principal, or current funds			
28	Paid-in or capital surplus, or land, bldg , and equipment fund			
29	Retained earnings, accumulated income, endowment, or other funds			
30	**Total net assets or fund balances** (see instructions)	10,648,931	10,277,795	
31	**Total liabilities and net assets/fund balances** (see instructions)	10,648,931	10,277,795	

Part III **Analysis of Changes in Net Assets or Fund Balances**

1	Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	10,648,931
2	Enter amount from Part I, line 27a	2	-378,071
3	Other increases not included in line 2 (itemize) ▶ ________	3	6,935
4	Add lines 1, 2, and 3	4	10,277,795
5	Decreases not included in line 2 (itemize) ▶ ________	5	
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	10,277,795

Part IV Capital Gains and Losses for Tax on Investment Income

	(a) List and describe the kind(s) of property sold (e g , real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)	(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo , day, yr)	(d) Date sold (mo , day, yr)
1 a	S/T SALES - SEE ATTACHED SCHEDULE	P	2018-06-22	2018-12-19
b	L/T SALES - SEE ATTACHED SCHEDULE	P	2012-01-01	2018-12-31
c	L/T SALES - SEE ATTACHED SCHEDULE	D	2012-10-18	2018-12-19
d	L/T CAPITAL GAIN DISTRIBUTIONS	P	2000-01-01	2018-12-31
e				

	(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)
a	139,644		198,658	-59,014
b	1,979,458		2,098,637	-119,179
c	61,771		76,325	-14,554
d	449,245			449,245
e				

	Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			(l) Gains (Col (h) gain minus col (k), but not less than -0-) **or** Losses (from col (h))
	(i) F M V as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	
a				-59,014
b				-119,179
c				-14,554
d				449,245
e				

2 Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 / If (loss), enter -0- in Part I, line 7 } **2** 256,498

3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6)
If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8 . . . . **3** -59,014

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

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

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

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

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

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2017	667,032	16,008,200	0 04167
2016	782,832	14,104,982	0 05550
2015	759,858	15,266,978	0 04977
2014	515,911	14,198,450	0 03634
2013	443,640	11,114,070	0 03992

2 Total of line 1, column (d)	2	0 223192
3 Average distribution ratio for the 5-year base period—divide the total on line 2 by 5 0, or by the number of years the foundation has been in existence if less than 5 years	3	0 044638
4 Enter the net value of noncharitable-use assets for 2018 from Part X, line 5	4	16,321,036
5 Multiply line 4 by line 3	5	728,538
6 Enter 1% of net investment income (1% of Part I, line 27b)	6	4,579
7 Add lines 5 and 6	7	733,117
8 Enter qualifying distributions from Part XII, line 4 , ...	8	812,082

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

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

1a	Exempt operating foundations described in section 4940(d)(2), check here ▶ ☐ and enter "N/A" on line 1 Date of ruling or determination letter ________ (attach copy of letter if necessary–see instructions)			
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ▶ ☑ and enter 1% of Part I, line 27b		1	4,579
c	All other domestic foundations enter 2% of line 27b Exempt foreign organizations enter 4% of Part I, line 12, col (b)			
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)		2	
3	Add lines 1 and 2.		3	4,579
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)		4	
5	**Tax based on investment income.** Subtract line 4 from line 3 If zero or less, enter -0-		5	4,579
6	Credits/Payments			
a	2018 estimated tax payments and 2017 overpayment credited to 2018	6a 16,400		
b	Exempt foreign organizations—tax withheld at source	6b		
c	Tax paid with application for extension of time to file (Form 8868)	6c		
d	Backup withholding erroneously withheld	6d		
7	Total credits and payments Add lines 6a through 6d.		7	16,400
8	Enter any **penalty** for underpayment of estimated tax Check here ☐ if Form 2220 is attached		8	
9	**Tax due.** If the total of lines 5 and 8 is more than line 7, enter **amount owed** ▶		9	
10	**Overpayment.** If line 7 is more than the total of lines 5 and 8, enter the **amount overpaid** ▶		10	11,821
11	Enter the amount of line 10 to be **Credited to 2019 estimated tax** ▶ 11,821 **Refunded** ▶		11	

Part VII-A Statements Regarding Activities

			Yes	No
1a	During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?	1a		No
b	Did it spend more than $100 during the year (either directly or indirectly) for political purposes? (see Instructions for definition).	1b		No
	*If the answer is "Yes" to **1a** or **1b**, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities*			
c	Did the foundation file **Form 1120-POL** for this year?.	1c		No
d	Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year **(1)** On the foundation ▶ $ ________ **(2)** On foundation managers ▶ $ ________			
e	Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers ▶ $ ________			
2	Has the foundation engaged in any activities that have not previously been reported to the IRS? *If "Yes," attach a detailed description of the activities*	2		No
3	Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? *If "Yes," attach a conformed copy of the changes*	3		No
4a	Did the foundation have unrelated business gross income of $1,000 or more during the year?.	4a		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year?.	4b		No
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? *If "Yes," attach the statement required by General Instruction T*	5		No
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	6	Yes	
7	Did the foundation have at least $5,000 in assets at any time during the year? *If "Yes," complete Part II, col (c), and Part XV*	7	Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ PA			
b	If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by General Instruction G? *If "No," attach explanation* .	8b	Yes	
9	Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2018 or the taxable year beginning in 2018? See the instructions for Part XIV If "Yes," complete Part XIV	9		No
10	Did any persons become substantial contributors during the tax year? *If "Yes," attach a schedule listing their names and addresses*	10		No

Part VII-A Statements Regarding Activities (continued)

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

Website address ▶www pembrokephilanthropy net/clients html

14 The books are in care of ▶CAROL BEERS Telephone no ▶(610) 896-3868

Located at ▶PO BOX 100 BLUE BELL PA ZIP+4 ▶19422

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

			Yes	No
16	At any time during calendar year 2018, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country?	16		No
	See the instructions for exceptions and filing requirements for FinCEN Form 114 If "Yes", enter the name of the foreign country ▶			

