

**Land Trust of Darien, Inc.**

**Financial Statements**

**June 30, 2022**



**Land Trust of Darien, Inc.**

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## **REPORT OF INDEPENDENT AUDITOR**

To the Board of Trustees of  
Land Trust of Darien, Inc.

### **Opinion**

We have audited the accompanying financial statements of Land Trust of Darien, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2022 and 2021, and the related statements of activities, functional expenses and cash flows for the years 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 Land Trust of Darien, Inc. as of June 30, 2022 and 2021 and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Land Trust of Darien, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 the 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 Land Trust of Darien, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Auditor's 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 auditor's report that includes our opinion. 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 the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment 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 Land Trust of Darien, Inc.'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 judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Land Trust of Darien, Inc.'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.

***Rolleri & Sheppard CPAS, LLP***

Rolleri Sheppard CPAS, LLP  
Fairfield, Connecticut  
September 22, 2022

**Land Trust of Darien, Inc.**  
**Statements of Financial Position**  
**June 30, 2022 and 2021**

	June 30, 2022			June 30, 2021		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>Assets:</b>						
<b>Current assets:</b>						
Cash and equivalents	\$ 422,849	\$ -	\$ 422,849	\$ 382,923	\$ -	\$ 382,923
Promises to give and other receivables	12,246	-	12,246	250	-	250
Investments	1,014,321	-	1,014,321	1,088,127	-	1,088,127
Prepaid and other current assets	1,826	-	1,826	2,335	-	2,335
Total current assets	1,451,242	-	1,451,242	1,473,635	-	1,473,635
<b>Noncurrent assets:</b>						
Land and conservation easements	2,127,658	30,569,413	32,697,071	2,127,658	28,954,413	31,082,071
Restricted cash	36,000	-	36,000	36,500	-	36,500
Total noncurrent assets	2,163,658	30,569,413	32,733,071	2,164,158	28,954,413	31,118,571
Total assets	<u>\$ 3,614,900</u>	<u>\$ 30,569,413</u>	<u>\$ 34,184,313</u>	<u>\$ 3,637,793</u>	<u>\$ 28,954,413</u>	<u>\$ 32,592,206</u>
<b>Liabilities and net assets:</b>						
<b>Current liabilities:</b>						
Accounts payable and accrued liabilities	\$ 18,254	\$ -	\$ 18,254	\$ 27,590	\$ -	\$ 27,590
Deferred revenue	-	25,000	25,000	-	25,000	\$ 25,000
Interfund payable (receivable)	36,000	(36,000)	-	36,500	(36,500)	-
Total current liabilities	54,254	(11,000)	43,254	64,090	(11,500)	52,590
Total liabilities	54,254	(11,000)	43,254	64,090	(11,500)	52,590
<b>Net assets:</b>						
<b>Without donor restrictions:</b>						
Undesignated	1,432,988	-	1,432,988	1,446,045	-	1,446,045
Land and conservation easements	2,127,658	-	2,127,658	2,127,658	-	2,127,658
<b>With donor restrictions:</b>						
Purpose restriction	-	11,000	11,000	-	11,500	11,500
Perpetual in nature	-	30,569,413	30,569,413	-	28,954,413	28,954,413
Total net assets	3,560,646	30,580,413	34,141,059	3,573,703	28,965,913	32,539,616
Total liabilities and net assets	<u>\$ 3,614,900</u>	<u>\$ 30,569,413</u>	<u>\$ 34,184,313</u>	<u>\$ 3,637,793</u>	<u>\$ 28,954,413</u>	<u>\$ 32,592,206</u>

See report of independent auditor and notes to financial statements.

