

Cheshire Land Trust, Inc.

2013 Financial Statement

**PROFIT & LOSS**

1/1/13 to 12/31/13

INCOME	2013	Change 2012
Membership Dues	\$ 6,705.00	\$ 1,105.00
Contributions & Memorials	\$ 575.00	\$ (357.05)
Capital Gains	\$ 6,580.51	\$ 6,024.68
Rental Income	\$ 7,500.00	\$ (500.00)
Other Income	\$ 1,227.59	\$ (6,312.41)
Interest Income	\$ 2.67	\$ 0.69
Investment Income	\$ 8,288.21	\$ (5,081.92)
Grants	\$ 20,000.00	\$ -
<b>TOTAL INCOME</b>	<b>\$ 50,878.98</b>	<b>\$ (5,121.01)</b>

EXPENSES	2013	Change 2012
Annual Meeting / Picnic	\$ 150.00	\$ (100.00)
Insurance (property & liability)	\$ 6,933.84	\$ (215.32)
Ives Farm * note 4	\$ 79,809.70	\$ 59,105.28
Land Acquisition	\$ -	\$ (400.00)
Land Maintenance	\$ 2,722.50	\$ 2,507.78
Legal & Prof. Fees	\$ 9,169.32	\$ (3,175.09)
Membership LTSB/Other	\$ 650.00	\$ 300.00
Misc. Expense	\$ -	\$ -
Executive Director	\$ -	\$ (620.00)
Office / Rental Expense	\$ 4,063.11	\$ 24.20
Postage	\$ 589.33	\$ 37.97
Printing	\$ 2,101.00	\$ (24.00)
Professional Services	\$ 2,207.50	\$ 87.50
Programs / space rental	\$ -	\$ (250.00)
Fundraiser Expense	\$ 285.00	\$ 285.00
Safe Deposit Box rental	\$ 130.00	\$ 10.00
Supplies-Business	\$ 350.00	\$ 200.00
Technology Services	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 109,161.30</b>	<b>\$ 57,773.32</b>
<b>NET INCOME</b>	<b>\$ (58,282.32)</b>	<b>\$ (62,894.33)</b>

note 1- Ives Farm fair market appraisal \$5,400,000 -

The Ives property valuation includes house, barns & land

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

note 3 - for accounting purposes the book value of an easement is \$1

note 4 - Net expense of barn project in this year. Prior year included only partial costs such as foundation work.

\* 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**

1/1/13 to 12/31/13

ASSETS	2013	2012	2011	3 Year Change
Cash and Bank Accounts				
Webster Checking	\$ 3,102.40	\$ 2,372.42	\$ 2,973.70	\$ 128.70
Webster Savings Land Acq.	\$ 16,685.22	\$ 1,381.91	\$ 382.06	\$ 16,303.16
<b>Total</b>	<b>\$ 19,787.62</b>	<b>\$ 3,754.33</b>	<b>\$ 3,355.76</b>	<b>\$ 16,431.86</b>
Investments				
Fidelity Asset Manager	\$ 129,154.15	\$ 188,551.92	\$ 172,161.09	\$ (43,006.94)
Fidelity Cash Reserves	\$ 6,064.93	\$ 1,063.80	\$ 1,063.62	\$ 5,001.31
Ives Farm Endowment	\$ 116,063.26	\$ 109,726.74	\$ 96,492.19	\$ 19,571.07
Webster CD	\$ -	\$ -	\$ -	\$ -
Vanguard - Asset Allocation	\$ 335,473.45	\$ 289,638.42	\$ 265,882.75	\$ 69,590.70
	\$ 586,755.79	\$ 588,980.88	\$ 535,599.65	\$ 51,156.14
<b>TOTAL CASH &amp; INVESTMENTS</b>	<b>\$606,543.41</b>	<b>\$592,735.21</b>	<b>\$538,955.41</b>	<b>\$ 67,588.00</b>
Value of protected Property *	\$ 8,188,001.00	\$ 8,188,000.00	\$ 8,188,000.00	\$ 1.00 *
<b>TOTAL ASSETS * note 1,2,3</b>	<b>\$8,794,544.41</b>	<b>\$8,780,735.21</b>	<b>\$8,726,955.41</b>	<b>\$ 67,589.00</b>
<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
568 Acres Protected				
<b>TOTAL EQUITY</b>	<b>\$8,794,544.41</b>	<b>\$8,780,735.21</b>	<b>\$8,726,955.41</b>	<b>\$ 67,589.00</b>

**CLT Cash & Investment Values 2011 - 2013**

