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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

2019

Open to Public Inspection

For calendar year 2019, or tax year beginning 01-01-2019, and ending 12-31-2019

Name of foundation
LOR FOUNDATION INC
C/O WJFS
% DAVE KELLY

Number and street (or P.O. box number if mail is not delivered to street address)
PO BOX 5086

City or town, state or province, country, and ZIP or foreign postal code
WEST CHESTER, PA 193800402

G Check all that apply:

☐ Initial return

☐ Initial return of a former public charity

☐ Final return

☐ Amended return

☐ Address change

☐ Name change

H Check type of organization:

☒ Section 501(c)(3) exempt private foundation

☐ Section 4947(a)(1) nonexempt charitable trust

☐ Other taxable private foundation

I Fair market value of all assets at end of year (from Part II, col. (c), line 16) ▶ \$ 331,572,174

J Accounting method:

☒ Cash

☐ Accrual

☐ Other (specify) _____
(Part I, column (d) must be on cash basis.)

A Employer identification number
20-5682977

B Telephone number (see instructions)
(610) 745-6957

C If exemption application is pending, check here ▶ ☐

D 1. Foreign organizations, check here..... ▶ ☐

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

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

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)	0		
	2 Check ▶ <input checked="" type="checkbox"/> if the foundation is not required to attach Sch. B			
	3 Interest on savings and temporary cash investments	31,213	31,213	
	4 Dividends and interest from securities . . .	5,499,898	5,499,898	
	5a Gross rents	2,725,391	2,725,391	
	b Net rental income or (loss) 2,725,391			
	6a Net gain or (loss) from sale of assets not on line 10	2,521,095		
	b Gross sales price for all assets on line 6a 54,047,930			
	7 Capital gain net income (from Part IV, line 2) . . .		2,521,095	
	8 Net short-term capital gain			
	9 Income modifications			
	10a Gross sales less returns and allowances			
b Less: Cost of goods sold				
c Gross profit or (loss) (attach schedule)				
11 Other income (attach schedule)		1,065,719		
12 Total. Add lines 1 through 11	10,777,597	11,843,316		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc.	0		
	14 Other employee salaries and wages	804,574		804,574
	15 Pension plans, employee benefits	309,527		309,527
	16a Legal fees (attach schedule)			
	b Accounting fees (attach schedule)			
	c Other professional fees (attach schedule)	2,100,306	1,197,515	902,791
	17 Interest			
	18 Taxes (attach schedule) (see instructions)	858,092	798,697	59,395
	19 Depreciation (attach schedule) and depletion	1,347,017	1,341,641	
	20 Occupancy	66,940		66,940
	21 Travel, conferences, and meetings	92,300		92,300
	22 Printing and publications			
	23 Other expenses (attach schedule)	855,544	743,499	112,045
	24 Total operating and administrative expenses. Add lines 13 through 23	6,434,300	4,081,352	2,347,572
	25 Contributions, gifts, grants paid	16,231,162		16,231,162
	26 Total expenses and disbursements. Add lines 24 and 25	22,665,462	4,081,352	18,578,734
	27 Subtract line 26 from line 12:			
	a Excess of revenue over expenses and disbursements	-11,887,865		
	b Net investment income (if negative, enter -0-)		7,761,964	
c Adjusted net income (if negative, enter -0-)				

For Paperwork Reduction Act Notice, see instructions.

Cat. No. 11289X

Form 990-PF (2019)

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	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing			
	2 Savings and temporary cash investments	13,597,098	32,741,921	32,741,921
	3 Accounts receivable ▶ <u>14,855</u>			
	Less: allowance for doubtful accounts ▶ _____	44,874	14,855	14,855
	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	23,345	21,663	21,663
	10a Investments—U.S. and state government obligations (attach schedule)	63,618,130	68,667,790	68,667,790
	b Investments—corporate stock (attach schedule)	102,775,928	101,640,924	101,640,924
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment: basis ▶ <u>34,334,610</u>			
Less: accumulated depreciation (attach schedule) ▶ <u>2,382,623</u>	32,781,910	31,951,987	31,951,987	
12 Investments—mortgage loans				
13 Investments—other (attach schedule)	96,825,921	93,636,564	93,636,564	
14 Land, buildings, and equipment: basis ▶ <u>2,904,307</u>				
Less: accumulated depreciation (attach schedule) ▶ <u>12,887</u>	2,858,656	2,891,420	2,891,420	
15 Other assets (describe ▶ _____)	1,022,050	5,050	5,050	
16 Total assets (to be completed by all filers—see the instructions. Also, see page 1, item I)	313,547,912	331,572,174	331,572,174	
Liabilities	17 Accounts payable and accrued expenses	704,705	390,027	
	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)	704,705	390,027	
Net Assets or Fund Balances	Foundations that follow FASB ASC 958, check here ▶ <input type="checkbox"/>			
	and complete lines 24, 25, 29 and 30.			
	24 Net assets without donor restrictions			
	25 Net assets with donor restrictions			
	Foundations that do not follow FASB ASC 958, check here ▶ <input checked="" type="checkbox"/>			
	and complete lines 26 through 30.			
	26 Capital stock, trust principal, or current funds			
	27 Paid-in or capital surplus, or land, bldg., and equipment fund			
28 Retained earnings, accumulated income, endowment, or other funds	312,843,207	331,182,147		
29 Total net assets or fund balances (see instructions)	312,843,207	331,182,147		
30 Total liabilities and net assets/fund balances (see instructions) .	313,547,912	331,572,174		

