

Cheshire Land Trust, Inc.

2007 Financial Statement

PROFIT & LOSS

1/1/07 to 12/31/07

INCOME	2007	Change 2006
Book / Shirt Sales/Other	\$ 39.00	\$ (31.00)
Membership Dues	\$ 6,505.00	\$ 1,235.00
Memorials	\$ 450.00	\$ 325.00
Contributions * note 1	\$ 115,119.61	\$ (41,161.60)
Capital Gains	\$ 6,350.80	\$ 376.72
Other Income	\$ -	\$ (150,957.66)
Snet Community Connections	\$ 94.27	\$ (115.44)
Interest Income	\$ 257.32	\$ 9.99
Investment Income	\$ 15,182.42	\$ 15,182.42
TOTAL INCOME	\$ 143,998.42	\$ (187,533.82)

EXPENSES

Annual Meeting / Picnic	\$ 290.00	\$ 190.00
Insurance (property & liability)	\$ 2,304.00	\$ 634.00
Membership LTSB	\$ 725.00	\$ 400.00
Legal & Prof. Fees	\$ 25.00	\$ (641.00)
Land Maintenance	\$ 1,711.59	\$ 84.03
Land Acquisition	\$ -	\$ (80,015.00)
Postage	\$ 583.55	\$ 35.35
Professional Services	\$ 10,000.00	\$ 10,000.00
Printing	\$ 1,699.78	\$ 87.85
Technology Services	\$ 137.39	\$ (371.69)
Ives Farm	\$ 12,703.04	\$ 9,519.02
Property Tax	\$ -	\$ (874.20)
Programs / space rental	\$ 115.00	\$ (140.00)
Safe Deposit Box rental	\$ 115.00	\$ 50.00
Supplies-Business	\$ 846.24	\$ 682.05
Misc. Expense	\$ 50.00	\$ 0.01
TOTAL EXPENSES	\$ 31,305.59	\$ (60,359.58)
NET INCOME	\$ 112,692.83	\$ (127,174.24)

note 1- Includes Betty Ives bequest , Minnie & Archie Krampitz & Teddy Foundation - \$5,000

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



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

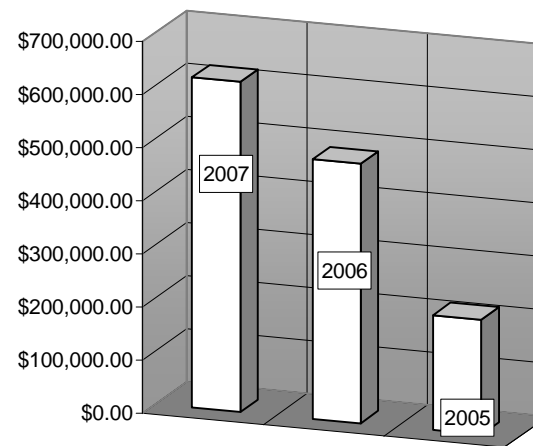
The value of other CLT owned land (288 acres) is \$9,680 per acre.

BALANCE SHEET

1/1/07 to 12/31/07

ASSETS	2007	2006	2005	3 Year Change
Cash and Bank Accounts				
Webster Checking	\$ 1,498.51	\$ 1,755.18	\$ 3,078.42	\$ (1,579.91)
Webster Savings Land Acq.	\$ 1,551.01	\$ 6,042.09	\$ 531.80	\$ 1,019.21
Total	\$ 3,049.52	\$ 7,797.27	\$ 3,610.22	\$ (560.70)
Investments				
Fidelity Asset Manager	\$ 162,431.31	\$ 153,140.87	\$ 89,342.71	\$ 73,088.60
Fidelity Cash Reserves	\$ 56,719.95	\$ 30,311.28	\$ 30,683.79	\$ 26,036.16
Ives Farm Endowment	\$ 81,969.34	\$ -	\$ -	\$ 81,969.34
Webster CD	\$ 5,876.07	\$ 5,638.71	\$ 5,407.23	\$ 468.84
Vanguard - Asset Allocation	\$ 311,134.44	\$ 291,587.51	\$ 87,487.54	\$ 223,646.90
	\$ 618,131.11	\$ 480,678.37	\$ 212,921.27	\$ 405,209.84
TOTAL CASH & INVESTMENTS	\$ 621,180.63	\$ 488,475.64	\$ 216,531.49	\$ 404,649.14
Value of protected Property *	\$ 8,188,000.00	\$ 8,188,000.00	\$ 2,788,000.00	\$ 5,400,000.00
TOTAL ASSETS * note 2 & 3	\$ 8,809,180.63	\$ 8,676,475.64	\$ 3,004,531.49	\$ 5,804,649.14
TOTAL LIABILITIES	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
525 Acres Protected				
TOTAL EQUITY	\$ 8,809,180.63	\$ 8,676,475.64	\$ 3,004,531.49	\$ 5,804,649.14

CLT Cash & Investment Values 2005 - 2007



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