**Land Trust of Darien, Inc.**  
**Statements of Activities**  
**For the Years Ended June 30, 2022 and 2021**

	June 30, 2022			June 30, 2021		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenues, gains and other support:</b>						
Membership	\$ 187,883	\$ -	\$ 187,883	\$ 164,138	\$ -	\$ 164,138
Land gift	-	1,615,000	1,615,000	-	-	-
Contributions and grants	3,255		3,255	123	11,500	11,623
Investment income, including realized and unrealized gains (losses)	(56,302)	-	(56,302)	15,613	-	15,613
Special events and other income	70,937	-	70,937	500	-	500
Net assets released from restriction:						
Meadow enhancement project	500	(500)	-	-	-	-
<b>Total revenues, gains and other support</b>	<u>206,273</u>	<u>1,614,500</u>	<u>1,820,773</u>	<u>180,374</u>	<u>11,500</u>	<u>191,874</u>
<b>Expenses:</b>						
Land trust program services	166,837	-	166,837	105,896	-	105,896
Management and general	22,494	-	22,494	20,249	-	20,249
Fund raising and development	29,999	-	29,999	20,301	-	20,301
<b>Total expenses</b>	<u>219,330</u>	<u>-</u>	<u>219,330</u>	<u>146,446</u>	<u>-</u>	<u>146,446</u>
<b>Change in net assets</b>	<u>(13,057)</u>	<u>1,614,500</u>	<u>1,601,443</u>	<u>33,928</u>	<u>11,500</u>	<u>45,428</u>
<b>Net assets at beginning of year</b>	3,573,703	28,965,913	32,539,616	3,539,775	28,954,413	32,494,188
<b>Net assets at end of year</b>	<u>\$ 3,560,646</u>	<u>\$ 30,580,413</u>	<u>\$ 34,141,059</u>	<u>\$ 3,573,703</u>	<u>\$ 28,965,913</u>	<u>\$ 32,539,616</u>

See report of independent auditor and notes to financial statements.

**Land Trust of Darien, Inc.**  
**Statements of Cash Flows**  
**For the Years Ended June 30, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Cash flows from operating activities:</b>		
Change in net assets	\$ 1,601,443	\$ 45,428
Adjustments to reconcile change in net assets to cash provided by (used) operating activities:		
(Increase) decrease in promises to give and other receivables	(11,996)	39,583
(Increase) decrease in prepaid and other current assets	509	(579)
Increase (decrease) in accounts payable and accrued liabilities	(9,336)	16,249
Increase in deferred grant revenue	-	25,000
Decrease in land conservation easement payable	-	(33,333)
Realized and unrealized loss on investments	66,041	4,811
Land gift	(1,615,000)	-
Total adjustments	(1,569,782)	51,731
Net cash provided by operating activities	31,661	97,159
<b>Cash flows from investing activities:</b>		
Gross proceeds from sale of investments	7,767	567
Purchase of investments	(2)	(20)
Net cash provided by investing activities	7,765	547
<b>Cash flows from financing activities:</b>		
Proceeds of restricted gifts used for land and conservation easement acquisition	-	-
Net cash provided by investing activities	-	-
 Net increase in cash and cash equivalents and restricted cash	39,426	97,706
 Cash, cash equivalents and restricted cash, July 1	419,423	321,717
Cash, cash equivalents and restricted cash, June 30	\$ 458,849	\$ 419,423
<b>Noncash Information:</b>		
Donated land gift	\$ 1,615,000	\$ -
 <b>Reconciliation of cash to statement of financial position</b>		
Cash and cash equivalents	\$ 422,849	\$ 382,923
Restricted cash from donations and gifts with restrictions	36,000	36,500
	\$ 458,849	\$ 419,423

See report of independent auditor and notes to financial statements.

**Land Trust of Darien, Inc.**  
**Statements of Functional Expenses**  
**For the Years Ended June 30, 2022 and 2021**

	June 30, 2022				June 30, 2021			
	Land Trust Program Services	Management and General	Fund Raising and Development	Total	Land Trust Program Services	Management and General	Fund Raising and Development	Total
Bad debts	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000
Conferences and education	1,001	-	-	1,001	1,406	-	-	1,406
Development	-	-	19,141	19,141	-	-	12,691	12,691
Dues and subscriptions	3,579	-	-	3,579	2,676	-	-	2,676
Insurance	5,156	-	-	5,156	5,157	-	-	5,157
Miscellaneous	233	160	67	460	180	124	52	356
Office and administration	15,540	1,828	914	18,282	8,214	966	483	9,663
Professional fees	-	8,623	-	8,623	-	8,345	-	8,345
Publicity and web-site	-	-	1,955	1,955	3,844	202	-	4,046
Farm-to-table event	53,292	-	-	53,292	-	-	-	-
Rent	5,363	1,073	715	7,150	5,921	1,184	790	7,895
Salaries and payroll taxes	54,052	10,810	7,206	72,069	47,141	9,428	6,285	62,854
Stewardship and other maintenance	28,622	-	-	28,622	26,357	-	-	26,357
<b>Total expenses</b>	<b>\$ 166,837</b>	<b>\$ 22,494</b>	<b>\$ 29,999</b>	<b>\$ 219,330</b>	<b>\$ 105,896</b>	<b>\$ 20,249</b>	<b>\$ 20,301</b>	<b>\$ 146,446</b>

See report of independent auditor and notes to financial statements.



