

UPPER SACO VALLEY LAND TRUST

FINANCIAL STATEMENTS

Years ended December 31, 2023 and 2022

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INDEPENDENT AUDITORS' REPORT

To The Board of Directors
Upper Saco Valley Land Trust
North Conway, New Hampshire

Opinion

We have audited the accompanying financial statements of Upper Saco Valley Land Trust (a nonprofit organization), which comprise the statement of financial position as of December 31, 2023 and the related statements of activities and changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Upper Saco Valley Land Trust as of December 31, 2023 and the statements of activities and changes in its net assets, functional expenses and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Upper Saco Valley Land Trust and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Upper Saco Valley Land Trust's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Auditors' Responsibilities for the Audit of the Financial Statements (continued)

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

Exercise professional judgement and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Upper Saco Valley Land Trust's internal control. Accordingly, no such opinion is expressed.

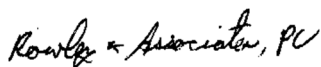
Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Upper Saco Valley Land Trust's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited Upper Saco Valley Land Trust's 2023 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated August 18, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023 is consistent, in all material respects, with the audited financial statements from which it has been derived.



Rowley & Associates, P.C.
Concord, New Hampshire
August 1, 2024

UPPER SACO VALLEY LAND TRUST, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2023
WITH COMPARATIVE TOTALS FOR DECEMBER 31, 2022
See Independent Auditors' Report

ASSETS	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	2023	2022
CURRENT ASSETS				
Cash and cash equivalents	\$ 243,205	\$ 302,409	\$ 545,614	\$ 2,153,990
Investments	488,055	1,888,618	2,376,673	1,273,115
Accounts receivable	2,000	-	2,000	3,000
Pledges receivable, current	-	38,644	38,644	74,572
Prepaid expenses	6,621	-	6,621	8,283
Total Current Assets	<u>739,881</u>	<u>2,229,671</u>	<u>2,969,552</u>	<u>3,512,960</u>
PROPERTY AND EQUIPMENT				
Land	153,000	-	153,000	153,000
Building	105,000	-	105,000	105,000
Conservation easements	-	62	62	62
Conservation land	-	4,371,686	4,371,686	2,789,686
Furniture and equipment	26,881	-	26,881	26,282
	<u>284,881</u>	<u>4,371,748</u>	<u>4,656,629</u>	<u>3,074,030</u>
Less accumulated depreciation	38,171	-	38,171	33,581
	<u>246,710</u>	<u>4,371,748</u>	<u>4,618,458</u>	<u>3,040,449</u>
OTHER ASSETS				
Pledges receivable, less current, net of discounts of \$0 in 2023 and \$1,139 in 2022	-	10,000	10,000	18,861
Property held for resale	-	-	-	11,862
Beneficial interest in assets held by others	-	271,770	271,770	253,405
	<u>-</u>	<u>281,770</u>	<u>281,770</u>	<u>284,128</u>
Total Assets	<u>986,591</u>	<u>6,883,189</u>	<u>7,869,780</u>	<u>6,837,537</u>
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable	14,581	-	14,581	28,716
Accrued expenses	26,001	-	26,001	15,581
Total Current Liabilities	<u>40,582</u>	<u>-</u>	<u>40,582</u>	<u>44,297</u>
NET ASSETS				
Without donor restrictions				
Undesignated	520,669	-	520,669	737,091
Board designated	425,340	-	425,340	389,061
Total without donor restrictions	<u>946,009</u>	<u>-</u>	<u>946,009</u>	<u>1,126,152</u>
With donor restrictions	-	6,883,189	6,883,189	5,667,088
	<u>946,009</u>	<u>6,883,189</u>	<u>7,829,198</u>	<u>6,793,240</u>
Total Liabilities and Net Assets	<u>\$ 986,591</u>	<u>\$ 6,883,189</u>	<u>\$ 7,869,780</u>	<u>\$ 6,837,537</u>

See Notes to Financial Statements

UPPER SACO VALLEY LAND TRUST, INC.
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
YEAR ENDED DECEMBER 31, 2023
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2022
See Independent Auditors' Report

