Cheshire Land Trust, Inc. — 2006 Financial Statement

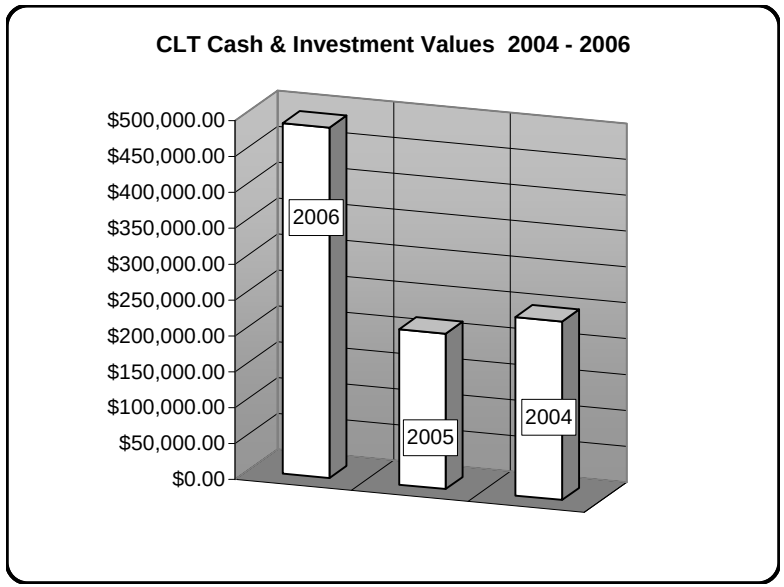
PROFIT & LOSS 1/1/06 to 12/31/06

INCOME	2006	Change 2005
Book / Shirt Sales/Other	$ 70.00	$ 16.00
Membership Dues	$ 5,270.00	$ 1,960.00
Memorials	$ 125.00	$ 75.00
Contributions * note 1	$ 156,281.21	$ 148,546.21
Capital Gains	$ 5,974.08	$ 3,764.51
Other Income * note 2	$ 150,957.66	$ 148,962.66
Snet Community Connections	$ 209.71	$ -
Interest Income	$ 247.33	$ 85.10
Investment Income	$ 12,397.25	$ 7,357.25
TOTAL INCOME	$ 331,532.24	$ 310,766.73

EXPENSES		
Annual Meeting / Picnic	$ 100.00	$ (500.00)
Insurance (property & liability)	$ 1,670.00	$ 110.00
Membership LTSB	$ 325.00	$ (250.00)
Legal & Prof. Fees	$ 666.00	$ 311.00
Land Maintenance	$ 1,627.56	$ (1,014.59)
Land Acquisition * note 3	$ 80,015.00	$ 33,583.06
Postage	$ 548.20	$ (58.21)
Bank Fees	$ -	$ (12.00)
Printing	$ 1,611.93	$ 891.93
Technology Services	$ 509.08	$ 509.08
Ives Farm	$ 3,184.02	$ 3,184.02
Property Tax	$ 874.20	$ 874.20
Programs / space rental	$ 255.00	$ (95.00)
Safe Deposit Box rental	$ 65.00	$ 65.00
Supplies-Business	$ 164.19	$ 96.07
Misc. Expense* note 4	$ 49.99	$ (859.55)
TOTAL EXPENSES	$ 91,665.17	$ 36,835.01
NET INCOME	$ 239,867.07	$ 273,931.72

note 1- Includes Minnie & Archie Krampitz bequests - $145,000 & Teddy Foundation - $5,000
note 2 - RWA Easement Brooke/Carpenter Preserve purchase
note 3 - Final installment-Brooke/Carpenter Preserve
note 4 - Gifts & Honorarium
note 5 - Ives Farm fair market appraisal $5,400,000 -
The Ives property valuation includes house, barns & land
note 6 - Value of all other land $2,788,000 - excludes easements

* 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 1/1/06 to 12/31/06

ASSETS	2006	2005	2004	3 Year Change
Cash and Bank Accounts				
Webster Checking	$ 1,755.18	$ 3,078.42	$ 1,121.32	$ 633.86
Webster Savings Land Acq.	$ 6,042.09	$ 531.80	$ 563.81	$ 5,478.28
Total	$ 7,797.27	$ 3,610.22	$ 1,685.13	$ 6,112.14
Investments				
Fidelity Asset Manager	$ 153,140.87	$ 89,342.71	$ 84,447.46	$ 68,693.41
Fidelity Cash Reserves	$ 30,311.28	$ 30,683.79	$ 74,080.79	$ (43,769.51)
Webster CD	$ 5,638.71	$ 5,407.23	$ 5,249.54	$ 389.17
Vanguard - Asset Allocation	$ 291,587.51	$ 87,487.54	$ 83,323.02	$ 208,264.49
	$ 480,678.37	$ 212,921.27	$247,100.81	$ 233,577.56
TOTAL CASH & INVESTMENTS	$488,475.64	$216,531.49	$248,785.94	$ 239,689.70
Value of protected Property *	$ 8,188,000.00	$ 2,788,000.00	$ 2,588,000.00	$ 5,600,000.00
TOTAL ASSETS * note 5 & 6	$8,676,475.64	$3,004,531.49	$2,836,785.94	$ 5,839,689.70
TOTAL LIABILITIES	$0.00	$0.00	$0.00	$0.00
525 Acres Protected				
TOTAL EQUITY	$8,676,475.64	$3,004,531.49	$2,836,785.94	$ 5,839,689.70