

Cheshire Land Trust, Inc.

2009 Financial Statement

PROFIT & LOSS 1/1/09 to 12/31/09

INCOME	2009	Change 2008
Book / Shirt Sales/Other	\$ -	\$ -
Membership Dues	\$ 4,600.00	\$ 436.06
Memorials	\$ -	\$ (600.00)
Contributions * note 1	\$ 23,113.11	\$ (12,641.77)
Capital Gains	\$ -	\$ (82.91)
Rental Income	\$ 2,000.00	\$ (4,500.00)
Other Income note 4	\$ 7,542.80	\$ 7,542.80
Interest Income	\$ 694.13	\$ 454.05
Investment Income	\$ 8,337.50	\$ (5,782.17)
Grants	\$ 150.00	\$ (1,200.00)
TOTAL INCOME	\$ 46,437.54	\$ (16,373.94)

EXPENSES	2009	Change 2008
Annual Meeting / Picnic	\$ 1,600.00	\$ 1,336.46
Insurance (property & liability)	\$ 6,120.00	\$ 241.00
Ives Farm	\$ 2,618.50	\$ (18,334.30)
Land Acquisition	\$ -	\$ -
Land Maintenance	\$ 1,417.80	\$ 957.80
Legal & Prof. Fees	\$ 490.00	\$ (3,432.05)
Membership LTSB/Other	\$ 650.00	\$ -
Misc. Expense	\$ -	\$ -
Executive Director	\$ 13,355.80	\$ 13,355.80
Office / Rental Expense	\$ 3,725.91	\$ (666.32)
Postage	\$ 636.00	\$ 222.90
Printing	\$ 3,029.27	\$ 2,130.27
Professional Services	\$ 2,525.00	\$ 275.00
Programs / space rental	\$ -	\$ (485.00)
Fundraiser Expense	\$ 7,005.80	\$ 7,005.80
Safe Deposit Box rental	\$ 190.00	\$ -
Supplies-Business	\$ 115.00	\$ (15.14)
Technology Services	\$ 150.25	\$ 150.25
TOTAL EXPENSES	\$ 43,629.33	\$ 2,742.47
NET INCOME	\$ 2,808.21	\$ (19,116.41)

note 1- Betty Ives bequest

note 2- Ives Farm fair market appraisal \$5,400,000 -

The Ives property valuation includes house, barns & land

note 3- Value of all other land \$2,788,000 - excludes easements*

note 4 - Income from "Art in Good Taste" event

*The Anderson Easement was acquired 12/30/09

* The value of protected land is based on the fair market valuations of the property at the time the gifts were made.

The value of other CLT owned land (288 acres) is \$9,680 per acre.

For accounting purposes, easement properties have no fair market value to CLT.



BALANCE SHEET 1/1/09 to 12/31/09

ASSETS	2009	2008	2007	3 Year Change
Cash and Bank Accounts				
Webster Checking	\$ 104.28	\$ 1,726.37	\$ 1,498.51	\$ (1,394.23)
Webster Savings Land Acq.	\$ 409.76	\$ 1,308.18	\$ 1,551.01	\$ (1,141.25)
Total	\$ 514.04	\$ 3,034.55	\$ 3,049.52	\$ (2,535.48)
Investments				
Fidelity Asset Manager	\$ 153,559.91	\$ 117,273.26	\$ 162,431.31	\$ (8,871.40)
Fidelity Cash Reserves	\$ 12,360.19	\$ 65,781.32	\$ 56,719.95	\$ (44,359.76)
Ives Farm Endowment	\$ 104,780.78	\$ 84,242.65	\$ 81,969.34	\$ 22,811.44
Webster CD	\$ 36,788.85	\$ 6,097.63	\$ 5,876.07	\$ 30,912.78
Vanguard - Asset Allocation	\$ 233,854.27	\$ 198,056.01	\$ 311,134.44	\$ (77,280.17)
	\$ 541,344.00	\$ 471,450.87	\$ 618,131.11	\$ (76,787.11)
TOTAL CASH & INVESTMENTS	\$541,858.04	\$474,485.42	\$621,180.63	\$ (79,322.59)
Value of protected Property *	\$ 8,188,000.00	\$ 8,188,000.00	\$ 8,188,000.00	\$ -
TOTAL ASSETS * note 2 & 3	\$8,729,858.04	\$8,662,485.42	\$8,809,180.63	\$ (79,322.59)
TOTAL LIABILITIES	\$0.00	\$0.00	\$0.00	\$0.00
525 Acres Protected				
TOTAL EQUITY	\$8,729,858.04	\$8,662,485.42	\$8,809,180.63	\$ (79,322.59)

CLT Cash & Investment Values 2007 - 2009

