

Land Trust of Darien, Inc.

Financial Statements

June 30, 2025



Land Trust of Darien, Inc.
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Rolleri & Sheppard CPAS, LLP
Ryan C. Sheppard, CPA, CFF, Managing Partner
John M. Rolleri, CPA, CFE, Senior Partner
Jayme L. White, CPA, Partner

INDEPENDENT AUDITOR'S REPORT

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

Opinion

We have audited the accompanying financial statements of The Land Trust of Darien, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, 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 The Land Trust of Darien, Inc. as of June 30, 2025 and 2024, 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 The 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 The 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 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 The 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 The 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
December 5, 2025

Land Trust of Darien, Inc.
Statements of Financial Position
June 30, 2025 and 2024

	June 30, 2025			June 30, 2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Assets:						
Current assets:						
Cash and equivalents	\$ 842,102	\$ -	\$ 842,102	\$ 566,108	\$ -	\$ 566,108
Investments	888,387	-	888,387	1,068,868	-	1,068,868
Prepaid and other current assets	8,965	-	8,965	4,531	-	4,531
Total current assets	<u>1,739,454</u>	<u>-</u>	<u>1,739,454</u>	<u>1,639,507</u>	<u>-</u>	<u>1,639,507</u>
Noncurrent assets:						
Land and conservation easements	2,130,862	34,086,113	36,216,975	2,130,862	31,586,113	33,716,975
Restricted cash	26,779	-	26,779	30,464	-	30,464
Total noncurrent assets	<u>2,157,641</u>	<u>34,086,113</u>	<u>36,243,754</u>	<u>2,161,326</u>	<u>31,586,113</u>	<u>33,747,439</u>
Total assets	<u>\$ 3,897,095</u>	<u>\$ 34,086,113</u>	<u>\$ 37,983,208</u>	<u>\$ 3,800,833</u>	<u>\$ 31,586,113</u>	<u>\$ 35,386,946</u>
Liabilities and net assets:						
Current liabilities:						
Accounts payable and accrued liabilities	\$ 20,550	\$ -	\$ 20,550	\$ 19,253	\$ -	\$ 19,253
Deferred revenue	27,500	18,860	46,360	17,000	20,061	37,061
Interfund payable (receivable)	26,779	(26,779)	-	30,464	(30,464)	-
Total current liabilities	<u>74,829</u>	<u>(7,919)</u>	<u>66,910</u>	<u>66,717</u>	<u>(10,403)</u>	<u>56,314</u>
Total liabilities	<u>74,829</u>	<u>(7,919)</u>	<u>66,910</u>	<u>66,717</u>	<u>(10,403)</u>	<u>56,314</u>
Net assets:						
Without donor restrictions:						
Undesignated	1,691,404	-	1,691,404	1,603,254	-	1,603,254
Land and conservation easements	2,130,862	-	2,130,862	2,130,862	-	2,130,862
With donor restrictions:						
Purpose restriction	-	7,919	7,919	-	10,403	10,403
Perpetual in nature	-	34,086,113	34,086,113	-	31,586,113	31,586,113
Total net assets	<u>3,822,266</u>	<u>34,094,032</u>	<u>37,916,298</u>	<u>3,734,116</u>	<u>31,596,516</u>	<u>35,330,632</u>
Total liabilities and net assets	<u>\$ 3,897,095</u>	<u>\$ 34,086,113</u>	<u>\$ 37,983,208</u>	<u>\$ 3,800,833</u>	<u>\$ 31,586,113</u>	<u>\$ 35,386,946</u>

See independent auditor's report and notes to financial statements.

Land Trust of Darien, Inc.
Statements of Activities
For the Years Ended June 30, 2025 and 2024

