

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](http://www.irs.gov/Form990PF) for instructions and the latest information.

**2022****Open to Public Inspection****For calendar year 2022, or tax year beginning 01-01-2022, and ending 12-31-2022**

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		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 ► <input type="checkbox"/>	
<b>G</b> Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		<b>D</b> 1. Foreign organizations, check here ..... ► <input type="checkbox"/> 2. Foreign organizations meeting the 85% test, check here and attach computation ... ► <input type="checkbox"/>	
<b>H</b> Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		<b>E</b> If private foundation status was terminated under section 507(b)(1)(A), check here ..... ► <input type="checkbox"/> <b>F</b> If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ..... ► <input type="checkbox"/>	
I Fair market value of all assets at end of year (from Part II, col. (c), line 16) ►\$ <u>17,555,931</u>	J Accounting method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ <i>(Part I, column (d) must be on cash basis.)</i>		

<b>Part I Analysis of Revenue and Expenses</b> <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions).)</i>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
<b>Revenue</b>	1 Contributions, gifts, grants, etc., received (attach schedule)				
	2 Check ► <input checked="" type="checkbox"/> if the foundation is not required to attach Sch. B				
	3 Interest on savings and temporary cash investments	328	328	328	
	4 Dividends and interest from securities	297,854	297,854	297,854	
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10	760,637			
	b Gross sales price for all assets on line 6a	1,721,648			
	7 Capital gain net income (from Part IV, line 2)		760,637		
	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)				
	<b>12 Total.</b> Add lines 1 through 11	1,058,819	1,058,819	298,182	
<b>Operating and Administrative Expenses</b>	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)	3,300		3,300	
	c Other professional fees (attach schedule)	124,549	45,639	124,549	78,910
	17 Interest				
	18 Taxes (attach schedule) (see instructions)	18,616		18,616	
	19 Depreciation (attach schedule) and depletion				
	20 Occupancy				
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses (attach schedule)	8,049		8,049	8,049
	<b>24 Total operating and administrative expenses.</b>				
	Add lines 13 through 23	154,514	45,639	154,514	86,959
	<b>25 Contributions, gifts, grants paid</b>	785,028			785,028
	<b>26 Total expenses and disbursements.</b> Add lines 24 and 25	939,542	45,639	154,514	871,987
	<b>27 Subtract line 26 from line 12:</b>				
	a <b>Excess of revenue over expenses and disbursements</b>	119,277			
	b <b>Net investment income</b> (if negative, enter -0-)		1,013,180		
	c <b>Adjusted net income</b> (if negative, enter -0-)			143,668	

<b>Part II</b> <b>Balance Sheets</b>		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
<b>Assets</b>					
1	Cash—non-interest-bearing . . . . .				
2	Savings and temporary cash investments . . . . .	540,296	1,015,948	1,015,948	
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) . . . . .	8,323,896	8,287,731	15,432,284	
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) . . . . .	1,132,888	812,676	1,107,699	
14	Land, buildings, and equipment: basis ►				
	Less: accumulated depreciation (attach schedule) ►				
15	Other assets (describe ►) . . . . .				
16	<b>Total assets</b> (to be completed by all filers—see the instructions. Also, see page 1, item I)	9,997,080	10,116,355	17,555,931	
<b>Liabilities</b>					
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	<b>Total liabilities</b> (add lines 17 through 22) . . . . .	0			
<b>Net Assets or Fund Balances</b>					
24	Net assets without donor restrictions . . . . .	9,997,080	10,116,355		
25	Net assets with donor restrictions . . . . .				
	<b>Foundations that do not follow FASB ASC 958, check here ►</b> <input type="checkbox"/>				
	<b>and complete lines 24, 25, 29 and 30.</b>				
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				
29	<b>Total net assets or fund balances</b> (see instructions) . . . . .	9,997,080	10,116,355		
30	<b>Total liabilities and net assets/fund balances</b> (see instructions) . . . . .	9,997,080	10,116,355		