**Land Trust of Darien, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022**  
**(See Report of Independent Auditor)**

**NOTE 1 - ORGANIZATION**

The Land Trust of Darien, Inc., (the “Land Trust”), is a non-stock corporation located in Darien, Connecticut, founded in 1960. The Land Trust permanently preserves and restores open space, providing the community with environmentally rich habitats, scenic vistas, opportunities for educational experiences and the quiet enjoyment of nature. Preservation of open space benefits the community by adding to quality-of-life values for the residents of the Town of Darien, while preserving precious natural habitats and the rural character of the town for future generations.

The Land Trust owns or has conservation easements over approximately 200 acres in Darien. These comprise diverse natural habitats such as inland wetlands, tidal salt marshes, meadow habitats and upland forests. Some of the more significant Land Trust properties include meadow properties at Mather Meadows, Waterbury Field, Tokeneke Trail, Nearwater Lane and Molly Lane; coastal properties surrounding Holly Pond, Scott’s Cove and the Goodwives River; nature preserves at Olson Woods, Tokeneke Trail and Dunlap Woods; and inland wetlands at Valley Forge and along the Five Mile River.

In recent years the Land Trust has developed educational programs in conjunction with the Darien Nature Center utilizing certain Land Trust open spaces. These programs include field trips that are science-curriculum based and give school children valuable learning experiences. These programs are designed to encourage young people to develop an appreciation and understanding of the natural habitats of Darien and hopefully become future stewards of these and other preserved lands.

The Land Trust amended the Articles of Incorporation in September 2016 to reflect the acquisition of a parcel of land in Norwalk. This property was part of the original Mather Homestead and is adjacent to the Mather Meadows that the Darien Land Trust currently owns. The Articles of Incorporation were amended to enable the preservation and conservation of this important parcel of land.

**NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting and Presentation**

The financial statements of the Land Trust have been prepared in accordance with generally accepted accounting principles (GAAP). Accordingly, the accounts of the Land Trust are reported by net asset category. Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

*Net Assets Without Donor Restrictions* – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

*Net Assets With Donor Restrictions* – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates those resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has

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elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

**Contributions and Land Gifts**

Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met.

In June 2018, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (“ASU”) 2018-08: *Not-For-Profit Entities: Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*, which clarifies and improves the scope and the accounting guidance for contributions received and contributions made. The amendments assist entities in (1) evaluating whether transactions should be accounted for as contribution (nonreciprocal transactions) within the scope of Accounting Standards Codification (“ASC”) Topic 958, Not-for-Profit Entities, or as exchange (reciprocal) transactions subject to other guidance and determining whether a contribution is conditional. The Land Trust currently has one exchange transaction and has deferred the revenue and is recorded on the statement of financial position as such.

The Land Trust records land at cost or fair value at the date of acquisition if received by gift. Conservation easements are recorded at cost. No value is assigned to conservation easements that are donated to the Land Trust. All gifts of land and land interests meeting restricted criteria as set forth above are recorded as permanently restricted assets, unless specifically excluded by the donor.

Conservation easements are comprised of listed rights and/or restriction over the owned property that are conveyed by a property owner to the Land Trust, almost always in perpetuity, in order to protect the owned property as a significant natural area, as defined by federal regulations.

**Revenue and Revenue Recognition**

In May 2014, the FASB issued FASB ASU 2014-09: *Revenue from Contracts with Customers*, which clarifies the principles for recognizing revenue. This guidance includes the required steps to achieve the core principle that an entity recognizes revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The Land Trust holds one fundraising event that would be accounted for under this standard and the revenue is recognized the day of the event. As of June 30, 2022 there is \$8,464 of contract revenues that have not yet been earned and are included as accrued liabilities on the statement of financial position.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. These assumptions include estimates of land valuations, depreciable lives of long-lived assets, and allocation of functional expenses to name a few. Actual results could differ from those estimates.

**Land Trust of Darien, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022**  
**(See Report of Independent Auditor)**

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, the Land Trust considers all highly liquid debt instruments purchased with maturity of three months or less to be cash equivalents. The Land Trust may at times maintain a portion of its cash in bank accounts in excess of FDIC insured amounts. Accounts are guaranteed by the FDIC up to \$250,000. As of June 30, 2022, the Land Trust had no uninsured cash balances. The Land Trust has not experienced any losses in such accounts and believes it is not exposed to any significant risk in maintaining accounts with these financial institutions.

**Promises to Give**

Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statement of activities. We determine the allowance for uncollectable promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. As of June 30, 2022 the Land Trust has not provided any allowance for uncollectable promises to give as the write-off history does not warrant any provision.