	<u>Net Assets Without Donor Restrictions</u>	<u>Net Assets With Donor Restrictions</u>	<u>2023 Total</u>	<u>2022 Total</u>
Revenues and other support:				
Gifts, grants and contributions	\$ 163,195	\$ 85,325	\$ 248,520	\$ 233,789
Net investments gain (loss)	41,220	96,401	137,621	(78,825)
Timber sales	-	-	-	73,896
Rental income	3,385	-	3,385	4,968
Special events, net of direct costs of \$162 in 2023 and \$5,367 in 2022	1,537	-	1,537	(1,142)
Total revenues, gains and other support	<u>209,337</u>	<u>181,726</u>	<u>391,063</u>	<u>232,686</u>
Expenses:				
Program services	271,824	-	271,824	287,563
General and administrative	58,858	-	58,858	63,934
Fundraising	58,798	-	58,798	20,413
Total Expenses	<u>389,480</u>	<u>-</u>	<u>389,480</u>	<u>371,910</u>
Net Operating Increase (Decrease)	<u>(180,143)</u>	<u>181,726</u>	<u>1,583</u>	<u>(139,224)</u>
Special Projects				
Special projects income	-	187,281	187,281	411,641
Special projects income, land and easements	-	1,055,413	1,055,413	706,001
Special projects (expense)	-	(208,319)	(208,319)	(238,873)
Net profit (loss) on special projects	<u>-</u>	<u>1,034,375</u>	<u>1,034,375</u>	<u>878,769</u>
Net Increase (Decrease) in Net Assets	(180,143)	1,216,101	1,035,958	739,545
Net assets, beginning of year before restatement	1,126,152	5,667,088	6,793,240	6,103,695
Restatement of pledges receivable	-	-	-	(50,000)
Net assets, beginning of year after restatement	<u>1,126,152</u>	<u>5,667,088</u>	<u>6,793,240</u>	<u>6,053,695</u>
Net assets, end of year	<u>\$ 946,009</u>	<u>\$ 6,883,189</u>	<u>\$ 7,829,198</u>	<u>\$ 6,793,240</u>

See Notes to Financial Statements

UPPER SACO VALLEY LAND TRUST, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2023
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2022
See Independent Auditors' Report

	2023						2022 Total
	Land Protection	Outreach	Total Program Services	General and Administrative	Fundraising	Total	
Salaries and related expenses							
Salaries and wages	\$ 182,258	\$ -	\$ 182,258	\$ -	\$ 46,515	228,773	226,590
Payroll taxes	17,504	-	17,504	-	3,850	21,354	19,863
Benefits	24,751	-	24,751	-	160	24,911	26,939
Total Salaries and related expenses	224,513	-	224,513	-	50,525	275,038	273,392
Depreciation	-	-	-	4,590	-	4,590	4,835
Dues and subscriptions	-	-	-	3,110	-	3,110	2,725
Fees and permits	-	-	-	1,576	-	1,576	4,253
Insurance	-	-	-	3,556	-	3,556	4,968
Miscellaneous	2,541	-	2,541	-	-	2,541	4,539
Office expenses	-	-	-	6,756	-	6,756	8,403
Printing and postage	-	3,039	3,039	1,372	8,273	12,684	14,811
Professional fees	13,161	-	13,161	16,978	-	30,139	22,731
Rent - office	-	-	-	8,400	-	8,400	8,400
Stewardship costs	28,340	-	28,340	-	-	28,340	12,677
Telephone and internet	-	-	-	2,576	-	2,576	2,126
Travel and conferences	230	-	230	2,181	-	2,411	2,071
Real estate taxes	-	-	-	7,763	-	7,763	5,911
Marketing and publicity	-	-	-	-	-	-	68
Total operating expenses	268,785	3,039	271,824	58,858	58,798	389,480	371,910
Special projects expenses	208,319	-	208,319	-	-	208,319	238,873
Total expenses	\$ 477,104	\$ 3,039	\$ 480,143	\$ 58,858	\$ 58,798	\$ 597,799	\$ 610,783

See Notes to Financial Statements

UPPER SACO VALLEY LAND TRUST, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2023 and 2022
See Independent Auditors' Report