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 29 (must agree with end-of-year figure reported on prior year's return)	1	312,843,207
2 Enter amount from Part I, line 27a	2	-11,887,865
3 Other increases not included in line 2 (itemize) ▶ _____	3	30,226,805
4 Add lines 1, 2, and 3	4	331,182,147
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 29 .	6	331,182,147

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.)
1a			

(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			
b			
c			
d			
e			

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

2 Capital gain net income or (net capital loss)	2	2,521,095
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	

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))
2018	17,178,015	328,386,292	0.05231
2017	17,472,883	328,480,604	0.053193
2016	16,898,089	316,676,656	0.053361
2015	17,563,784	340,232,509	0.051623
2014	17,035,241	362,957,925	0.046934
2 Total of line 1, column (d)		2	0.257421
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	0.051484
4 Enter the net value of noncharitable-use assets for 2019 from Part X, line 5		4	325,975,314
5 Multiply line 4 by line 3		5	16,782,513
6 Enter 1% of net investment income (1% of Part I, line 27b)		6	77,620
7 Add lines 5 and 6		7	16,860,133
8 Enter qualifying distributions from Part XII, line 4		8	18,578,734

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 <input type="checkbox"/> 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 <input checked="" type="checkbox"/> and enter 1% of Part I, line 27b	1	77,620
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	77,620
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	77,620
6	Credits/Payments:		
a	2019 estimated tax payments and 2018 overpayment credited to 2019	6a	131,879
b	Exempt foreign organizations—tax withheld at source	6b	
c	Tax paid with application for extension of time to file (Form 8868)	6c	75,000
d	Backup withholding erroneously withheld	6d	
7	Total credits and payments. Add lines 6a through 6d.	7	206,879
8	Enter any penalty for underpayment of estimated tax. Check here <input type="checkbox"/> 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	129,259
11	Enter the amount of line 10 to be: Credited to 2020 estimated tax ▶ 129,259 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). <i>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.</i>	1b	No
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? <i>If "Yes," attach a detailed description of the activities.</i>	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? <i>If "Yes," attach a conformed copy of the changes</i> 	3	No
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?	4a	No
b If "Yes," has it filed a tax return on Form 990-T for this year?	4b	
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? <i>If "Yes," attach the statement required by General Instruction T.</i> 	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? <i>If "Yes," complete Part II, col. (c), and Part XV.</i>	7	Yes
8a Enter the states to which the foundation reports or with which it is registered (see instructions) ▶ PA, WY		
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? <i>If "No," attach explanation .</i>	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 2019 or the taxable year beginning in 2019? See the instructions for Part XIV. <i>If "Yes," complete Part XIV</i>	9	No
10 Did any persons become substantial contributors during the tax year? <i>If "Yes," attach a schedule listing their names and addresses.</i>	10	No

Part VII-A Statements Regarding Activities (continued)

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule. See instructions.	11		No
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement. See instructions.	12	Yes	
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address LORFOUNDATION.ORG	13	Yes	
14	The books are in care of DAVE KELLY Telephone no. (610) 745-6957			

Located at **933 SOUTH HIGH STREET West Chester PA** ZIP+4 **19832**

15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 —check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the year 15		
16	At any time during calendar year 2019, 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?	Yes	No
	See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign country CA, GM	Yes	