**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	9,997,080
2	Enter amount from Part I, line 27a . . . . .	2	119,277
3	Other increases not included in line 2 (itemize) ►	3	
4	Add lines 1, 2, and 3 . . . . .	4	10,116,357
5	Decreases not included in line 2 (itemize) ►	5	2
6	Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 29 . . . . .	6	10,116,355

**Part IV Capital Gains and Losses for Tax on Investment Income**

<b>(a)</b> 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>(b)</b> How acquired P—Purchase D—Donation	<b>(c)</b> Date acquired (mo., day, yr.)	<b>(d)</b> Date sold (mo., day, yr.)
<b>1a</b> See Additional Data Table				
<b>b</b>				
<b>c</b>				
<b>d</b>				
<b>e</b>				
<b>(e)</b> Gross sales price	<b>(f)</b> Depreciation allowed (or allowable)	<b>(g)</b> Cost or other basis plus expense of sale	<b>(h)</b> Gain or (loss) (e) plus (f) minus (g)	
<b>a</b> See Additional Data Table				
<b>b</b>				
<b>c</b>				
<b>d</b>				
<b>e</b>				
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			<b>(I)</b> Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))	
<b>(i)</b> F.M.V. as of 12/31/69	<b>(j)</b> Adjusted basis as of 12/31/69	<b>(k)</b> Excess of col. (i) over col. (j), if any		
<b>a</b> See Additional Data Table				
<b>b</b>				
<b>c</b>				
<b>d</b>				
<b>e</b>				
<b>2</b> 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 }		<b>2</b>	760,637
<b>3</b> 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			<b>3</b>	-2,155

**Part V 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.	1	14,083
	Date of ruling or determination letter: _____ (attach copy of letter if necessary—see instructions)		
b	All other domestic foundations enter 1.39% (0.0139) of line 27b. Exempt foreign organizations enter 4% (0.04) of Part I, line 12, col. (b)	2	
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	3	
3	Add lines 1 and 2. . . . .	4	
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only. Others enter -0-)	5	
5	<b>Tax based on investment income.</b> Subtract line 4 from line 3. If zero or less, enter -0- . . . . .	14,083	
6	Credits/Payments:		
a	2022 estimated tax payments and 2021 overpayment credited to 2022	6a	14,200
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	14,200
8	Enter any <b>penalty</b> for underpayment of estimated tax. Check here <input checked="" type="checkbox"/> if Form 2221 is attached. 	8	
9	<b>Tax due.</b> If the total of lines 5 and 8 is more than line 7, enter <b>amount owed</b> . . . . . ►	9	
10	<b>Overpayment.</b> If line 7 is more than the total of lines 5 and 8, enter the <b>amount overpaid</b> . . . . . ►	10	117
11	Enter the amount of line 10 to be: <b>Credited to 2023 estimated tax</b> ► 117	11	Refunded ►

**Part VI-A Statements Regarding Activities**

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? . . . . .	Yes	No
1a		No	
1b	Did it spend more than \$100 during the year (either directly or indirectly) for political purposes? See the instructions for the definition. . . . .	Yes	No
1b	<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>		
1c	Did the foundation file <b>Form 1120-POL</b> for this year? . . . . .	Yes	No
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? . . . . .	Yes	No
2	<i>If "Yes," attach a detailed description of the activities.</i>		
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> . . . . .	Yes	No
3		No	
4a	Did the foundation have unrelated business gross income of \$1,000 or more during the year? . . . . .	Yes	No
4a		No	
b	If "Yes," has it filed a tax return on <b>Form 990-T</b> for this year? . . . . .	Yes	No
4b		No	
5	Was there a liquidation, termination, dissolution, or substantial contraction during the year? . . . . .	Yes	No
5	<i>If "Yes," attach the statement required by General Instruction T.</i>		
6	Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either:	Yes	
6	• By language in the governing instrument, or		
6	• 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 XIV.</i> . . . . .	Yes	
7		Yes	
8a	Enter the states to which the foundation reports or with which it is registered (see instructions)		
8a	► 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? <i>If "No," attach explanation.</i> . . . . .	Yes	
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 2022 or the taxable year beginning in 2022? See the instructions for Part XIII. <i>If "Yes," complete Part XIII</i> . . . . .	Yes	No
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> . . . . .	Yes	No
10		No	