	June 30, 2025			June 30, 2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, gains and other support:						
Membership	\$ 177,211	\$ -	\$ 177,211	\$ 178,624	\$ -	\$ 178,624
Land gift	-	2,500,000	2,500,000	-	191,700	191,700
Donations in-kind	7,885	-	7,885	19,095	-	19,095
Contributions and grants	3,841	1,200	5,041	4,582	1,440	6,022
Investment income, including realized and unrealized gains	96,380	-	96,380	80,618	-	80,618
Special events and other income	81,320	-	81,320	94,572	-	94,572
Net assets released from restriction:						
Meadow enhancement project	2,484	(2,484)	-	115	(115)	-
Pond remediation and enhancement	1,200	(1,200)	-	1,440	(1,440)	-
Total revenues, gains and other support	<u>370,321</u>	<u>2,497,516</u>	<u>2,867,837</u>	<u>379,046</u>	<u>191,585</u>	<u>570,631</u>
Expenses:						
Land trust program services	194,206	-	194,206	197,923	-	197,923
Management and general	36,735	-	36,735	24,719	-	24,719
Fund raising and development	51,230	-	51,230	25,410	-	25,410
Total expenses	<u>282,171</u>	<u>-</u>	<u>282,171</u>	<u>248,052</u>	<u>-</u>	<u>248,052</u>
Change in net assets	<u>88,150</u>	<u>2,497,516</u>	<u>2,585,666</u>	<u>130,994</u>	<u>191,585</u>	<u>322,579</u>
Net assets at beginning of year	<u>3,734,116</u>	<u>31,596,516</u>	<u>35,330,632</u>	<u>3,603,122</u>	<u>31,404,931</u>	<u>35,008,053</u>
Net assets at end of year	<u><u>\$ 3,822,266</u></u>	<u><u>\$ 34,094,032</u></u>	<u><u>\$ 37,916,298</u></u>	<u><u>\$ 3,734,116</u></u>	<u><u>\$ 31,596,516</u></u>	<u><u>\$ 35,330,632</u></u>

See independent auditor's report and notes to financial statements.

Land Trust of Darien, Inc.
Statements of Functional Expenses
For the Years Ended June 30, 2025 and 2024

	June 30, 2025				June 30, 2024			
	Land Trust Program Services	Management and General	Fund Raising and Development	Total	Land Trust Program Services	Management and General	Fund Raising and Development	Total
Conferences and education	\$ 3,831	\$ -	\$ -	\$ 3,831	\$ 2,865	\$ -	\$ -	\$ 2,865
Development	-	-	32,273	32,273	-	-	15,021	15,021
Dues and subscriptions	3,563	-	-	3,563	2,177	-	-	2,177
Insurance	5,184	-	-	5,184	5,350	-	-	5,350
Office and administration	1,945	9,727	1,297	12,969	33,049	3,888	1,944	38,881
Operating lease cost	5,850	1,170	780	7,800	5,850	1,170	780	7,800
Publicity and web-site	64,408	-	7,156	71,564	64,798	-	3,410	68,208
Professional fees	-	11,252	-	11,252	-	13,278	-	13,278
Salaries and payroll taxes	72,931	14,586	9,724	97,241	31,916	6,383	4,255	42,554
Stewardship and other maintenance	36,494	-	-	36,494	51,918	-	-	51,918
Total expenses	<u>\$ 194,206</u>	<u>\$ 36,735</u>	<u>\$ 51,230</u>	<u>\$ 282,171</u>	<u>\$ 197,923</u>	<u>\$ 24,719</u>	<u>\$ 25,410</u>	<u>\$ 248,052</u>

See independent auditor's report and notes to financial statements.

Land Trust of Darien, Inc.
Statements of Cash Flows
For the Years Ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Change in net assets	\$ 2,585,666	\$ 322,579
Adjustments to reconcile change in net assets to cash provided by (used) operating activities:		
Increase in prepaid and other current assets	(4,434)	(2,453)
Increase in accounts payable and accrued liabilities	1,297	1,250
Increase in deferred revenue	9,299	5,055
Realized and unrealized gain on investments	(27,078)	(23,516)
Land gift	(2,500,000)	(191,700)
Total adjustments	(2,520,916)	(211,364)
Net cash provided by operating activities	64,750	111,215
 Cash flows from investing activities:		
Gross proceeds from sale of investments	625,923	548
Purchase of investments	(418,364)	(35,793)
Capitalized land acquisition costs	-	(1,101)
Net cash used by investing activities	207,559	(36,346)
 Net increase in cash and cash equivalents and restricted cash	272,309	74,869
 Beginning cash, cash equivalents and restricted cash at July 1	596,572	521,703
Ending cash, cash equivalents and restricted cash at June 30	\$ 868,881	\$ 596,572
 Noncash information:		
Donated land gift	\$ 2,500,000	\$ 191,700
 Reconciliation of cash to statement of financial position		
Cash and cash equivalents	\$ 842,102	\$ 566,108
Restricted cash from donations and gifts with restrictions	26,779	30,464
	\$ 868,881	\$ 596,572

See independent auditor's report and notes to financial statements.