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

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

		Yes	No
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/>	1b	No
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 2019? <input type="checkbox"/>	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 2019, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2019? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/>	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b	If "Yes," did it have excess business holdings in 2019 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 2019.) <input type="checkbox"/>	3b	
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a	No
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2019?	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))?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(2)	Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(3)	Provide a grant to an individual for travel, study, or other similar purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(4)	Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
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? If "Yes," attach the statement required by Regulations section 53.4945–5(d).	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? If "Yes" to 6b, file Form 8870.		6b No
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b	If "Yes", did the foundation receive any proceeds or have any net income attributable to the transaction?		7b
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
AMY E WYSS PO BOX 5086 WEST CHESTER, PA 193800402	BOARD CHAIR & PRESIDENT 5.0	0	0	0
ED JARAMILLO PO BOX 5086 WEST CHESTER, PA 193800402	BOARD MEMBER & SECRETARY 5.0	0	0	0
ROBERT DONOHUE PO BOX 5086 WEST CHESTER, PA 193800402	BOARD MEMBER & TREASURER 5.0	0	0	0
GARY WILMOT PO BOX 5086 WEST CHESTER, PA 193800402	BOARD MEMBER 5.0	0	0	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
JACOB CALDWELL P O BOX 5086 WEST CHESTER, PA 19380	PROGRAM OFFICER 45.0	112,624	35,809	
KRISTA BURDICK P O BOX 5086 WEST CHESTER, PA 19380	COMMUNITY ENGAGEMENT 45.0	67,559	32,690	
JOAN MCGRATH P O BOX 5086 WEST CHESTER, PA 19380	CHIEF PROGRAM OFFCR 45.0	204,400	41,964	
KORENNA WILSON P O BOX 5086 WEST CHESTER, PA 19380	MEDIA OFFICER 45.0	143,080	30,260	
GARY WILMOT P O BOX 5086 WEST CHESTER, PA 19380	EXECUTIVE DIRECTOR 45.0	67,401	8,208	

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
MORGAN STANLEY 1 FAWCETT PLACE GREENWICH, CT 06830	Investment Managemen	768,718
GMMB 1200 WESTLAKD AVE NORTH SEATTLE, WA 98109	Communications	472,565
WJFS Inc P O Box 5086 WEST CHESTER, PA 19380	Professional Service	132,822
MEKANIC LLC 1240 N PITT STREET ALEXANDRIA, VA 22314	CONSULTING	204,285
Greystar Southeast LLC 1871 Ashley River Road CHARLESTON, SC 29407	Real Estate Mgmt	334,509
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	296,726,169
b	Average of monthly cash balances.	1b	0
c	Fair market value of all other assets (see instructions).	1c	34,213,236
d	Total (add lines 1a, b, and c).	1d	330,939,405
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation).	1e	
2	Acquisition indebtedness applicable to line 1 assets.	2	0
3	Subtract line 2 from line 1d.	3	330,939,405
4	Cash deemed held for charitable activities. Enter 1 1/2% of line 3 (for greater amount, see instructions).	4	4,964,091
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	325,975,314
6	Minimum investment return. Enter 5% of line 5.	6	16,298,766

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	16,298,766
2a	Tax on investment income for 2019 from Part VI, line 5.	2a	77,620
b	Income tax for 2019. (This does not include the tax from Part VI.).	2b	
c	Add lines 2a and 2b.	2c	77,620
3	Distributable amount before adjustments. Subtract line 2c from line 1.	3	16,221,146
4	Recoveries of amounts treated as qualifying distributions.	4	1,960,980
5	Add lines 3 and 4.	5	18,182,126
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	18,182,126

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	18,578,734
b	Program-related investments—total from Part IX-B.	1b	0
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes.	2	0
3	Amounts set aside for specific charitable projects that satisfy the:		
a	Suitability test (prior IRS approval required).	3a	0
b	Cash distribution test (attach the required schedule).	3b	0
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	18,578,734
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	77,620
6	Adjusted qualifying distributions. Subtract line 5 from line 4.	6	18,501,114

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 2018	(c) 2018	(d) 2019
1 Distributable amount for 2019 from Part XI, line 7				18,182,126
2 Undistributed income, if any, as of the end of 2019:				
a Enter amount for 2018 only.			18,122,414	
b Total for prior years: 2017, 2016, 2015				
3 Excess distributions carryover, if any, to 2019:				
a From 2014.				
b From 2015.				
c From 2016.				
d From 2017.				
e From 2018.	0			
f Total of lines 3a through e.	0			
4 Qualifying distributions for 2019 from Part XII, line 4: ► \$ 18,578,734				
a Applied to 2018, but not more than line 2a			18,122,414	
b Applied to undistributed income of prior years (Election required—see instructions).				
c Treated as distributions out of corpus (Election required—see instructions).				
d Applied to 2019 distributable amount.				456,320
e Remaining amount distributed out of corpus	0			
5 Excess distributions carryover applied to 2019. (If an amount appears in column (d), the same amount must be shown in column (a).)	0			0
6 Enter the net total of each column as indicated below:	0			
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 2018. Subtract line 4a from line 2a. Taxable amount—see instructions.				
f Undistributed income for 2019. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2020.				17,725,806
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 2014 not applied on line 5 or line 7 (see instructions).				
9 Excess distributions carryover to 2020. Subtract lines 7 and 8 from line 6a.	0			
10 Analysis of line 9:				
a Excess from 2015.				
b Excess from 2016.				
c Excess from 2017.				
d Excess from 2018.				
e Excess from 2019.	0			