**Part VI-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	No
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► <a href="http://www.pembrokephilanthropy.net/clients.html">www.pembrokephilanthropy.net/clients.html</a>	13	Yes
14	The books are in care of ► <u>CAROL BEERS</u>	Telephone no. ► (610) 896-3868	
Located at ► <u>PO BOX 100 BLUE BELL PA</u>			ZIP+4 ► <u>19422</u>
15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of <b>Form 1041</b> —check here. . . . .	► <input type="checkbox"/>	15
16	At any time during calendar year 2022, 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? . . . . . See the instructions for exceptions and filing requirements for FinCEN Form 114. If "Yes", enter the name of the foreign country ►	16	Yes No

**Part VI-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?. . . . . (2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person?. . . . . (3) Furnish goods, services, or facilities to (or accept them from) a disqualified person?. . . . . (4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person?. . . . . (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?). . . . . (6) Agree to pay money or property to a government official? ( <b>Exception.</b> 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.). . . . .	1a(1) 1a(2) 1a(3) 1a(4) 1a(5) 1a(6)	No
b	If any answer is "Yes" to 1a(1)–(6), did <b>any</b> 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
c	Organizations relying on a current notice regarding disaster assistance check here. . . . . ► <input type="checkbox"/>		
d	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 2022? . . . . .	1d	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 2022, did the foundation have any undistributed income (Part XII, lines 6d and 6e) for tax year(s) beginning before 2022? . . . . . If "Yes," list the years ► 20____, 20____, 20____, 20____	2a	No
b	Are there any years listed in 2a for which the foundation is <b>not</b> 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 <b>all</b> years listed, answer "No" and attach statement—see instructions.) . . . . .	2b	
c	If the provisions of section 4942(a)(2) are being applied to <b>any</b> 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? . . . . .	3a	No
b	If "Yes," did it have excess business holdings in 2022 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 2022.) . . . . .	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 2022? . . . . .	4b	No

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

5a	During the year did the foundation pay or incur any amount to:	Yes	No
(1)	Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))?. . . . .	5a(1)	No
(2)	Influence the outcome of any specific public election (see section 4955); or to carry on, directly or indirectly, any voter registration drive?. . . . .	5a(2)	No
(3)	Provide a grant to an individual for travel, study, or other similar purposes?. . . . .	5a(3)	No
(4)	Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? See instructions. . . . .	5a(4)	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?. . . . .	5a(5)	No
b	If any answer is "Yes" to 5a(1)–(5), did <b>any</b> 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	Organizations relying on a current notice regarding disaster assistance check . . . . . ►		
d	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?. . . . .	5d	
	<i>If "Yes," attach the statement required by Regulations section 53.4945–5(d).</i>		
6a	Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?. . . . .	6a	No
b	Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract?. . . . . <i>If "Yes" to 6b, file Form 8870.</i>	6b	No
7a	At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction?	7a	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?. . . . .	8	No

**Part VII 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
See Additional Data Table				
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				
<b>Total</b> number of other employees paid over \$50,000. . . . .				