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

			Yes	No
	File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.			
1a	During the year did the foundation (either directly or indirectly)			
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☑ No			
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?. ☐ Yes ☑ No			
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☑ No			
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☐ Yes ☑ No			
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)?. ☐ Yes ☑ No			
	(6) Agree to pay money or property to a government official? (**Exception.** Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days). ☐ Yes ☑ No			
b	If any answer is "Yes" to 1a(1)–(6), did **any** of the acts fail to qualify under the exceptions described in Regulations section 53 4941(d)-3 or in a current notice regarding disaster assistance? See instructions	1b		No
	Organizations relying on a current notice regarding disaster assistance check here. . . ▶ ☐			
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2018?.	1c		No
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))			
a	At the end of tax year 2018, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2018?. ☐ Yes ☑ No			
	If "Yes," list the years ▶ 20____ , 20____ , 20____ , 20____			
b	Are there any years listed in 2a for which the foundation is **not** applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to **all** years listed, answer "No" and attach statement—see instructions)	2b		No
c	If the provisions of section 4942(a)(2) are being applied to **any** of the years listed in 2a, list the years here ▶ 20____ , 20____ , 20____ , 20____			
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year?. ☐ Yes ☑ No			
b	If "Yes," did it have excess business holdings in 2018 as a result of **(1)** any purchase by the foundation or disqualified persons after May 26, 1969, **(2)** the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or **(3)** the lapse of the 10-, 15-, or 20-year first phase holding period? *(Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2018).*	3b		No
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a		No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2018?	4b		No

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

			Yes	No
5a	During the year did the foundation pay or incur any amount to			
	(1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☑ No			
	(2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☑ No			
	(3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☑ No			
	(4) Provide a grant to an organization other than a charitable, etc , organization described in section 4945(d)(4)(A)? See instructions ☐ Yes ☑ No			
	(5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☑ No			
b	If any answer is "Yes" to 5a(1)–(5), did **any** of the transactions fail to qualify under the exceptions described in Regulations section 53 4945 or in a current notice regarding disaster assistance? See instructions	5b		No
	Organizations relying on a current notice regarding disaster assistance check here ▶ ☐			
c	If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? ☐ Yes ☑ No			
	If "Yes," attach the statement required by Regulations section 53 4945–5(d)			
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☑ No			
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	6b		No
	If "Yes" to 6b, file Form 8870			
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☑ No			
b	If yes, did the foundation receive any proceeds or have any net income attributable to the transaction?	7b		No
8	Is the foundation subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment during the year? ☐ Yes ☑ No			

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

1 List all officers, directors, trustees, foundation managers and their compensation. See instructions

(a) Name and address	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation **(If not paid, enter -0-)**	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
CAROL S BEERS 298 SOUTH ABERDEEN AVENUE WAYNE, PA 19087	President 0 00	0		
SUSAN MCGINNIS 3130 WATER STREET ROAD EAGLEVILLE, PA 194034532	Vice President 0 00	0		
JEANNE JENKINS 200 SPRING FALLS ROAD MILTON, GA 300048411	Vice President 0 00	0		

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

(a) Name and address of each employee paid more than $50,000	**(b)** Title, and average hours per week devoted to position	**(c)** Compensation	**(d)** Contributions to employee benefit plans and deferred compensation	**(e)** Expense account, other allowances
NONE				

Total number of other employees paid over $50,000 ▶

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

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

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

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

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc	Expenses
1	
2	
3	
4	

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

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2	Amount
1	
2	
All other program-related investments See instructions 3	
Total. Add lines 1 through 3 . . . . ▶	

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

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc , purposes				
a	Average monthly fair market value of securities.			1a	16,131,332
b	Average of monthly cash balances.			1b	438,248
c	Fair market value of all other assets (see instructions).			1c	0
d	**Total** (add lines 1a, b, and c).			1d	16,569,580
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	0		
2	Acquisition indebtedness applicable to line 1 assets.			2	
3	Subtract line 2 from line 1d.			3	16,569,580
4	Cash deemed held for charitable activities Enter 1 1/2% of line 3 (for greater amount, see instructions).			4	248,544
5	**Net value of noncharitable-use assets.** Subtract line 4 from line 3 Enter here and on Part V, line 4			5	16,321,036
6	**Minimum investment return.** Enter 5% of line 5.			6	816,052

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

1	Minimum investment return from Part X, line 6.			1	816,052
2a	Tax on investment income for 2018 from Part VI, line 5.	2a	4,579		
b	Income tax for 2018 (This does not include the tax from Part VI).	2b			
c	Add lines 2a and 2b.			2c	4,579
3	Distributable amount before adjustments Subtract line 2c from line 1.			3	811,473
4	Recoveries of amounts treated as qualifying distributions.			4	4,000
5	Add lines 3 and 4.			5	815,473
6	Deduction from distributable amount (see instructions).			6	
7	**Distributable amount** as adjusted Subtract line 6 from line 5 Enter here and on Part XIII, line 1.			7	815,473

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc , purposes		
a	Expenses, contributions, gifts, etc —total from Part I, column (d), line 26.	1a	812,082
b	Program-related investments—total from Part IX-B.	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc , purposes.	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required).	3a	
b	Cash distribution test (attach the required schedule).	3b	
4	**Qualifying distributions.** Add lines 1a through 3b Enter here and on Part V, line 8, and Part XIII, line 4	4	812,082
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income Enter 1% of Part I, line 27b See instructions.	5	4,579
6	**Adjusted qualifying distributions.** Subtract line 5 from line 4.	6	807,503

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

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2017	(c) 2017	(d) 2018
1 Distributable amount for 2018 from Part XI, line 7				815,473
2 Undistributed income, if any, as of the end of 2018				
a Enter amount for 2017 only.			326,196	
b Total for prior years 20___ , 20___ , 20___				
3 Excess distributions carryover, if any, to 2018				
a From 2013.				
b From 2014.				
c From 2015.				
d From 2016.				
e From 2017.				
f **Total** of lines 3a through e.				
4 Qualifying distributions for 2018 from Part XII, line 4 ▶ $ 812,082				
a Applied to 2017, but not more than line 2a			326,196	
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).	0			
d Applied to 2018 distributable amount.				485,886
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2018				
(If an amount appears in column (d), the same amount must be shown in column (a))				
6 **Enter the net total of each column as indicated below:**				
a Corpus Add lines 3f, 4c, and 4e Subtract line 5				
b Prior years' undistributed income Subtract line 4b from line 2b				
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed.				
d Subtract line 6c from line 6b Taxable amount —see instructions				
e Undistributed income for 2017 Subtract line 4a from line 2a Taxable amount—see instructions				
f Undistributed income for 2018 Subtract lines 4d and 5 from line 1 This amount must be distributed in 2019				329,587
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required - see instructions)				
8 Excess distributions carryover from 2013 not applied on line 5 or line 7 (see instructions) . . .				
9 **Excess distributions carryover to 2019.** Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2014. . . .				
b Excess from 2015. . . .				
c Excess from 2016. . . .				
d Excess from 2017. . . .				
e Excess from 2018. . . .				