**Functional Expenses**

The Land Trust allocates its expenses on a functional basis among its program and support services. Expenses that can be specifically identified with a program or support service are allocated directly according to their natural classifications. Other expenses that are common to several functions are allocated based upon estimates made by management using various methods such as payroll.

**Investments**

Marketable investments in mutual funds are carried at fair value based upon quoted market prices, which are level 1 inputs as defined. (Note 4)

**Office Equipment and Other Depreciable Assets**

Office equipment and other depreciable assets are stated at cost or, in the case of contributed assets, at their fair market value at the date of receipt as determined by the Land Trust. Depreciation is provided on the straight-line method for both financial and tax reporting purposes over the estimated useful lives of the related assets of three to seven years. All office equipment and other depreciable assets are fully depreciated as of June 30, 2022.

**Fundraising Costs from Special Events**

Expenses from special events were \$53,292 and \$0 in June 30, 2022 and 2021, respectively.

**Land Trust of Darien, Inc.**  
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**Subsequent Events**

In accordance with FASB Accounting Standards Codification 855, Subsequent Events, the Organization has evaluated subsequent events to the Statement of Financial Position date of June 30, 2022 through September 22, 2022, which is the date the financial statements were available to be issued.

**Reclassifications**

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on previously reported net assets.

**NOTE 3 – LIQUIDITY AND AVAILABILITY**

Financial assets available for general expenditure, that is, without donor and other restrictions limiting their use, within one year of the statement of financial position date, comprise the following:

Cash and equivalents	\$ 422,849
Promises to give	12,246
Investments	<u>1,014,321</u>
	<u>\$ 1,449,416</u>

As part of our liquidity management plan, we invest cash in excess of daily requirements in short-term investments and money market funds.

**NOTE 4 – FAIR VALUE MEASUREMENT**

The Land Trust follows guidance as set forth in the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2018-13, Disclosure Framework – Changes to the Disclosure Requirements for Fair Value Measurement, which modifies the disclosure requirements for fair value measurements. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of fair value hierarchy under FASB ASC 820 are described as follows:

Fair value measurement – the Land Trust determines fair value based on assumptions that market participants would use pricing an asset or liability in the principal or most advantageous market. The Land Trust follows the fair value hierarchy when distinguishing assumptions in fair value measurement as outlined in the FASB “Accounting Standards Codification (ASC) 820, Fair Value Measurements and Disclosures”.

- Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Land Trust has the ability to access.

**Land Trust of Darien, Inc.**  
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- **Level 2 – Observable inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly or indirectly and include;**
  - Quoted prices for similar assets or liabilities in active markets.
  - Quoted prices for identical or similar assets or liabilities in inactive markets.
  - Market prices for similar instruments.
  - Inputs other than quoted prices that are observable for the asset or liability.
  - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

- **Level 3 – Inputs to the valuation methodology are unobservable and significantly to the fair value measurement.**

The availability of valuation techniques and observable inputs can vary from investment to investment and are impacted by factors such as investment type, whether the investment is new and not established in a marketplace, the liquidity of markets, and other transaction characteristics. To the extent the valuation is based on models or inputs that are less observable or unobservable in the market, determining fair value requires more judgment. Because of the inherent uncertainty of valuation, estimated values may be materially higher or lower than the values that would have been used had a ready market for the investment existed. Therefore, the degree of judgment used by the Land Trust in determining fair value is greatest for investments categorized in level 3. Inputs used to measure fair value might be categorized within different levels of fair value hierarchy and are categorized based upon the lowest level of input that is significant to the fair value measurement. The following is a description of the valuation methodologies used for assets measured at fair value:

**Fixed Income Mutual Funds – Valued at the daily closing price as reported by the fund. Mutual funds held by the Land Trust are open-end mutual funds that are registered with the Securities and Exchange Commission. These funds are required to publish their daily net asset value (“NAV”) and to transact at that price. The mutual funds held by the Organization are deemed to be actively traded.**

**Corporate Bond Exchange Traded Funds – Exchange traded funds are actively traded on active market exchanges.**

There have been no changes in methodologies used at June 30, 2022.