**Part VII** **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		
<b>Total</b> number of others receiving over \$50,000 for professional services. . . . . ►		

**Part VIII-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 VIII-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	
<b>Total.</b> Add lines 1 through 3	►

**Part IX 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	17,676,470
b	Average of monthly cash balances. . . . .	1b	373,442
c	Fair market value of all other assets (see instructions). . . . .	1c	0
d	<b>Total</b> (add lines 1a, b, and c). . . . .	1d	18,049,912
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	18,049,912
4	Cash deemed held for charitable activities. Enter 1.5% (0.015) of line 3 (for greater amount, see instructions). . . . .	4	270,749
5	<b>Net value of noncharitable-use assets.</b> Subtract line 4 from line 3.. . . . .	5	17,779,163
6	<b>Minimum investment return.</b> Enter 5% (0.05) of line 5. . . . .	6	888,958

**Distributable Amount** (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreignorganizations check here ►  and do not complete this part.)

1	Minimum investment return from Part IX, line 6. . . . .	1	888,958
2a	Tax on investment income for 2022 from Part V, line 5. . . . .	2a	14,083
b	Income tax for 2022. (This does not include the tax from Part V.). . . . .	2b	
c	Add lines 2a and 2b. . . . .	2c	14,083
3	Distributable amount before adjustments. Subtract line 2c from line 1. . . . .	3	874,875
4	Recoveries of amounts treated as qualifying distributions. . . . .	4	
5	Add lines 3 and 4. . . . .	5	874,875
6	Deduction from distributable amount (see instructions). . . . .	6	
7	<b>Distributable amount</b> as adjusted. Subtract line 6 from line 5. Enter here and on Part XII, line 1. . . . .	7	874,875

**Part XI 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	871,987
b	Program-related investments—total from Part VIII-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	<b>Qualifying distributions.</b> Add lines 1a through 3b. Enter here and on Part XII, line 4.. . . . .	4	871,987

**Part XII Undistributed Income** (see instructions)

	(a) Corpus	(b) Years prior to 2021	(c) 2021	(d) 2022
<b>1</b> Distributable amount for 2022 from Part X, line 7				874,875
<b>2</b> Undistributed income, if any, as of the end of 2022:				
<b>a</b> Enter amount for 2021 only. . . . .				
<b>b</b> Total for prior years: 20____, 20____, 20____				
<b>3</b> Excess distributions carryover, if any, to 2022:				
<b>a</b> From 2017. . . . .				
<b>b</b> From 2018. . . . .				
<b>c</b> From 2019. . . . .				
<b>d</b> From 2020. . . . .	81,430			
<b>e</b> From 2021. . . . .				
<b>f</b> <b>Total</b> of lines 3a through e. . . . .	81,430			
<b>4</b> Qualifying distributions for 2022 from Part XI, line 4: ► \$ 871,987				
<b>a</b> Applied to 2021, but not more than line 2a				
<b>b</b> Applied to undistributed income of prior years (Election required—see instructions). . . . .				
<b>c</b> Treated as distributions out of corpus (Election required—see instructions). . . . .	0			
<b>d</b> Applied to 2022 distributable amount. . . . .				871,987
<b>e</b> Remaining amount distributed out of corpus				
<b>5</b> Excess distributions carryover applied to 2022. (If an amount appears in column (d), the same amount must be shown in column (a).)	2,888			2,888
<b>6</b> <b>Enter the net total of each column as indicated below:</b>	78,542			
<b>a</b> Corpus. Add lines 3f, 4c, and 4e. Subtract line 5				
<b>b</b> Prior years' undistributed income. Subtract line 4b from line 2b. . . . .				
<b>c</b> 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. . . . .				
<b>d</b> Subtract line 6c from line 6b. Taxable amount—see instructions . . . . .				
<b>e</b> Undistributed income for 2021. Subtract line 4a from line 2a. Taxable amount—see instructions . . . . .				
<b>f</b> Undistributed income for 2022. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2023 . . . . .				0
<b>7</b> 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) . . . . .				
<b>8</b> Excess distributions carryover from 2017 not applied on line 5 or line 7 (see instructions) . . . . .				
<b>9</b> <b>Excess distributions carryover to 2023.</b> Subtract lines 7 and 8 from line 6a . . . . .	78,542			
<b>10</b> Analysis of line 9:				
<b>a</b> Excess from 2018. . . . .				
<b>b</b> Excess from 2019. . . . .				
<b>c</b> Excess from 2020. . . . .	78,542			
<b>d</b> Excess from 2021. . . . .				
<b>e</b> Excess from 2022. . . . .				