Part XIV

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2019, 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)

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

Part XV

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 email address of the person to whom applications should be addressed:

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

c Any submission deadlines:

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

Part XV **Supplementary Information** (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

<div>Recipient</div> <div>Name and address (home or business)</div>	<div>If recipient is an individual, show any relationship to any foundation manager or substantial contributor</div>	<div>Foundation status of recipient</div>	<div>Purpose of grant or contribution</div>	<div>Amount</div>
a <i>Paid during the year</i> SEE ATTACHED SCHEDULE See Attached Schedule Various, PA 19380	NONE	PC	CHARITABLE CONTRIBUTION	16,231,162
Total			▶ 3a	16,231,162
b <i>Approved for future payment</i>				
Total			▶ 3b	

Enter gross amounts unless otherwise indicated.

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	31,213	
4 Dividends and interest from securities.			14	5,499,898	
5 Net rental income or (loss) from real estate:					
a Debt-financed property.					
b Not debt-financed property.			16	2,725,391	
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	2,521,095	
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).				10,777,597	
13 Total. Add line 12, columns (b), (d), and (e). (See worksheet in line 13 instructions to verify calculations.)			13		10,777,597

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

[illegible]

Part XVII

	Yes	No
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1a(1)	No
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1a(2)	No
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1b(1)	No
--------------	-----------

1b(2)		No
--------------	--	-----------

1b(3)		No
--------------	--	-----------

1b(4)		No
--------------	--	-----------

1b(5)		No
--------------	--	-----------

1b(6)		No
--------------	--	-----------

1c		No
----	--	----

value
ue

[illegible]

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

<p>Sign Here</p> <p>*****</p> <p>_____</p> <p>Signature of officer or trustee</p>	<p>2020-11-16</p> <p>_____</p> <p>Date</p>	<p>*****</p> <p>_____</p> <p>Title</p>
--	--	--

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

Paid Preparer Use Only					
	Firm's name ▶				Firm's EIN ▶
	Firm's address ▶				Phone no.

TY 2019 Contractor Compensation Explanation**Name:** LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977

Contractor	Explanation
MORGAN STANLEY	INVESTMENT MANAGEMENT
GMMB	BRANDING,IMAGING,MEDIA CONSULTING AND OTHER COMMUNICATIONS ACTIVITIES
WJFS Inc	ACCOUNTING, LEGAL, TAX, INVESTMENT ADVISORY
MEKANIC LLC	BRAND BUILDING, STRATEGY AND CONSULTING
Greystar Southeast LLC	Investment real estate property management and operations services

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2019 Depreciation Schedule

Name: LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

TY 2019 Gain/Loss from Sale of Other Assets Schedule

Name: LOR FOUNDATION INC
C/O WJFS
EIN: 20-5682977

Gain Loss Sale Other Assets Schedule

Name	Date Acquired	How Acquired	Date Sold	Purchaser Name	Gross Sales Price	Basis	Basis Method	Sales Expenses	Total (net)	Accumulated Depreciation
PUBLICLY TRADED SECURITIES					54,047,930	51,526,835			2,521,095	

TY 2019 Investments Corporate Stock Schedule

Name: LOR FOUNDATION INC
C/O WJFS

EIN: 20-5682977

Investments Corporation Stock Schedule

Name of Stock	End of Year Book Value	End of Year Fair Market Value
MORGAN STANLEY - EQUITIES	101,640,924	101,640,924

TY 2019 Investments Government Obligations Schedule

Name: LOR FOUNDATION INC
C/O WJFS

EIN: 20-5682977

**US Government Securities - End
of Year Book Value:**

**US Government Securities - End
of Year Fair Market Value:**

**State & Local Government
Securities - End of Year Book
Value:**

68,667,790

**State & Local Government
Securities - End of Year Fair
Market Value:**

68,667,790

TY 2019 Investments - Other Schedule**Name:** LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977**Investments Other Schedule 2**

