

Cheshire Land Trust, Inc.

2015 Financial Statement

PROFIT & LOSS

1/1/15 to 12/31/15

INCOME	2015	Change 2014
Membership Dues	\$ 6,484.21	\$ (36.28)
Contributions & Memorials	\$ 2,520.82	\$ 933.73
Realized Capital Gains	\$ 9,695.00	\$ (14,205.00)
Rental Income	\$ 7,500.00	\$ -
Other Income	\$ 646.45	\$ (10,859.55)
Interest Income	\$ 2.39	\$ (1.07)
Investment Income	\$ 12,738.00	\$ 11,003.21
Grants	\$ -	\$ -
TOTAL INCOME	\$ 39,586.87	\$ (13,164.96)

EXPENSES		
Annual Meeting / Picnic	\$ 150.00	\$ -
Insurance (property & liability)	\$ 7,986.00	\$ (712.00)
Ives Farm * note 4	\$ 5,720.97	\$ (5,568.17)
Land Acquisition	\$ 2,182.34	\$ (1,717.66)
Land Maintenance	\$ 3,832.00	\$ (644.91)
Legal & Prof. Fees	\$ 15,199.64	\$ (7,910.36)
Membership LTSB/Other	\$ 790.00	\$ 50.00
Misc. Expense	\$ -	\$ -
Gifts/Honorarium	\$ 144.92	\$ (1,323.64)
Office / Rental Expense	\$ -	\$ (3,762.94)
Postage	\$ 640.27	\$ 19.01
Printing	\$ 2,360.00	\$ 419.25
Professional Services	\$ 2,680.00	\$ 372.50
Programs Expenses	\$ 192.50	\$ (503.77)
Fundraiser Expense	\$ 1,169.22	\$ 1,169.22
Bank/Box Fees	\$ 130.00	\$ (62.48)
Supplies-Business	\$ 975.81	\$ 639.12
Technology Services	\$ 435.00	\$ 435.00
TOTAL EXPENSES	\$ 44,588.67	\$ (19,101.83)
NET INCOME	\$ (5,001.80)	\$ 5,936.87

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 \$3,155,970 - excludes easements*

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

note 4 - Acquisition Inverness Glen added \$116,970 to the total value of all land holdings.

* 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 (303 acres) is \$10,416 per acre.

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



BALANCE SHEET 1/1/15 to 12/31/15

ASSETS	2015	2014	2013	3 Year Change
Cash and Bank Accounts				
Webster Checking	\$3,959.51	\$ 2,462.44	\$ 3,102.40	\$ 857.11
Webster Savings Land Acq.	\$5,187.32	\$ 11,686.51	\$ 16,685.22	\$ (11,497.90)
Total	\$ 9,146.83	\$ 14,148.95	\$ 19,787.62	\$ (10,640.79)
Investments				
Fidelity Asset Manager	\$128,684.24	\$ 136,231.00	\$ 129,154.15	\$ (469.91)
Fidelity Cash Reserves	\$1,065.57	\$ 1,065.45	\$ 6,064.93	\$ (4,999.36)
Ives Farm Endowment	\$98,077.54	\$ 104,743.60	\$ 116,063.26	\$ (17,985.72)
Webster CD	\$ -	\$ -	\$ -	\$ -
Vanguard - Asset Allocation	\$363,273.73	\$ 367,209.45	\$ 335,473.45	\$ 27,800.28
	\$ 591,101.08	\$ 609,249.50	\$ 586,755.79	\$ 4,345.29
TOTAL CASH & INVESTMENTS	\$600,247.91	\$623,398.45	\$606,543.41	\$ (6,295.50)
Value of protected Property *	\$ 8,555,971.00	\$ 8,439,001.00	\$ 8,188,001.00	\$ 367,970.00
TOTAL ASSETS * notes 1 - 4	\$9,156,218.91	\$9,062,399.45	\$8,794,544.41	\$ 361,674.50
TOTAL LIABILITIES	\$0.00	\$0.00	\$0.00	\$0.00
583 Acres Protected				
TOTAL EQUITY	\$9,156,218.91	\$9,062,399.45	\$8,794,544.41	\$ 361,674.50

CLT Cash & Investment Values 2013 - 2015