Land Trust of Darien, Inc.
Notes to Financial Statements
June 30, 2025
(See Independent Auditor’s Report)

NOTE 1 - ORGANIZATION

The Land Trust of Darien, Inc., (the “Land Trust”), is a non-stock corporation located in Darien, Connecticut, incorporated in 1960. The Land Trust preserves natural space, connects our community with nature and promotes conservation awareness to protect land now and forever.. Preservation of open space benefits the community by improving the quality-of-life for the residents of the Town of Darien, while preserving precious natural habitats and the scenic character of the town for future generations.

The Land Trust owns or has conservation easements over 230 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 Hollow Tree Ridge; coastal properties surrounding Holly Pond, Scott’s Cove and the Goodwives River; nature preserves at Olson Woods and Piacentini Preserve, Tokeneke Trail and Dunlap Woods; and inland wetlands at Valley Forge and along the Five Mile River.

The Land Trust has been the beneficiary of many Darien Eagle Scout projects including bluebird and bat nesting boxes, boardwalks, bridges and walking trails. These partnerships 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 adopted a five year Strategic Plan January 16, 2024. Our latest land donation of 1.833 acres occurred on December 30, 2024 and has been named “Round Meadow Ledge” due to its proximity to Round Meadow Estate, the home of the multi-generational donors who have donated parcels of land since 1974.

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

Land Trust of Darien, Inc.
Notes to Financial Statements
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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.

The Land Trust follows the guidance under the Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2018-08: *Not-For-Profit Entities: Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. The guidance assists 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

The Land Trust follows guidance under FASB ASU 2014-09: *Revenue from Contracts with Customers*. 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.

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.

Receivables and Credit Policies

Accounts receivable consist primarily of noninterest-bearing amounts from fundraising events. The Land Trust determines the allowance for uncollectable accounts receivable based on historical experience, an assessment of economic conditions, and a review of subsequent collections. As of June 30, 2025 and 2024 the Land Trust has \$3,841 and \$0 in accounts receivable.

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

Receivables from contracts with customers are reported as accounts receivable in the accompanying statement of financial position. Contract liabilities are reported as deferred revenue in the accompanying statement of financial position.

Unconditional promises to give that are expected to be collected within one year 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. The Land Trust determines the allowance for uncollectable promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Promises to give are written off when deemed uncollectable. At June 30, 2025 and 2024, the Land Trust does not carry a reserve as all promises have been collected as of or near the end of the fiscal year.

Cash and Cash Equivalents

For the 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, 2025, the Land Trust had \$88,933 of 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.

Donated and In-Kind Materials and Services

The Land Trust receives significant in-kind contributions of time and pro bono services from members of the community and volunteers related to special events and land preservation 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. For services revenues that qualify for recognition, the Land Trust recognizes this revenue and corresponding expense in an amount approximating the estimated fair value at the time of the donation. The valuations are provided by the donor.

The Land Trust may receive auction items for its fundraising events as well as other donated materials from the public. It is the Land Trust's policy to record the donated auction items at the value of the gross selling price, while donated materials are recorded based upon the estimated value with "like-kind" methodology.

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.

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Investments

Marketable investments in mutual funds are carried at fair value based upon quoted market prices, which are level 1 inputs as defined. (Note 5)

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, 2025.

Fundraising Costs from Special Events

Direct expenses from holding the “Farm-to-table” event were \$55,303 and \$67,461 for the years ended June 30, 2025 and 2024, respectively. These costs are allocated within the statement of functional expenses. The direct expenses from 2025 included \$7,885 of donated professional services. Fundraising events generated revenues of \$81,320 and \$94,572 for the years ended June 30, 2025 and 2024, respectively.

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, 2025 through December 5, 2025, 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	\$ 842,102
Investments	<u>888,387</u>
	<u><u>\$ 1,730,489</u></u>

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

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NOTE 4 – REVENUE FROM CONTRACTS WITH CUSTOMERS

The Land Trust includes all operating revenues under fundraising activities on the statement of activities. The disaggregation of this revenue is as follows:

	<u>2025</u>	<u>2024</u>
Ticket sales	\$ 31,420	\$ 51,909
Event sponsorships	38,500	39,650
Event contributions	11,400	3,013
	<u>\$ 81,320</u>	<u>\$ 94,572</u>

Accounts (“Contract”) receivables at June 30, 2025 and 2024 was \$0 for both years. Contract liabilities are \$27,500 and \$17,000 at June 30, 2025 and 2024.