**Part XIII Private Operating Foundations** (see instructions and Part VI-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 2022, enter the date of the ruling . . . . . ►				
b	Check box to indicate whether the organization is a private operating foundation described in section <input type="checkbox"/> 4942(j)(3) or <input type="checkbox"/> 4942(j)(5)				
2a	Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part IX for each year listed . . . . .				
b	85% (0.85) of line 2a . . . . .				
c	Qualifying distributions from Part XI, 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 IX, 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 XIV 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 XIV** **Supplementary Information** (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient	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
Name and address (home or business)				
<b>a</b> <i>Paid during the year</i> CASH GRANTS - SEE ATTACHED  SEE ATTACHED SEE ATTACHED, PA 19422	N/A		SEE ATTACHED	785,028
<b>Total</b> . . . . .				► 3a
<b>b</b> <i>Approved for future payment</i>				
<b>Total</b> . . . . .				► 3b

Part XV-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	
<b>1 Program service revenue:</b>					
a					
b					
c					
d					
e					
f					
<b>g Fees and contracts from government agencies</b>					
<b>2 Membership dues and assessments . . . . .</b>					
<b>3 Interest on savings and temporary cash investments . . . . .</b>					
<b>4 Dividends and interest from securities . . . . .</b>			14	328	
<b>5 Net rental income or (loss) from real estate:</b>			14	297,854	
<b>a Debt-financed property. . . . .</b>					
<b>b Not debt-financed property. . . . .</b>					
<b>6 Net rental income or (loss) from personal property</b>					
<b>7 Other investment income . . . . .</b>					
<b>8 Gain or (loss) from sales of assets other than inventory . . . . .</b>			18	760,637	
<b>9 Net income or (loss) from special events:</b>					
<b>10 Gross profit or (loss) from sales of inventory</b>					
<b>11 Other revenue: a</b> _____					
b					
c					
d					
e					
<b>12 Subtotal. Add columns (b), (d), and (e) . . . . .</b>				1,058,819	
<b>13 Total. Add line 12, columns (b), (d), and (e) . . . . .</b>					1,058,819
(See worksheet in line 13 instructions to verify calculations.)					

**Part XV-B Relationship of Activities to the Accomplishment of Exempt Purposes**

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

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:**

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.

**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

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.

<b>Sign Here</b>	*****	2023-03-24	*****	May the IRS discuss this return with the preparer shown below?
				<input type="checkbox"/>
				<b>See instructions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</b>

<b>Paid Preparer Use Only</b>	Print/Type preparer's name  DOROTHY A LACY	Preparer's Signature	Date	Check if self-employed ► <input type="checkbox"/>	PTIN  P00317567
	Firm's name ► BEUCLER KELLY & IRWIN LTD				Firm's EIN ► 23-2371615
	Firm's address ► 125 STRAFFORD AVE STE 116  WAYNE, PA 19087				Phone no. (610) 688-3200

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income**

List and describe the kind(s) of property sold (e.g., real estate, (a) 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 L/T CAPITAL GAIN DISTRIBUTIONS		P	2012-01-01	2022-12-31
1 130 SHS ZIMVIE INC		P	2014-03-25	2022-03-29
20 SHS ZIMVIE INC		P	2014-11-03	2022-03-29
5,000 SHS JPMORGAN ULTRA SHORT INCOME ETF		P	2021-12-14	2022-11-14
160 SHS EMBECTA CORP		P	2017-05-04	2022-11-14
1,000 SHS STANLEY BLACK & DECKER INC		P	2013-10-25	2022-11-14
300 SHS STANLEY BLACK & DECKER INC		P	2013-12-18	2022-11-14
200 SHS STANLEY BLACK & DECKER INC		P	2014-01-03	2022-11-14
2,000 SHS VF CORPORATION		P	2021-06-04	2022-11-14
1,300 SHS FIDELITY NATIONAL INFO		P	2019-11-13	2022-12-16