The following table sets forth by level, within the fair value hierarchy, the Land Trust’s assets at fair value as of June 30, 2022 and 2021:

**Land Trust of Darien, Inc.**  
**Notes to Financial Statements**  
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(See Report of Independent Auditor)

**June 30, 2022**

Description	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<b>Investments:</b>				
<b>Fixed income mutual funds:</b>				
Short-term bond	\$ 453,333	\$ 453,333	\$ -	\$ -
<b>Exchange traded funds:</b>				
Short-term bond	560,988	560,988	-	-
<b>Total assets at fair value</b>	<b><u>\$ 1,014,321</u></b>	<b><u>\$ 1,014,321</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>

**June 30, 2021**

Description	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<b>Investments:</b>				
<b>Fixed income mutual funds:</b>				
Short-term bond	\$ 491,536	\$ 491,536	\$ -	\$ -
<b>Exchange traded funds</b>				
Short-term bond	596,591	596,591	-	-
<b>Total assets at fair value</b>	<b><u>\$ 1,088,127</u></b>	<b><u>\$ 1,088,127</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>

**NOTE 5 – INCOME TAXES**

The Land Trust is a not-for-profit corporation and has been recognized as exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and accordingly does not record a provision for income taxes on its related earnings.

As of June 30, 2022 the Land Trust's information returns from June 30, 2019, and after remain open to regulatory examination.

**Land Trust of Darien, Inc.**  
**Notes to Financial Statements**  
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**NOTE 6 – PROMISES TO GIVE AND OTHER RECEIVABLES**

As of June 30, 2022 and 2021, contributors to the Land Trust have unconditionally promised to give \$12,246 and \$250, respectively. Long-term promises have been discounted at 3%. The promised contributions are due as follows:

	<u>2022</u>	<u>2021</u>
Within one year	\$ 12,246	\$ 250
One to five years	-	-
More than five years	-	-
Subtotal	<u>12,246</u>	<u>250</u>
Less: present value component	-	-
Less: allowance for doubtful accounts	-	-
Promises to give, net	<u>\$ 12,246</u>	<u>\$ 250</u>

**NOTE 7 – LAND GIFT**

During 2022 the Land Trust received a restricted land gift of \$1,615,000 which has been recorded in the fund with donor restrictions.

**NOTE 8 – INVESTMENTS**

The Land Trust carries its investments at fair value using valuations from publicly quoted sources for investment securities or level 1 observable inputs as defined under Statement on Financial Accounting Codification 820. As of June 30, 2022 and 2021 the Land Trust held the following investments:

	<u>2022</u>		<u>2021</u>	
	<u>Fair Value</u>	<u>Cost</u>	<u>Fair Value</u>	<u>Cost</u>
Fixed income mutual fund -				
Short-term bond	\$ 453,333	\$ 470,159	\$ 491,536	\$ 470,159
Exchange traded fund -				
Short-term bond	560,988	582,227	596,591	582,227
	<u>\$ 1,014,321</u>	<u>\$ 1,052,386</u>	<u>\$ 1,088,127</u>	<u>\$ 1,052,386</u>

**Land Trust of Darien, Inc.**  
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**(See Report of Independent Auditor)**

**NOTE 9 - NET ASSETS WITH DONOR RESTRICTION**

Net assets with donor restrictions are restricted for the following purpose or periods.

Subject to expenditure for specific purpose:

	<u>2022</u>	<u>2021</u>
Purpose restriction:		
Open space use	\$ 11,000	\$ 11,500
Perpetual in nature:		
Land and conservation easements	<u>30,569,413</u>	<u>28,954,413</u>
	<u>\$ 30,580,413</u>	<u>\$ 28,965,913</u>

The Land Trust released \$500 in 2022 for the meadow enhancement project for open space use.

**NOTE 10 - DONATED MATERIAL AND SERVICES**

The Land Trust receives in-kind contributions of time and pro bono services from members of the community and volunteers related to program operations, special events and fund-raising activities. Donated services are recognized as contributions if the services create or enhance nonfinancial assets or require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Land Trust. The Land Trust recognizes in-kind contribution revenue and corresponding expense in an amount approximating the estimated fair value at the time of the donation. The Land Trust contributed services have not been recognized in the statement of activities because the criteria for recognition under ACS Topic 958 have not been satisfied.

Contributed nonfinancial assets are recorded at their fair value of the goods received at the date of the donation. For the years ended June 30, 2022 and 2021 the Land Trust received no nonfinancial assets that met their threshold for recording.



**Land Trust of Darien, Inc.**  
**Notes to Financial Statements**  
**June 30, 2022**  
**(See Report of Independent Auditor)**

**NOTE 11 –LEASE COMMITMENT**

The Land Trust leases its office space under non-cancellable lease arrangement. Lease expense for the years ended June 30, 2022 and 2021 was \$7,150 and \$7,800, respectively. The Land Trust lease expires on September 1, 2023. Lease commitments are as follows:

<u>Year ended June 30,</u>	
2023	\$ 7,800
2024	1,300
2025	-
2026	-
2027	-
Thereafter	-
	<u>\$ 9,100</u>