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

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2018, enter the date of the ruling. . . . . ▶

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

	Tax year	Prior 3 years			(e) Total
	(a) 2018	**(b)** 2017	**(c)** 2016	**(d)** 2015	
2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed					
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon **a** "Assets" alternative test—enter **(1)** Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed					
c "Support" alternative test—enter **(1)** Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

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

1 Information Regarding Foundation Managers:

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

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

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

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

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

CAROL BEERS
PO BOX 100
BLUE BELL, PA 19422
(610) 896-3868

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

WRITTEN REQUEST DESCRIBING NATURE OF PROGRAM

c Any submission deadlines

NONE

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

NONE

Part XV Supplementary Information (continued)

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

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a *Paid during the year*				
CASH GRANTS - SEE ATTACHED SEE ATTACHED SEE ATTACHED, PA 19422	N/A		SEE ATTACHED	764,822
Total . . . . ▶ **3a**				
b *Approved for future payment*				
SCHWENKFELDER LIBRARY HERITAGE CENT 105 SEMINARY STREET PENNSBURG, PA 18073	N/A	PC	HONORING THE PAST BUILDING FOR THE FUTURE CAPITAL CAMPAIGN	100,000
Total . . . . ▶ **3b**				

Part XVI-A Analysis of Income-Producing Activities

Enter gross amounts unless otherwise indicated	Unrelated business income		Excluded by section 512, 513, or 514		(e) Related or exempt function income (See instructions)
	(a) Business code	(b) Amount	(c) Exclusion code	(d) Amount	
1 Program service revenue					
a					
b					
c					
d					
e					
f					
g Fees and contracts from government agencies					
2 Membership dues and assessments					
3 Interest on savings and temporary cash investments			14	543	
4 Dividends and interest from securities			14	242,696	
5 Net rental income or (loss) from real estate					
a Debt-financed property					
b Not debt-financed property					
6 Net rental income or (loss) from personal property					
7 Other investment income					
8 Gain or (loss) from sales of assets other than inventory			18	256,498	
9 Net income or (loss) from special events					
10 Gross profit or (loss) from sales of inventory					
11 Other revenue a					
b					
c					
d					
e					
12 Subtotal Add columns (b), (d), and (e)				499,737	

13 **Total.** Add line 12, columns (b), (d), and (e) . . . 13 499,737

(See worksheet in line 13 instructions to verify calculations)

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

Line No. ▼	Explain below how each activity for which income is reported in column (e) of Part XVI-A contributed importantly to the accomplishment of the foundation's exempt purposes (other than by providing funds for such purposes) (See instructions)

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

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

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

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

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

b If "Yes," complete the following schedule

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

Sign Here

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

******	2019-03-07	******	May the IRS discuss this return with the preparer shown below (see instr)? ☑ **Yes** ☐ **No**
Signature of officer or trustee	Date	Title	

Paid Preparer Use Only

Print/Type preparer's name	Preparer's Signature	Date	Check if self-employed ▶ ☐	PTIN
DOROTHY A LACY				P00317567
Firm's name ▶ BEUCLER KELLY & IRWIN LTD				Firm's EIN ▶23-2371615
Firm's address ▶ 125 STRAFFORD AVE STE 116 WAYNE, PA 190873388				Phone no (610) 688-3200

TY 2018 Accounting Fees Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
BEUCLER KELLY & IRWIN, LTD	3,275	0	3,275	0

TY 2018 Investments Corporate Stock Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Investments Corporation Stock Schedule

Name of Stock	End of Year Book Value	End of Year Fair Market Value
EQUITIES	5,866,092	7,276,239
EQUITY MUTUAL FUNDS	2,881,102	5,171,695

efile GRAPHIC print - DO NOT PROCESS	As Filed Data -	DLN: 93491066003089

TY 2018 Investments - Other Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Investments Other Schedule 2

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
EXCHANGE TRADED FUNDS	AT COST	335,450	571,500
REITS	AT COST	127,002	142,371

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93491066003089

TY 2018 Other Expenses Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
BOARD MEETING EXPENSES - TRAVEL	1,068		1,068	1,068
GRANTS MANAGEMENT SOFTWARE LICENSE	8,500		8,500	8,500
MEMBERSHIP DUES	750		750	750
PO BOX RENTAL	250		250	250

TY 2018 Other Increases Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Description	Amount
ADJUSTMENT FOR SALE OF DONATED STOCK	2,935
PRIOR YEAR GRANT RETURNED	4,000

TY 2018 Other Professional Fees Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PEMBROKE PHILANTHROPY SERVICES	36,500	0	36,500	36,500
SCHWAB INVESTMENT ADVISORY FEES	41,872	41,872	41,872	0

TY 2018 Taxes Schedule

Name: STRATTON FOUNDATION

EIN: 23-2508658

Software ID: 18007218

Software Version: 2018v3.1

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
FEDERAL TAX PAID	20,579		20,579	

Form 990-PF, Page 2, Part II, Lines 10b + 13

Investment Detail - Cash and Bank Sweep

Cash	Starting Balance	Ending Balance	% of Account Assets
Cash	0 00	1,694.00	<1%
Total Cash	**0.00**	**1,694.00**	**<1%**

Bank Sweep	Starting Balance	Ending Balance	% of Account Assets
Bank Sweep [X,Z]	94,770.64	952,345.62	7%
Total Bank Sweep	**94,770.64**	**952,345.62**	**7%**
Total Cash and Bank Sweep		**954,039.62**	**7%**