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

(e) Gross sales price	Depreciation allowed (f) (or allowable)	Cost or other basis (g) plus expense of sale	Gain or (loss) (h) (e) plus (f) minus (g)
930,771			930,771
3,083		2,767	316
474		510	-36
250,445		252,600	-2,155
5,379		3,370	2,009
82,528		77,799	4,729
24,758		23,923	835
16,506		16,073	433
66,862		157,700	-90,838
90,073		173,669	-83,596

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			Gains (Col. (h)) gain minus col. (k), but not less than -0- or (l) Losses (from col.(h))
(i) F.M.V. as of 12/31/69	Adjusted basis (j) as of 12/31/69	Excess of col. (i) (k) over col. (j), if any	
			930,771
			316
			-36
			-2,155
			2,009
			4,729
			835
			433
			-90,838
			-83,596

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income**

List and describe the kind(s) of property sold (e.g., real estate, <b>(a)</b> 2-story brick warehouse; or common stock, 200 shs. MLC Co.)	<b>(b)</b> How acquired P—Purchase D—Donation	<b>(c)</b> Date acquired (mo., day, yr.)	<b>(d)</b> Date sold (mo., day, yr.)
5,000 SHS JPMORGAN ULTRA SHORT INCOME ETF	P	2021-12-14	2022-12-16

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns e - h**

<b>(e)</b> Gross sales price	Depreciation allowed <b>(f)</b> (or allowable)	Cost or other basis <b>(g)</b> plus expense of sale	Gain or (loss) <b>(h)</b> (e) plus (f) minus (g)
250,769		252,600	-1,831

**Form 990PF Part IV - Capital Gains and Losses for Tax on Investment Income - Columns i - l**

Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69			Gains (Col. (h) gain minus col. (k), but not less than -0-) or Losses (from col.(h))
<b>(i)</b> F.M.V. as of 12/31/69	Adjusted basis <b>(j)</b> as of 12/31/69	Excess of col. (i) <b>(k)</b> over col. (j), if any	
			-1,831

**Form 990PF Part VII Line 1 - List all officers, directors, trustees, foundation managers and their compensation**

<b>(a)</b> Name and address	Title, and average hours per week	<b>(c)</b> Compensation <b>(If not paid, enter -0-)</b>	<b>(d)</b> Contributions to employee benefit plans and deferred compensation	Expense account, <b>(e)</b> other allowances
CAROL S BEERS	President 0.00	0		
298 SOUTH ABERDEEN AVENUE WAYNE, PA 19087				
MEGAN MCGINNIS	Trustee 0.00	0		
PO BOX 100 BLUE BELL, PA 19422				
SUSAN MCGINNIS	Vice President 0.00	0		
3130 WATER STREET ROAD EAGLEVILLE, PA 194034532				
JEANNE JENKINS	Vice President 0.00	0		
200 SPRING FALLS ROAD MILTON, GA 300048411				
NATALIE BEERS	Trustee 0.00	0		
PO BOX 100 BLUE BELL, PA 19422				

## TY 2022 Accounting Fees Schedule

**Name:** STRATTON FOUNDATION

**EIN:** 23-2508658

**Software ID:** 22015553

**Software Version:** 2022v5.0

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
BEUCLER KELLY & IRWIN, LTD	3,300	0	3,300	0