Category/ Item	Listed at Cost or FMV	Book Value	End of Year Fair Market Value
MORGAN STANLEY - ALTERNATIVES		93,636,564	93,636,564

TY 2019 Other Assets Schedule

Name: LOR FOUNDATION INC
C/O WJFS

EIN: 20-5682977

Other Assets Schedule

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
PRI LOAN	1,017,000		
OTHER LONG TERM ASSETS	5,050	5,050	5,050

TY 2019 Other Expenses Schedule**Name:** LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
OFFICE EXPENSES & SUPPLIES	59,991			59,991
TELEPHONE & UTILITIES	11,061			11,061
INSURANCE	76,293	70,278		6,015
DUES & SUBSCRIPTIONS	33,050			33,050
REPAIRS & MAINTENANCE	1,928			1,928
REAL ESTATE INVESTMENT EXPENSE	673,221	673,221		

TY 2019 Other Income Schedule

Name: LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977

Other Income Schedule

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
Subpart F Income		1,065,719	

TY 2019 Other Increases Schedule**Name:** LOR FOUNDATION INC

C/O WJFS

EIN: 20-5682977

Description	Amount
UNREALIZED GAIN ON INVESTMENTS	30,226,805

TY 2019 Other Professional Fees Schedule

Name: LOR FOUNDATION INC
C/O WJFS

EIN: 20-5682977

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
CONSULTING FEES	902,791			902,791
INVESTMENT MANAGEMENT	863,006	863,006		
REAL ESTATE MANAAGMENT	334,509	334,509		

TY 2019 Taxes Schedule

Name: LOR FOUNDATION INC
C/O WJFS

EIN: 20-5682977

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
PROPERTY TAXES	570,995	561,600		9,395
FEDERAL TAXES	50,000			50,000
FOREIGN TAXES	237,097	237,097		

**THE LOR FOUNDATION INC.
20-5682977
ATTACHMENT TO 990-PF
2019 GRANTS PAID**

<u>Organization Name</u>	<u>Address</u>	<u>Status</u>	<u>Purpose</u>	<u>Amount</u>
Amigos Bravos	PO Box 238, 114 Des Georges Place, Taos NM 87571	Public Charity	Charitable Contribution	64,000
Bridges Project for Education	Box 308, Taos NM 87571	Public Charity	Charitable Contribution	3,000
The Communications Network	1717 N Naper Blvd, Naperville, IL 60563	Public Charity	Charitable Contribution	5,000
Community Builders	817 Colorado Ave., Glenwood Springs CO 81601	Public Charity	Charitable Contribution	527,733
Enchanted Trails Association	Box 512, Arroyo Hondo NM 87513	Public Charity	Charitable Contribution	3,000
Friends of the Pend Doreille Bay Trail	PO Box 1607, Sandpoint, ID 83864	Public Charity	Charitable Contribution	1,000
Jackson Hole Land Trust	PO Box 2897, Jackson WY 83001	Public Charity	Charitable Contribution	573,334
JP Morgan Charitable Giving Fund	270 Park Ave., New York NY 10017	Public Charity	Charitable Contribution	14,300,000
Locology	HC 81, Questa, NM 87556	Public Charity	Charitable Contribution	16,200
Not Forgotten Outreach Inc.	461Valverde Commons, Taos NM 87571	Public Charity	Charitable Contribution	11,395
The Paseo Project	107 Civic Plaza Dr Taos NM 87571	Public Charity	Charitable Contribution	24,000
Rocky Mountain Youth Corps	PO Box 775504, Steamboat Springs CO 80477	Public Charity	Charitable Contribution	3,000
Rural Community Assistance Partnership	1701 K St., Washington DC, 20006	Public Charity	Charitable Contribution	5,000
Solutions Journalism Network	79 Madison Avenue, New York NY 10016	Public Charity	Charitable Contribution	500,000
Taos Community Foundation	115 La Posta Rd, Taos NM 87571	Public Charity	Charitable Contribution	12,000
Taos Land Trust	PO Box 376, Taos NM 87571	Public Charity	Charitable Contribution	75,500
Taos Valley Acequia Association	202 Chamisa Rd., Taos NM 87571	Public Charity	Charitable Contribution	2,000
Trout Unlimited	PO Box 32952, Santa Fe NM 87594	Public Charity	Charitable Contribution	95,000
Twirl	255 Camino de la Placita, Taos NM 87571	Public Charity	Charitable Contribution	10,000
Total				16,231,162