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase in net assets	\$ 1,035,958	\$ 739,545
Adjustments to reconcile change in net assets to net unrestricted cash provided by operating activities:		
Non-cash land and easement contributions	(1,055,413)	(410,001)
Unrealized (gain) loss on investments	(137,621)	78,825
Net change on beneficial interest in assets held by others	(18,365)	43,190
Depreciation	4,590	4,835
Loss on sale of property held for resale	14,518	-
(Increase) Decrease in operating assets, net:		
Accounts receivable	1,000	1,000
Pledges receivable	44,789	476,830
Deposits	-	100,000
Prepaid expenses	1,662	(3,763)
Increase (Decrease) in operating liabilities, net:		
Accrued expenses	10,419	(9,043)
Accounts payable	(14,135)	18,797
Net cash (used) provided by operating activities	<u>(112,598)</u>	<u>1,040,215</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments	(1,025,000)	(1,043,784)
Proceeds from sales of investments	59,064	36,722
Easement purchases	-	(3)
Purchases of property held for resale	-	(11,862)
Land purchases	(559,587)	-
Net proceeds from sale of land	30,344	-
Purchase of property and equipment	(599)	-
Net cash (used) by investing activities	<u>(1,495,778)</u>	<u>(1,018,927)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
(Repayments of) notes payable	-	(207,000)
Net (decrease) in cash and cash equivalents	(1,608,376)	(185,712)
Cash and cash equivalents, beginning of year	<u>2,153,990</u>	<u>2,339,702</u>
Cash and cash equivalents, end of year	<u>\$ 545,614</u>	<u>\$ 2,153,990</u>
SUPPLEMENTAL SCHEDULE OF CASH FLOW INFORMATION		
Non-cash donations of land and conservation easements	<u>\$ 1,055,413</u>	<u>\$ 410,001</u>

See Notes to Financial Statements

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 1. Nature of Organization

Upper Saco Valley Land Trust (the Organization) is a New Hampshire nonprofit conservation organization dedicated to preserving natural resources and promoting education and awareness of the protection of natural resources. The Organization conducts its activities predominantly in Central New Hampshire and Western Maine.

The Organization's primary sources of revenue are contributions from the public (including gifts of land), investment income, government grants as well as revenue from special events undertaken for fundraising.

Note 2. Significant Accounting Policies

Basis of Presentation: The Organization maintains its accounting records on the accrual basis of accounting whereby revenues are recorded when earned and expenses are recorded when the obligation is incurred. The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net Assets without Donor Restrictions – These net assets generally result from revenues generated by receiving contributions that have no donor restrictions, providing services, and receiving interest from operating investments, less expenses incurred in providing program-related services, raising contributions, and performing administrative functions.

Net Assets with Donor Restrictions – These net assets result from gifts of cash and other assets that are received with donor stipulations that limit the use of the donated assets, either temporarily or permanently, until the donor restriction expires, that is until the stipulated time restriction ends or the purpose of the restriction is accomplished, the net assets are restricted.

Basis of Accounting: The financial statements of the Upper Saco Valley Land Trust have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities.

Estimates and Assumptions: Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from these estimates.

Investments: Investments are stated at fair-market value. The net realized and unrealized gains (losses) on investments are reflected in the statement of activities.

Land is recorded at cost if purchased and fair value if contributed.

**UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report**

Note 2. Significant Accounting Policies (Continued)

Property and Equipment are carried at cost or, if contributed, at estimated fair value at the date of contribution, with the exception of conservation easements discussed below also in Note 2. Material assets with a useful life in excess of one year are capitalized. Depreciation is accounted for using the straight-line method in amounts designed to amortize the cost of the assets over their estimated useful lives as follows:

Office Equipment:	3-7 years
Furniture and Fixtures	5-10 years
Building	39 years

Depreciation expense for the years ended December 31, 2023 and 2022 were \$4,590 and \$4,835, respectively.

Capitalization Policy: Costs for repairs and maintenance are expensed when incurred and betterments are capitalized. Assets sold or otherwise disposed of are removed from the accounts, along with the related accumulated depreciation, and any gain or loss is recognized.

Functional Allocation of Expenses: The costs of providing the various programs and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The following is a summary of the program services:

Land Protection – This program includes the permanent protection of new property and associated natural resources through the donation or purchase of conservation easements and land, as well as stewardship and management of those lands and easements once acquired. These activities are conducted by staff, volunteers and contracted professionals and include the evaluation, negotiation, and completion of new land acquisition projects; and conducting natural resource inventories, boundary maintenance, habitat management, and easement monitoring site visits on lands and easements already acquired.