Investment Detail - Equities

Equities	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
ABBVIE INC	**2,600.0000**	**92.19000**	**239,694.00**	**2%**	**92,016.34**	**4.16%**	**9,984.00**
SYMBOL: ABBV	2,600.0000	56.7991	147,677.66 [t]	03/11/15	92,016.34	1391	Long-Term
AIR PROD & CHEMICALS	**1,400.0000**	**160.05000**	**224,070.00**	**2%**	**36,190.00**	**2.74%**	**6,160.00**
SYMBOL: APD	1,400.0000	134.2000	187,880.00 [t]	10/25/16	36,190.00	797	Long-Term
AMERICAN EXPRESS CO	**2,000.0000**	**95.32000**	**190,640.00**	**1%**	**33,550.20**	**1.63%**	**3,120.00**
SYMBOL: AXP	2,000.0000	78 5449	157,089.80 [t]	05/04/17	33,550.20	606	Long-Term

Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis data may be incomplete or unavailable for some of your holdings
Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement

Investment Detail - Equities (continued)

Equities (continued)	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
AMERIPRISE FINL	**1,900.0000**	**104.37000**	**198,303.00**	**1%**	**27,840.79**	**3.44%**	**6,840.00**
SYMBOL: AMP	1,000 0000	66.1598	66,159.80 [t]	01/23/13	38,210.20	2168	Long-Term
	300 0000	128 3300	38,499.00 [t]	11/05/14	(7,188 00)	1517	Long-Term
	600.0000	109.6723	65,803.41	12/19/18	(3,181.41)	12	Short-Term
Cost Basis			*170,462.21*				
BECTON DICKINSON&CO	**800.0000**	**225.32000**	**180,256.00**	**1%**	**33,370.00**	**1.36%**	**2,464.00**
SYMBOL: BDX	800.0000	183.6075	146,886.00 [t]	05/04/17	33,370.00	606	Long-Term
BROADCOM INC	**900.0000**	**254.28000**	**228,852.00**	**2%**	**66,502.62**	**4.16%**	**9,540.00**
SYMBOL: AVGO	900.0000	180 3882	162,349.38 [t]	12/22/16	66,502.62	739	Long-Term
CAPITAL ONE FC	**2,200.0000**	**75.59000**	**166,298.00**	**1%**	**33,964.37**	**2.11%**	**3,520.00**
SYMBOL: COF	1,800.0000	56.4242	101,563.56 [a]	01/22/13	34,498.44	2169	Long-Term
	400.0000	76.9251	30,770.07	12/19/18	(534.07)	12	Short-Term
Cost Basis			*132,333.63*				
CARNIVAL CORP **F**	**3,200.0000**	**49.30000**	**157,760.00**	**1%**	**10,465.28**	**4.05%**	**6,400.00**
SYMBOL: CCL	3,200.0000	46.0296	147,294 72 [t]	03/18/15	10,465.28	1384	Long-Term
CDW CORP	**3,800.0000**	**81.05000**	**307,990.00**	**2%**	**177,051.50**	**1.45%**	**4,484.00**
SYMBOL: CDW	3,800 0000	34 4575	130,938.50 [t]	12/04/14	177,051.50	1488	Long-Term
CHEVRON CORP	**2,000.0000**	**108.79000**	**217,580.00**	**2%**	**11,500.00**	**4.11%**	**8,960.00**
SYMBOL: CVX	2,000.0000	103.0400	206,080.00 [t]	06/13/16	11,500.00	931	Long-Term
CISCO SYSTEMS INC	**5,500.0000**	**43.33000**	**238,315.00**	**2%**	**61,493.85**	**3.04%**	**7,260.00**
SYMBOL: CSCO	5,500.0000	32.1493	176,821.15 [t]	06/28/17	61,493.85	551	Long-Term
CONAGRA BRANDS INC	**6,000.0000**	**21.36000**	**128,160.00**	**<1%**	**(49,259.55)**	**3.97%**	**5,100.00**
SYMBOL: CAG	6,000.0000	29.5699	177,419.55	12/19/18	(49,259 55)	12	Short-Term

Schwab has provided accurate gain and loss information wherever possible for most investments Cost basis data may be incomplete or unavailable for some of your holdings
Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement

Investment Detail - Equities (continued)

Equities (continued)	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
CONOCOPHILLIPS	**2,700.0000**	**62.35000**	**168,345.00**	**1%**	**(1,854.18)**	**1.95%**	**3,294.00**
SYMBOL: COP	2,700 0000	63.0367	170,199.18	12/19/18	(1,854.18)	12	Short-Term
CVS HEALTH CORP	**2,600.0000**	**65.52000**	**170,352.00**	**1%**	**11,815.03**	**3.05%**	**5,200.00**
SYMBOL. CVS	1,700.0000	51.4576	87,477.92 t	03/04/13	23,906.08	2128	Long-Term
	400 0000	87 5400	35,016.00 t	11/05/14	(8,808.00)	1517	Long-Term
	500.0000	72.0861	36,043.05	06/22/18	(3,283.05)	192	Short-Term
Cost Basis			*158,536.97*				
D R HORTON CO	**6,000.0000**	**34.66000**	**207,960.00**	**1%**	**78,823.41**	**1.73%**	**3,600.00**
SYMBOL: DHI	5,700.0000	21.4519	122,275.83 t	09/04/14	75,286.17	1579	Long-Term
	300 0000	22.8692	6,860.76 t	11/03/14	3,537.24	1519	Long-Term
Cost Basis			*129,136.59*				
DIGITAL REALTY TRUST	**1,500.0000**	**106.55000**	**159,825.00**	**1%**	**(5,410.05)**	**3.79%**	**6,060.00**
SYMBOL: DLR	1,500.0000	110 1567	165,235.05	12/19/18	(5,410.05)	12	Short-Term
DOLLAR GENERAL CORP	**2,500.0000**	**108.08000**	**270,200.00**	**2%**	**89,995.00**	**1.07%**	**2,900.00**
SYMBOL: DG	2,500.0000	72 0820	180,205.00 t	06/28/17	89,995.00	551	Long-Term
DOWDUPONT INC	**3,400.0000**	**53.48000**	**181,832.00**	**1%**	**63,418.34**	**2.84%**	**5,168.00**
SYMBOL: DWDP	2,700.0000	31.9018	86,134.86 t	04/11/13	58,261 14	2090	Long-Term
	200.0000	49 6300	9,926.00 t	11/03/14	770.00	1519	Long-Term
	500.0000	44.7056	22,352.80 t	12/17/14	4,387.20	1475	Long-Term
Cost Basis			*118,413.66*				
EATON CORP PLC F	**2,900.0000**	**68.66000**	**199,114.00**	**1%**	**16,116.42**	**3.84%**	**7,656.00**
SYMBOL: ETN	1,700 0000	69.5774	118,281.58 t	02/19/14	(1,559 58)	1776	Long-Term
	300.0000	65.4800	19,644.00 t	11/03/14	954.00	1519	Long-Term
	900 0000	50.0800	45,072.00 t	12/29/15	16,722.00	1098	Long-Term
Cost Basis			*182,997.58*				

Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis data may be incomplete or unavailable for some of your holdings.
Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement

Investment Detail - Equities (continued)

Equities (continued)	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
HD SUPPLY HLDGS INC	**6,500.0000**	**37.52000**	**243,880.00**	**2%**	**54,459.60**	**N/A**	**N/A**
SYMBOL: HDS	2,800.0000	30.3405	84,953.40 t	03/25/15	20,102.60	1377	Long-Term
	1,200.0000	30.4200	36,504.00 t	12/29/15	8,520.00	1098	Long-Term
	2,500.0000	27.1852	67,963.00 t	02/25/16	25,837 00	1040	Long-Term
Cost Basis			*189,420.40*				
HONEYWELL INTL INC	**1,400.0000**	**132.12000**	**184,968.00**	**1%**	**57,291.18**	**2.48%**	**4,592.00**
SYMBOL: HON	1,200.0000	91.0110	109,213.30 t	03/05/14	49,330.70	1762	Long-Term
	200.0000	92.3176	18,463.52 t	11/05/14	7,960.48	1517	Long-Term
Cost Basis			*127,676.82*				
KEYCORP INC	**15,000.0000**	**14.78000**	**221,700.00**	**2%**	**48,506.32**	**4.60%**	**10,200.00**
SYMBOL: KEY	4,400.0000	13 8586	60,977.84 t	02/11/15	4,054.16	1419	Long-Term
	10,600.0000	10.5864	112,215.84 t	02/25/16	44,452.16	1040	Long-Term
Cost Basis			*173,193.68*				
MORGAN STANLEY	**4,200.0000**	**39.65000**	**166,530.00**	**1%**	**17,852.67**	**3.02%**	**5,040.00**
SYMBOL: MS	3,967.0000	35.1868	139,586.43 t	11/26/14	17,705.12	1496	Long-Term
	233.0000	39.0167	9,090 90	12/20/18	147.55	11	Short-Term
Cost Basis			*148,677.33*				
ORACLE CORP	**4,400.0000**	**45.15000**	**198,660.00**	**1%**	**25,363.00**	**1.68%**	**3,344.00**
SYMBOL: ORCL	2,500.0000	38 1400	95,350.00 t	02/19/14	17,525.00	1776	Long-Term
	400.0000	38.8675	15,547.00 t	11/03/14	2,513.00	1519	Long-Term
	1,500.0000	41 6000	62,400.00 t	06/24/15	5,325.00	1286	Long-Term
Cost Basis			*173,297.00*				

Schwab has provided accurate gain and loss information wherever possible for most investments Cost basis data may be incomplete or unavailable for some of your holdings
Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement

Investment Detail - Equities (continued)

Equities (continued)	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
PHILLIPS 66	**2,500.0000**	**86.15000**	**215,375.00**	**2%**	**89,197.97**	**3.71%**	**8,000.00**
SYMBOL: PSX	1,500.0000	36.4372	54,655.81 t	07/18/11	74,569.19	2723	Long-Term
	400.0000	76.3250	30,530.00 t	01/03/14	3,930.00	1823	Long-Term
	600 0000	68.3187	40,991.22 t	12/17/14	10,698.78	1475	Long-Term
Cost Basis			*126,177.03*				
SKYWORKS SOLUTIONS	**2,600.0000**	**67.02000**	**174,252.00**	**1%**	**42,330.41**	**2.26%**	**3,952.00**
SYMBOL: SWKS	1,400.0000	31.1126	43,557.64 t	02/11/14	50,270 36	1784	Long-Term
	700.0000	78.5200	54,964.00 t	12/28/15	(8,050.00)	1099	Long-Term
	500.0000	66.7999	33,399.95	12/20/18	110.05	11	Short-Term
Cost Basis			*131,921 59*				
STANLEY BLACK & DECK	**1,500.0000**	**119.74000**	**179,610.00**	**1%**	**61,815.01**	**2.20%**	**3,960.00**
SYMBOL: SWK	1,000.0000	77 7990	77,799.00 t	10/25/13	41,941.00	1893	Long-Term
	300.0000	79.7433	23,922.99 t	12/18/13	11,999.01	1839	Long-Term
	200 0000	80 3650	16,073.00 t	01/03/14	7,875.00	1823	Long-Term
Cost Basis			*117,794.99*				
SUNTRUST BANKS INC	**3,900.0000**	**50.44000**	**196,716.00**	**1%**	**(18,594.44)**	**3.96%**	**7,800.00**
SYMBOL: STI	3,200 0000	56.1130	179,561.60 t	06/28/17	(18,153.60)	551	Long-Term
	700 0000	51.0697	35,748 84	12/19/18	(440.84)	12	Short-Term
Cost Basis			*215,310.44*				
SYSCO CORP	**2,000.0000**	**62.66000**	**125,320.00**	**<1%**	**5,264.65**	**2.29%**	**2,880.00**
SYMBOL: SYY	2,000.0000	60.0276	120,055.35	02/28/18	5,264.65	306	Short-Term
TE CONNECTIVITY LTD F	**2,600.0000**	**75.63000**	**196,638.00**	**1%**	**35,351.65**	**2.32%**	**4,576.00**
SYMBOL: TEL	1,500 0000	62.1287	93,193.05 t	06/11/14	20,251.95	1664	Long-Term
	1,100.0000	61.9030	68,093.30 t	11/05/14	15,099.70	1517	Long-Term
Cost Basis			*161,286 35*				

Schwab has provided accurate gain and loss information wherever possible for most investments Cost basis data may be incomplete or unavailable for some of your holdings
Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement

Investment Detail - Equities (continued)