## TY 2022 Investments Corporate Stock Schedule

**Name:** STRATTON FOUNDATION

**EIN:** 23-2508658

**Software ID:** 22015553

**Software Version:** 2022v5.0

### Investments Corporation Stock Schedule

Name of Stock	End of Year Book Value	End of Year Fair Market Value
EQUITIES	5,406,629	10,451,979
EQUITY MUTUAL FUNDS	2,881,102	4,980,305

**TY 2022 Investments - Other Schedule****Name:** STRATTON FOUNDATION**EIN:** 23-2508658**Software ID:** 22015553**Software Version:** 2022v5.0**Investments Other Schedule 2**

<b>Category / Item</b>	<b>Listed at Cost or FMV</b>	<b>Book Value</b>	<b>End of Year Fair Market Value</b>
EXCHANGE TRADED FUNDS	AT COST	520,438	766,620
REITS	AT COST	292,238	341,079

## TY 2022 Other Decreases Schedule

**Name:** STRATTON FOUNDATION

**EIN:** 23-2508658

**Software ID:** 2201553

**Software Version:** 2022v5.0

Description	Amount
ROUNDING	2

## TY 2022 Other Expenses Schedule

**Name:** STRATTON FOUNDATION

**EIN:** 23-2508658

**Software ID:** 22015553

**Software Version:** 2022v5.0

### Other Expenses Schedule

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
BOARD MEETING EXPENSES - LUNCH	149		149	149
BOARD MEETING EXPENSES - TRAVEL	691		691	691
D&O INSURANCE	750		750	750
GRANTS MANAGEMENT SOFTWARE LICENSE	5,300		5,300	5,300
MEMBERSHIP DUES	795		795	795
PO BOX RENTAL	364		364	364

## TY 2022 Other Professional Fees Schedule

**Name:** STRATTON FOUNDATION**EIN:** 23-2508658**Software ID:** 22015553**Software Version:** 2022v5.0

<b>Category</b>	<b>Amount</b>	<b>Net Investment Income</b>	<b>Adjusted Net Income</b>	<b>Disbursements for Charitable Purposes</b>
PEMBROKE PHILANTHROPY SERVICES	78,910	0	78,910	78,910
SCHWAB INVESTMENT ADVISORY FEES	45,639	45,639	45,639	0

## TY 2022 Taxes Schedule

**Name:** STRATTON FOUNDATION**EIN:** 23-2508658**Software ID:** 22015553**Software Version:** 2022v5.0

## Taxes Schedule

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
IRS - ESTIMATED TAX PAYMENTS	9,200		9,200	
IRS - PRIOR YEAR BALANCE DUE	9,416		9,416	