Outreach – This program is focused on educating members of the Upper Saco Valley Land Trust, the general public, and community leaders on land conservation options and natural resources through field trips, seminars, presentations and special events.

Cash and cash equivalents: For purposes of reporting cash flows, the Organization considers all highly liquid debt instruments with an initial maturity of three months or less to be cash equivalents, excluding amounts the use of which is limited restriction. At years ended December 31, 2023 and 2022 the Organization had no cash equivalents.

Advertising: The Organization expenses advertising costs as incurred.

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 2. Significant Accounting Policies (Continued)

Conservation Easements: In conformity with the practice followed by many land trusts, conservation easements purchased or donated are recorded as assets on the Statement of Financial Position at the nominal value of \$1. All easements acquired by purchase are recorded as conservation activities expenses in the statement of activities and changes in net assets. In addition, costs incurred in obtaining the easements are recorded as current period expenses.

Contributions: Contributions received are recorded as increase in net assets without donor restrictions or net assets with donor restrictions depending on the existence and/or nature of any donor restrictions. When restriction expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished). Net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. In the absence of donor restrictions to the contrary, restrictions on contributions of property or equipment or on assets restricted to acquiring property or equipment expire when the property or equipment is placed in service.

Gifts and donations of investments or equipment are recorded at fair-market value on the date of the gift.

Revenue and Revenue Recognition: Revenue is recognized when earned. Program service fees and payments under cost-reimbursable contracts received in advance are deferred to the applicable period in which the related services are performed, or expenditures are incurred, respectively. Contributions are recognized when cash or other assets are received.

Income taxes: The Organization is exempt from federal income tax under Section 501(c) (3) of the Internal Revenue Code. However, income from activities not directly related to the Organization's tax-exempt purpose is subject to taxation as unrelated business income. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b) (1) (A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

Management has evaluated the Organization's tax positions and concluded that the Organization has maintained its tax-exempt status and has taken no uncertain tax positions that would require adjustment to the financial statements.

Donations of long-lived assets: The Organization records donations of services and materials which increase long-lived assets at their fair values and recognizes these revenues as increases in net assets.

Pledges receivable: The Organization's pledges receivable is made up of short-term and long-term pledges. Management considered accounts receivable to be fully collectible and accordingly, no allowance for doubtful accounts had been established.

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 2. Significant Accounting Policies (Continued)

Financial Instruments: The carrying value of cash and cash equivalents, pledges and accounts receivable, prepaid expenses, accounts payable and accrued expense are stated at carrying cost at December 31, 2023 and 2022, which approximates fair value due to the relatively short maturity of these instruments. Other financial instruments held at year-end are investments and beneficial interests in assets held by charitable foundations which are stated at fair value.

Comparative Financial Information: The financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2022, from which the summarized information was derived.

Leases: The Association has elected the short-term lease recognition exemption for all applicable classes of underlying assets. Therefore, the adoption did not have an impact on the Association's financial statements.

Note 3. Subsequent Events

Management has evaluated subsequent events through August 1, 2024, the date on which the financial statements were available to be issued to determine if any are of such significance to require disclosure. It has been determined that no subsequent events matching this criterion occurred during this period.

Note 4. Concentration of Risk

The Organization maintains cash balances in several accounts at local banks. Two accounts are insured by the Federal Deposit Insurance Corporation up to \$250,000. At various times throughout the year, the Organization may have cash balances at the financial institution that exceeds the insured amount. Management does not believe this concentration of cash results in a high level of risk for the Organization. At December 31, 2023 and 2022 the Organization had \$45,614 and \$1,653,990 in uninsured cash balances, respectively.

Note 5. Commitments and Contingencies

The Organization holds 62 conservation easements covering 9,003 acres of land. There may be future costs associated with maintaining these properties in accordance with the conservation commitment the easements and properties were acquired to uphold. Because there is no reasonable basis for estimating the potential future cost of defending these easements and properties no liability has been recognized in these financial reports.