Equities (continued)	Quantity Units Purchased	Market Price Cost Per Share	Market Value Cost Basis	% of Account Assets Acquired	Unrealized Gain or (Loss)	Estimated Yield Holding Days	Estimated Annual Income Holding Period
TRAVELERS COMPANIES	**1,400.0000**	**119.75000**	**167,650.00**	**1%**	**42,044.00**	**2.57%**	**4,312.00**
SYMBOL. TRV	1,100.0000	86.7700	95,447.00 [t]	12/18/13	36,278.00	1839	Long-Term
	300 0000	100 5300	30,159.00 [t]	11/03/14	5,766.00	1519	Long-Term
Cost Basis			*125,606.00*				
UNION PACIFIC CORP	**1,700.0000**	**138.23000**	**234,991.00**	**2%**	**148,788.50**	**2.31%**	**5,440.00**
SYMBOL UNP	* 200.0000	62.8700	12,498.50	12/12/12		2265	Long-Term
	* 1,000.0000	31 4350	115,690.00	10/29/14		2265	Long-Term
	500 0000	78.1000	39,050.00 [t]	12/28/15	30,065.00	1099	Long-Term
Cost Basis			167,238.50				
UNITED PARCEL SRVC	**2,000.0000**	**97.53000**	**195,060.00**	**1%**	**36,264.45**	**3.73%**	**7,280.00**
CLASS B	* 700 0000	73.4900	72,096.00	10/29/14		2265	Long-Term
SYMBOL: UPS	* 800 0000	73.4900	58,592.00	12/12/12		2265	Long-Term
	500 0000	97 1211	48,560.55	12/19/18	204.45	12	Short-Term
Cost Basis			~~158,795.55~~ 179,248.55				
UNITED RENTALS INC	**2,000.0000**	**102.53000**	**205,060.00**	**1%**	**41,672.75**	**N/A**	**N/A**
SYMBOL. URI	1,300.0000	74 0869	96,312.97 [t]	12/18/13	36,976.03	1839	Long-Term
	700 0000	95.8204	67,074.28 [t]	04/22/15	4,696 72	1349	Long-Term
Cost Basis			*163,387.25*				
UNITED TECHNOLOGIES	**1,600.0000**	**106.48000**	**170,368.00**	**1%**	**16,807.84**	**2.76%**	**4,704.00**
SYMBOL: UTX	1,600.0000	95 9751	153,560.16 [t]	12/28/15	16,807 84	1099	Long-Term
WALT DISNEY CO	**1,900.0000**	**109.65000**	**208,335.00**	**1%**	**6,117.04**	**1.53%**	**3,192.00**
SYMBOL: DIS	1,900.0000	106.4305	202,217 96	06/22/18	6,117 04	192	Short-Term

Accrued Dividend: 1,672.00

* Donated

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Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this statement.

Investment Detail - Equities (continued)

Equities (continued)	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
ZIMMER BIOMET HLDGS	**1,500.0000**	**103.72000**	**155,580.00**	**1%**	**13,514.49**	**0.92%**	**1,440.00**
SYMBOL. ZBH	1,300 0000	92.2827	119,967.51 t	03/25/14	14,868.49	1742	Long-Term
	200 0000	110.4900	22,098.00 t	11/03/14	(1,354 00)	1519	Long-Term
Cost Basis			*142,065 51*				***Accrued Dividend: 360.00***
Total Equities	**112,600.0000**		**7,276,239.00**	**52%**			**188,422.00**
		Total Cost Basis:	*5.866,091.54*				

Total Accrued Dividend for Equities: 2,032.00

Estimated Annual Income ("EAI") and Estimated Yield ("EY") calculations are for informational purposes only The actual income and yield might be lower or higher than the estimated amounts EY is based upon EAI and the current price of the security and will fluctuate For certain types of securities, the calculations could include a return of principal or capital gains in which case EAI and EY would be overstated EY and EAI are not promptly updated to reflect when an issuer has missed a regular payment or announced changes to future payments, in which case EAI and EY will continue to display at a prior rate

Investment Detail - Exchange Traded Funds

Exchange Traded Funds	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
VANGUARD FTSE EMERGING	**15,000.0000**	**38.10000**	**571,500.00**	**4%**	**236,050.50**	**2.72%**	**15,546.00**
MARKETS ETF	15,000.0000	22.3633	335,449 50 t	11/24/08	236,050 50	3689	Long-Term
SYMBOL: VWO							
Total Exchange Traded Funds	**15,000.0000**		**571,500.00**	**4%**	**236,050.50**		**15,546.00**
		Total Cost Basis:	***335,449.50***				

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Investment Detail - Exchange Traded Funds (continued)

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Investment Detail - Mutual Funds

Equity Funds	Quantity	Market Price	Market Value	% of Account Assets	Average Cost Basis	Cost Basis	Unrealized Gain or (Loss)
STERLING CAPITAL STRATTON MID CAP VALUE I SYMBOL: STRGX	50,303.2420 * 7,237 195 43,066,047	53.54000	2,693,235 58	19%	30.38	213,931.00 1,479,307 80	3
STERLING CAPITAL STRATTON REAL ESTATE I SYMBOL. STMDX	17,171.3030	34 13000	586,056 57	4%	19.54	336,022.43	
STERLING CAPITAL STRATTON SM CAP VALUE I SYMBOL: STSCX	27,809 0120 * 8,143.317 19,665 695	68.05000	1,892,403.27	13%	25 75	279,397.00 572,443.82	
Total Equity Funds	**95,283.5570**		**5,171,695.42**	**37%**		2,881,102.05	
Total Mutual Funds	**95,283.5570**		**5,171,695.42**	**37%**		2,881,102.05	

* Donated

Investment Detail - Other Assets

Other Assets	Quantity / Units Purchased	Market Price / Cost Per Share	Market Value / Cost Basis	% of Account Assets / Acquired	Unrealized Gain or (Loss)	Estimated Yield / Holding Days	Estimated Annual Income / Holding Period
AMERN TOWER CORP	**900.0000**	**158.19000**	**142,371.00**	**1%**	**15,368.13**	**1.99%**	**2,844.00**
REIT	900.0000	141.1143	127,002 87	02/28/18	15,368.13	306	Short-Term
SYMBOL. AMT							***Accrued Dividend: 756.00***
Total Other Assets	**900.0000**		**142,371.00**	**1%**	**15,368.13**		**2,844.00**
		Total Cost Basis:	***127,002.87***				

Total Accrued Dividend for Other Assets 756.00

Estimated Annual Income ("EAI") and Estimated Yield ("EY") calculations are for informational purposes only The actual income and yield might be lower or higher than the estimated amounts EY is based upon EAI and the current price of the security and will fluctuate For certain types of securities, the calculations could include a return of principal or capital gains in which case EAI and EY would be overstated. EY and EAI are not promptly updated to reflect when an issuer has missed a regular payment or announced changes to future payments, in which case EAI and EY will continue to display at a prior rate