The following provides information about significant changes in contract liabilities for the year ended June 30, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Deferred revenue, beginning of year	\$ 17,000	\$ 10,506
Revenue recognized that was included in deferred revenue at beginning of year	(17,000)	(10,506)
Increase in deferred revenue due to cash received during year	27,500	17,000
Deferred revenue, end of year	<u>\$ 27,500</u>	<u>\$ 17,000</u>

NOTE 5 – 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

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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.
- 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 Land Trust are deemed to be actively traded.

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

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Notes to Financial Statements
June 30, 2025

Certificate of Deposits - Certificates of deposit are stated at cost plus accrued interest, which approximates fair value due to their short-term nature and/or market-based interest rates. The Organization estimates the fair value of certificates of deposit using observable market inputs, including interest rates currently offered for deposits with similar remaining maturities and credit quality. Accordingly, the fair value of certificates of deposit is classified within Level 2 of the fair value hierarchy.

There have been no changes in methodologies used at June 30, 2025.

The following table sets forth by level, within the fair value hierarchy, the Land Trust's assets at fair value as of June 30, 2025, and 2024:

June 30, 2025

<u>Description</u>	<u>Total</u>	<u>Fair Value Measurements Using</u>		
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments:				
Certificates of deposit	\$ 375,507	\$ -	\$ 375,507	\$ -
Exchange traded funds:				
Short-term bond	512,880	512,880	-	-
Total assets at fair value	<u><u>\$ 888,387</u></u>	<u><u>\$ 512,880</u></u>	<u><u>\$ 375,507</u></u>	<u><u>\$ -</u></u>

Land Trust of Darien, Inc.
Notes to Financial Statements
June 30, 2025
(See Independent Auditor's Report)

June 30, 2024

<u>Description</u>	<u>Total</u>	<u>Fair Value Measurements Using</u>		
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments:				
Fixed income mutual funds:				
Short-term bond	\$ 477,659	\$ 477,659	\$ -	\$ -
Exchange traded funds:				
Short-term bond	591,209	591,209	-	-
Total assets at fair value	<u>\$ 1,068,868</u>	<u>\$ 1,068,868</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE 6 – 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, 2025 the Land Trust's information returns from June 30, 2023, and after remain open to regulatory examination.

NOTE 7 – LAND GIFT

During 2025, the Land Trust received a restricted land gift with an appraised value of \$2,500,000, 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, 2025 and 2024 the Land Trust held the following investments:

Land Trust of Darien, Inc.
Notes to Financial Statements
June 30, 2025
(See Independent Auditor's Report)

	2025		2024	
	Fair Value	Cost	Fair Value	Cost
Certificates of Deposit:	\$ 375,507	\$ 375,507	\$ -	\$ -
Fixed income mutual funds:				
Short-term bond	-	-	477,659	488,057
Exchange traded funds:				
Short-term bond	512,880	508,819	591,209	602,106
	\$ 888,387	\$ 884,326	\$ 1,068,868	\$ 1,090,163

NOTE 9 - NET ASSETS WITH DONOR RESTRICTION

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

Subject to expenditure for specific purpose:

	2025	2024
Purpose restriction:		
Meadow enhancement	\$ 7,919	\$ 10,403
Perpetual in nature:		
Land and conservation easements	34,086,113	31,586,113
	\$ 34,094,032	\$ 31,596,516

The Land Trust released \$2,485 and \$115 in 2025 and 2024 for the meadow enhancement project.

The Land Trust also recognized \$1,200 of deferred revenue for the pond enhancement project during 2025. There remains \$18,860 of deferred revenue from this grant.

NOTE 10 - DONATED PROFESSIONAL SERVICES AND MATERIALS

The Land Trust received the following contributions of nonfinancial assets for the years ending June 30, 2025:

Land Trust of Darien, Inc.
Notes to Financial Statements
June 30, 2025
(See Independent Auditor's Report)

	<u>2025</u>	<u>2024</u>
In-kind materials	\$ -	\$ 9,880
In-kind services	7,885	9,215
	<u>\$ 7,885</u>	<u>\$ 19,095</u>

NOTE 11 –LEASE COMMITMENT

The Land Trust leases office space under a one-year lease arrangement at \$650 per month. The lease expires on June 30, 2025 and subsequent to the end of the year has been renewed for an additional one-year term. Total lease costs for the years ended June 30, 2025 and 2024 are \$7,800, respectively.