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 6. Investments

Investments are presented in the financial statements at fair-market value and are composed of the following at December 31:

	<u>2023</u>	
	<u>Cost</u>	<u>Market</u>
Money Market	\$2,009,243	\$2,059,243
Bank Sweep	18,205	18,205
Exchange Traded Fund	<u>252,187</u>	<u>299,225</u>
	<u>\$2,279,635</u>	<u>\$2,376,673</u>

FASB Accounting Standards Codification Topic 820-10 *Fair Value Measurements* defines fair value, requires expanded disclosures about fair value measurements, and establishes a three-level hierarchy for fair value measurements based on the observable inputs to the valuation of an asset or liability at the measurement date. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. It prioritizes the inputs to the valuation techniques used to measure fair value by giving the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurement) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurement).

Under Topic 820-10, the three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included in Level 1 that are either directly or indirectly observable for the assets or liabilities.

Level 3 inputs are unobservable inputs for the assets or liabilities.

The level in the fair value hierarchy within which a fair measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

All investments are measured at Level 1. Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets. None of the investments are Level 2 or Level 3 investments.

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 7. Liquidity and Availability of Financial Assets

The Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. The Organization's primary source of support is contributions. Most of that support is held for the purpose of supporting the Organization's budget. The Organization also raises funds to complete conservation projects. This support is held for the purpose of maintaining current and future conservation properties. The Organization has the following financial assets that could readily be made available within one year to fund expenses without limitations:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ 545,614	\$2,153,990
Investments	2,376,673	1,273,115
Pledges and accounts receivable	<u>40,644</u>	<u>77,572</u>
	2,962,931	3,504,677
Less amount required subject To donor-imposed restriction	<u>(2,229,671)</u>	<u>(2,605,074)</u>
	<u>\$ 733,260</u>	<u>\$ 899,603</u>

Note 8. Beneficial Interest in Assets Held by Others (Maine Community Foundation)

The Organization transfers certain gifts and grants to the Maine Community Foundation (MCF) in an irrevocable designated fund of MCF, the income of which will be provided to the Organization to use in programs and operations.

MCF maintains investments in a pooled investment account and, using a unitary allocation system, allocates a distribution of income to the Organization each calendar year based on a percentage of the average balance of the fund principle over a specified period. Activity in the account was as follows for the year ended December 31:

	<u>2023</u>	<u>2022</u>
Balance at January 1	\$ 253,405	\$ 296,595
Contributions	-	5,100
Distributions	(9,990)	(9,180)
Fees	(4,801)	(4,634)
Net investment gain (loss)	<u>33,156</u>	<u>(34,476)</u>
Balance at December 31	<u>\$ 271,770</u>	<u>\$ 253,405</u>

UPPER SACO VALLEY LAND TRUST
NOTES TO FINANCIAL STATEMENTS
DECEMBER 2023 and 2022
See Independent Auditors' Report

Note 9. Special Projects, Easement Acquisitions

Special project expenses consisted of the following during the year ended December 31:

	<u>2023</u>	<u>2022</u>
Lucy Brook	\$ -	\$ 3,673
Vision 2020	112,383	176,491
Pine Hill	46,260	27,518
Jockey Cap	16,144	12,256
Other expenses related to current year projects	<u>33,532</u>	<u>18,935</u>
Total Special Project Expenses	<u>\$208,319</u>	<u>\$238,873</u>

Note 10. Non-Cash Contributions, Land and Easements

During the year ended December 31 the Organization received the following non-cash contributions:

Non-Cash Contributions 2023:

Land, Dundee Community Forest, 1,250 acres	\$ 625,413
Land, Eaton Hills Preserve, 153 acres	<u>430,000</u>
Total Non-Cash Contributions	<u>\$ 1,055,413</u>

Non-Cash Contributions 2022:

Property Held for Resale, Burt House	\$ 611,000
Land, Menotomy Preserve, 91 acres	95,000
Easement, Mountainside Farm, 128 acres	<u>1</u>
Total Non-Cash Contributions	<u>\$ 706,001</u>

Note 11. Compensated Absences

Employees of the Organization are entitled to paid vacation depending on job classification, length of services and other factors. The statement of financial position reflects accrued vacation earned, but unpaid as of December 31, 2023 and 2022 in the amount of \$7,181 and \$3,142, respectively.