Total Investment Detail **14,115,845.04**

Total Account Value **14,115,845.04**
Total Cost Basis 9,209,645.96

Realized Gain or (Loss)

Short Term	Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
FIRST HORIZON NATL: FHN	10,500.0000	06/22/18	12/19/18	139,644 28	198,657 60	(59,013.32)
Total Short Term				**139,644.28**	**198,657.60**	**(59,013.32)**

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Organization Name	Organization Tax Id	Grant Total Paid	Organization Street Address	Organization City	State	Zip Code	Purpose
Alpha-1 Foundation	65-0585415	$10,000	3300 Ponce de Leon Blvd.	Coral Gables	FL	33134	General Operating Support
Alzheimer's Disease Research Foundation	52-2396428	$10,000	34 Washington Street, Suite 310	Wellesley Hills	MA	02481	Research Support
American National Red Cross	53-0196605	$16,000	2221 Chestnut St	Philadelphia	PA	19103	Red Cross House Philadelphia & Disaster Relief Eastern PA
Angel Flight East	23-2705595	$4,000	1501 Narcissa Road	Blue Bell	PA	19422	General Operating Support
Brandywine Valley Summer Series	46-0547441	$2,000	340 E. Hillendale Road	Kennett Sq	PA	19348	General Operating Support
Camp Sunshine	58-1872217	$10,000	1850 Clairmont Road	Decatur	GA	30033	Camp Sunshine App
CASA of Philadelphia	20-0744446	$5,000	1501 Cherry Street	Philadelphia	PA	19102	General Operating Support
Central Schwenkfelder Church	23-1425045	$50,000	2111 Valley Forge Road	Lansdale	PA	19446	General Operating Support
Community Partnership School	20-3195763	$50,000	1936 N Judson St	Philadelphia	PA	19121	General Operating Support
Drake House Inc.	20-0943038	$45,000	10500 Clara Drive	Roswell	GA	30075	General Operating Support
Drake House Inc	20-0943038	$3,000	10500 Clara Drive	Roswell	GA	30075	General Operating Support
Episcopal Community Services	23-1352290	$48,300	225 S 3rd Street	Philadelphia	PA	19119	Wellness Fair, Bridges to Self Sufficiency & Mentoring Program
First Step Staffing Philadelphia, LLC	20-8038859	$25,000	1952 East Allegheny Avenue, 5th Floor	Philadelphia	PA	19134	General Operating Support
GICIA	23-7097778	$4,000	PO Box 446	Boca Grande	FL	33921	General Operating Support
Inter-Faith Housing Alliance	22-2708420	$15,000	31 South Spring Garden Street	Ambler	PA	19002	General Operating Support
Manna on Main Street	23-2287252	$25,000	606 East Main Street, Suite 1001	Lansdale	PA	19446	General Operating Support
Murphy-Harpst Childrens Centers, Inc	58-1543388	$50,000	740 Fletcher St	Cedartown	GA	30125	General Operating Support
Penn State Eberly College of Science	24-6000376	$5,000	430 Thomas Building	University Park	PA	16802	Pre-Medicine Program Support
Samaritan's Purse	58-1437002	$20,000	PO Box 3000	Boone	NC	28607	Hurricane Michael Disaster Relief
Schwenkfelder Library & Heritage Center	23-1465643	$50,000	105 Seminary St.	Pennsburg	PA	18073	Honoring the Past.. Building For the Future Capital Campaign
Silver Springs Martin Luther School	23-2310084	$75,000	512 West Township Line Road	Plymouth Meeting	PA	19462	Classroom & Lobby Renovations
Summit Counseling	58-2424268	$30,000	2750 Alabama Rd., Suite 200	Johns Creek	GA	30022	Counseling Center at Milton
The Will To Live Foundation, Inc	27-3886864	$5,000	5805 State Bridge Rd #G212	Johns Creek	GA	30097	General Operating Support
Theatre Horizon	20-3708656	$10,000	401 DeKalb St	Norristown	PA	19401	General Operating Support
Thomas Jefferson University	23-1352651	$115,522	1020 Walnut St 5th Flr	Philadelphia	PA	19107	The Paul C. Brucker Scholarship Fund
Trustees of the Public School of Germantown	23-1352639	$5,000	P.O Box 287	Ft Washington	PA	19034	General Operating Support
Vetri Community Partnership	26-3552858	$25,000	211 N 13th Street, Suite 303	Philadelphia	PA	19107	General Operating Support
Wayne Art Center	23-6392259	$10,000	413 Maplewood Ave.	Wayne	PA	19087	Meet Me at WAC & General Operating
Wissahickon Hospice of UPHS	23-2152662	$10,000	150 Monument Road, Suite 300	Bala Cynwyd	PA	19004	Children's Bereavement Program
YMCA Camp High Harbour	58-0566253	$25,000	200 Main Street, Suite 108	Gainesville	GA	30501	Infirmary Renovations
Young Life North Fulton	84-0385934	$2,000	Po Box 619	Alpharetta	GA	30009	General Operating Support
Young Life North Fulton	84-0385934	$5,000	Po Box 619	Alpharetta	GA	30009	Event Sponsorship
Total Grants		**$764,822**					

charles SCHWAB

Schwab One® Account of
STRATTON FOUNDATION
23-2508658

Account Number
4903-2262

Report Period
January 1 - December 31, 2018

2018 Year-End Schwab Gain/Loss Report

Form 990-PF, Page 3, Part IV, Line 1

Realized Gain or (Loss)

Accounting Method. High Cost

Short-Term	Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
FIRST HORIZON NATL: FHN	10,500.0000	06/22/18	12/19/18	$139,644.28	$198,657 60	($59,013 32)
Security Subtotal				**$139,644.28**	**$198,657.60**	**($59,013.32)**
Total Short-Term				**$139,644.28**	**$198,657.60**	**($59,013.32)**