Organization Name	Organization EIN	Project Name	Grants Paid	Decision Date	Organization Address	City	State	Zipcode
Advanced Living Management & Development, Inc.	20-8836357	Susie Clemens House - Elevator Installation	\$35,000	03/08/2022	1292 Allentown Road	Lansdale	PA	19446
Amber Arboretum of Temple University	23-1365971	Tornado Recovery	\$50,000	03/14/2022	580 Meighenhouse Road	Ambler	PA	19002
Central Philadelphia Church**	20-0744446	General Operating	\$10,000	11/09/2022	1501 Cherry Street	Philadelphia	PA	19102
Central Schuylkiller Church**	23-1425045	R4 Renovation Project - Remember, Renew, Renovate, Rejoice	\$100,000	03/14/2022	2111 S. Valley Forge Road	Lansdale	PA	19446
Christ's Home	23-1624905	General Operating	\$35,000	11/09/2022	800 York Rd	Warminster	PA	18974
CREW Land & Water Trust	65-0246331	General Operating	\$5,000	09/12/2022	23398 Corkscrew Road	Ester	FL	33928
Family Promise of the Main Line	23-2664739	Roofing and Gutter Project	\$25,000	12/07/2022	1449 DeKalb Street	Norristown	PA	19401
Gemma Services**	23-2310084	Renovations of Staff Offices in Children's Residential Building on Plymouth Meeting Campus (2-year grant)	\$20,000	09/11/2021	512 W. Township Line Rd	Plymouth Meeting	PA	19462
Georgian Mountain Food Bank	26-2787610	Growing the Love Capital Campaign	\$35,000	11/10/2022	1642 Calvary Industrial Drive SW	Gainesville	GA	30507
Germanotta Academy**	23-1326259	Germanotta Academy - Health & Wellness Center	\$40,000	03/08/2022	P.O. Box 287	Ft. Washington	PA	19034
GCA	23-7087778	General Operating	\$10,000	11/03/2022	P.O. Box 446	Boca Grande	FL	33921
Jesse's House, Inc.	58-2516541	Resident Building Improvement, Flooring Replacement	\$30,000	10/13/2022	P.O. Box 3318	Cumming	GA	30028
Knox Martin Foundation for Brain Cancer Research Inc	86-3949612	General Operating	\$20,000	06/01/2022	700 Lindsey Baker Ct.	Gainesville	GA	30506
Living Hope Farm	27-1853367	General Operating	\$8,000	11/03/2022	461 Indian Creek Road	Hainesville	PA	19438
Manna On Main Street	23-2287252	General Operating	\$10,000	06/06/2022	606 East Main Street, Suite 1001	Lansdale	PA	19446
Murphy-Hartnett Children's Centers**	58-1543388	Equine-Assisted Therapy	\$50,000	07/10/2022	740 Fletcher St.	Cedartown	GA	30125
Norristown Zoological Society DBA Elmwood Park Zoo	23-1970067	General Operating	\$20,000	11/03/2022	1661 Harding Blvd.	Norristown	PA	19401
North Georgia Angel House Inc	13-4281872	General Operating	\$15,000	12/08/2022	2260 Sam Nelson Rd	Canton	GA	30114
Project Healing Waters Fly Fishing	61-1518154	Atlanta Program of Project Healing Waters Fly Fishing	\$10,000	11/10/2022	P.O. Box 695	LaPlata	MD	20646
Riverbend Environmental Education Center	23-7455526	Watersheds: Nature Based STEM	\$10,000	09/11/2022	1950 Spring Mill Road	Gladwyne	PA	19035
Settlement Music School	23-1352676	General Operating Support	\$35,000	06/16/2022	P.O. Box 63366	Philadelphia	PA	19147
Suncoast Humane Society	23-7174193	Disaster Relief Grant: Hurricane Ian Recovery	\$25,000	12/11/2022	6781 San Casa a Drive	Englewood	FL	34224
Tails of Valor, Paws of Honor, Inc	81-1221443	General Operating	\$5,000	09/15/2022	P.O. Box 127	Coopersburg	PA	18036
The Will To Live Foundation, Inc.	27-3886864	General Operating Support	\$5,000	10/13/2022	5805 State Bridge Rd #G212	Johns Creek	GA	30097
Theatre Horizon**	20-3708856	Third Space Initiative (2-year grant)	\$10,000	11/01/2021	401 DeKalb St.	Norristown	PA	19401
Thomas Jefferson University	23-132651	2022 Brucker Scholar at Sidney Kimmel Medical College	\$125,028	07/05/2022	130 S. 9th Street	Philadelphia	PA	19107
Veriti Community Partnership	26-3552858	Veriti Cooking Lab~Summer	\$12,000	07/05/2022	9115 Spring Garden St, Suite 103	Philadelphia	PA	19123
Wayne Art Center	23-6392259	General Operating	\$5,000	03/08/2022	413 Maplewood Ave.	Wayne	PA	19087
YMCA of Southwest Florida Inc.	59-1629860	YMCA of Southwest Florida Hurricane Relief Efforts	\$25,000	11/11/2022	701 Center Road	Venice	FL	34285
<b>TOTAL GRANTS</b>								<b>\$795,028</b>

\*\*Multiyear grant