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Note 12. Lease Commitment

The Organization is a tenant under a one-year lease from November 2023 to November 2024. The tenant has the right to renew this lease for five successive periods of one year each. Monthly rent payments were \$700 for the years ended December 31, 2023 and 2022, respectively. The annual rent expense for 2023 and 2022 was \$8,400 and \$8,400, respectively. Future minimum rent expense is:

2024: \$7,700

Note 13. License Commitment

In July 2020 the Organization entered a five-year license agreement with an individual for the use of certain real property. The license called for payment equal to the annual cost of property taxes, general liability and property insurance that are attributable to the premises and the improvements located thereon. Rent shall be payable annually, due on the first of January each year. Rental income for the years ended December 31, 2023 and 2022 were \$3,385 and \$4,968, respectfully. Future minimum rental income is based upon the total amount of property taxes and insurance premium for the immediately preceding year.

Note 14. Board Designated Nets Assets

Certain funds without restriction have been set aside by the board for particular purposes based on a formula that takes into account expected staff time and probability of legal action, which is determined by the complexity of the document and other factors. As of December 31, the board designated funds consisted of the following:

	<u>2023</u>	<u>2022</u>
Legal Reserve	\$ 158,222	\$ 140,437
Operating Reserve	136,693	122,316
Fee Owned Stewardship	62,108	58,025
Land Action	63,168	63,136
Thorne Memorial	<u>5,149</u>	<u>5,144</u>
	<u>\$ 425,340</u>	<u>\$ 389,061</u>

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Note 15. Net Assets with Donor Restrictions

Net assets subject to expenditure for specific purpose as of December 31:

	<u>2023</u>	<u>2022</u>
Easement Support	\$ 2,276	\$ 63,954
Land Action	2,229,717	2,274,294
General and Other	7,678	285,687
MCF Fund	<u>271,770</u>	<u>253,405</u>
	<u>\$2,511,441</u>	<u>\$2,877,340</u>

Net assets subject to restriction in perpetuity as of December 31:

Land Conservation	\$4,371,686	\$2,789,686
Easement Conservation	<u>62</u>	<u>62</u>
	<u>\$4,371,748</u>	<u>\$2,789,748</u>
Total net assets with donor restrictions:	<u>\$6,883,189</u>	<u>\$5,667,088</u>

Note 16. Fair Value Measurements

In accordance with FASB ASC 820, *Fair Value Measurements and Disclosures*, the Organization is required to disclose certain information about its financial assets and liabilities. Fair values of assets measured on a recurring basis at December 31 were as follows:

<u>2023</u>	<u>Fair Value</u>	<u>Quoted Prices in Active Markets For Identical Assets (Level 1)</u>	<u>Significant other Observable Inputs (Level 2)</u>
Pledges receivable			
net of discounts	\$ 48,644	\$ -	\$ 48,644
Accounts receivable	2,000	-	2,000
Investments	2,376,673	2,376,673	-
Beneficial interest in assets held by others	<u>271,770</u>	<u>-</u>	<u>271,770</u>
	<u>\$2,699,087</u>	<u>\$2,376,673</u>	<u>\$ 322,414</u>
<u>2022</u>			
Pledges receivable			
net of discounts	\$ 93,433	\$ -	\$ 93,433
Accounts receivable	3,000	-	3,000
Investments	1,273,115	1,273,115	-
Beneficial interest in assets held by others	<u>253,405</u>	<u>-</u>	<u>253,405</u>
	<u>\$1,622,953</u>	<u>\$1,273,115</u>	<u>\$ 349,838</u>

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Note 16. Fair Value Measurements (Continued)

Fair values for investments were determined by reference to quoted market prices and other relevant information generated by market transactions. The fair market value of pledges and accounts receivable are estimated at the present value of expected future cash flows. Beneficial interest in assets held by others were determined by the estimated value of the future distributions.

Note 17. Promissory Note

The Organization signed a \$207,000 promissory note with an individual in October 2021. The term of the loan is for the Organization to use the principal of the loan for the acquisition of a specific conservation property. The promissory note has an interest rate of 0% and is due on or before October 15, 2024. The promissory note was paid in full on July 29, 2022.

Note 18. Reclassification

Certain financial statement and note information from the prior year financial statements have been reclassified to conform with current year presentation format.