Long-Term	Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
ALLERGAN PLC F: AGN	400.0000	09/30/13	12/19/18	$54,432.75	$57,604 00 t	($3,171 25)
ALLERGAN PLC F: AGN	100 0000	11/03/14	12/19/18	$13,608.19	$24,634.00 t	($11,025 81)
ALLERGAN PLC F: AGN	500 0000	12/22/16	12/19/18	$68,040 94	$96,884 50 t	($28,843 56)
Security Subtotal				**$136,081.88**	**$179,122.50**	**($43,040.62)**
CELGENE CORP: CELG	1,500 0000	04/28/17	06/22/18	$119,106 70	$185,774 85 t	($66,668.15)
Security Subtotal				**$119,106.70**	**$185,774.85**	**($66,668.15)**
EXXON MOBIL CORP· XOM	1,600 0000	10/25/16	02/28/18	$123,518 28	$139,106 08 t	($15,587 80)
Security Subtotal				**$123,518.28**	**$139,106.08**	**($15,587.80)**
GARRETT MOTION INC: GTX	120 0000	03/05/14	12/19/18	$1,528 95	$1,225.12 t	$303 83

Please see "Endnotes for Your Account" section for an explanation of the endnote codes and symbols on this report

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2018 Year-End Schwab Gain/Loss Report

Realized Gain or (Loss) (continued)

Accounting Method: High Cost

Long-Term (continued)	Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
GARRETT MOTION INC. GTX	20.0000	11/05/14	12/19/18	$254.82	$207 12 t	$47.70
Security Subtotal				**$1,783.77**	**$1,432.24**	**$351.53**
* HALLIBURTON CO HLDG: HAL - Donated	2,150.0000	10/18/12	12/19/18	$61,771.07	$76,325 00 t	($14,553.93)
HALLIBURTON CO HLDG: HAL	1,400.0000	02/25/15	12/19/18	$40,223.03	$60,746 00 t	($20,522.97)
Security Subtotal				**$101,994.10**	**$137,071.00**	**($35,076.90)**
MATTHEWS PACIFIC TIGER FD INSTL: MIPTX	15,098.2180	06/29/17	12/19/18	$401,743 58	$415,050 00 t	($13,306 42)
Security Subtotal				**$401,743.58**	**$415,050.00**	**($13,306.42)**
METLIFE INC: MET	2,800 0000	03/25/14	06/22/18	$128,773.22	$134,712 94 t	($5,939.72)
Security Subtotal				**$128,773.22**	**$134,712.94**	**($5,939.72)**
MOHAWK INDUSTRIES. MHK	900.0000	11/19/14	11/09/18	$114,384.64	$130,863 33 t	($16,478.69)
Security Subtotal				**$114,384.64**	**$130,863.33**	**($16,478.69)**
MORGAN STANLEY MS	233 0000	11/26/14	12/19/18	$9,471 06	$8,198 55 t	$1,272 51
Security Subtotal				**$9,471.06**	**$8,198.55**	**$1,272.51**
NXP SEMICONDUCTORS FTENDER OFFER EXP· 03/05/1: NXPI	1,300.0000	02/11/15	02/28/18	$162,030.56	$107,542 50 t	$54,488 06

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2018 Year-End Schwab Gain/Loss Report

Realized Gain or (Loss) (continued)

Accounting Method: High Cost

Long-Term (continued)	Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
NXP SEMICONDUCTORS FTENDER OFFER EXP: 03/05/1 NXPI	600 0000	12/28/15	02/28/18	$74,783.33	$51,023 40 t	$23,759 93
NXP SEMICONDUCTORS FTENDER OFFER EXP: 03/05/1· NXPI	800.0000	02/25/16	02/28/18	$99,711.11	$55,453.20 t	$44,257 91
Security Subtotal				**$336,525.00**	**$214,019.10**	**$122,505.90**
POLARIS INDUSTRIES: PII	2,000 0000	08/04/17	12/19/18	$156,859 01	$177,410 80 t	($20,551.79)
Security Subtotal				**$156,859.01**	**$177,410.80**	**($20,551.79)**
RESIDEO TECHNOLOGIES INC REZI	0 3333	11/05/14	10/29/18	$7 09	$5 55 t	$1 54
RESIDEO TECHNOLOGIES INC: REZI	200 0000	03/05/14	12/20/18	$4,256 90	$3,283 09 t	$973.81
RESIDEO TECHNOLOGIES INC· REZI	33.0000	11/05/14	12/20/18	$702 39	$549 49 t	$152.90
Security Subtotal				**$4,966.38**	**$3,838.13**	**$1,128.25**
UNION PACIFIC CORP. UNP	600 0000	06/24/15	11/09/18	$90,387 47	$59,507.88 t	$30,879.59
Security Subtotal				**$90,387.47**	**$59,507.88**	**$30,879.59**
WEYERHAEUSER CO REIT: WY	3,600.0000	09/04/14	12/19/18	$85,578 03	$122,579 28 t	($37,001 25)
WEYERHAEUSER CO REIT: WY	800 0000	11/05/14	12/19/18	$19,017.34	$27,525.60 t	($8,508.26)

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2018 Year-End Schwab Gain/Loss Report

Realized Gain or (Loss) (continued)

Accounting Method: High Cost

Long-Term (continued)		Quantity/Par	Acquired/ Opened	Sold/ Closed	Total Proceeds	Cost Basis	Realized Gain or (Loss)
WEYERHAEUSER CO	REIT· WY	1,000 0000	12/29/15	12/19/18	$23,771 67	$30,660.00 t	($6,888.33)
Security Subtotal					**$128,367.04**	**$180,764.88**	**($52,397.84)**
WHIRLPOOL CORP: WHR		500.0000	04/23/14	06/22/18	$72,025 56	$76,608.20 t	($4,582.64)
WHIRLPOOL CORP: WHR		200.0000	06/04/14	06/22/18	$28,810 22	$28,511 00 t	$299.22
WHIRLPOOL CORP: WHR		300 0000	04/22/15	06/22/18	$43,215.34	$57,913.44 t	($14,698 10)
WHIRLPOOL CORP: WHR		300 0000	02/25/16	06/22/18	$43,215.34	$45,056.97 t	($1,841 63)
Security Subtotal					**$187,266.46**	**$208,089.61**	**($20,823.15)**
Total Long-Term					**$2,041,228.59**	**$2,174,961.89**	**($133,733.30)**
Total Realized Gain or (Loss)					**$2,180,872.87**	**$2,373,619.49**	**($192,746.62)**

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Option Customers Realized gain/loss of underlying securities is adjusted to reflect the premiums of assigned or exercised options

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