NORTH OLYMPIC LAND TRUST AND SUBSIDIARY

Consolidated Financial Statements

For the Years Ended December 31, 2024 and 2023

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Aiken & Sanders, Inc PS
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Independent Auditor's Report

To the Board of Directors
North Olympic Land Trust & Subsidiary
Port Angeles, WA

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of North Olympic Land Trust and Subsidiary (collectively, the Trust, a nonprofit organization), which comprise the consolidated statement of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities and changes in net assets, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Trust, as of December 31, 2024 and 2023, and changes in 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 (GAAS). 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 Trust 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 Trust's ability to continue as a going concern for 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 GAAS 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 GAAS, 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 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 judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the 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.

Other Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplementary information on pages 11-13 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and to certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Aiken & Sanders, Inc., PS

Aiken & Sanders

Certified Public Accountants
& Consultants

November 12, 2025

Montesano, WA

North Olympic Land Trust & Subsidiary

Consolidated Statement of Financial Position
As of December 31, 2024 and December 31, 2023

Assets

	2024	2023
Current Assets:		
Cash and cash equivalents	$ 309,469	$ 270,943
Grants receivable	30,775	7,300
Accounts receivable	3,017	5,000
Prepaid expenses	15,415	11,038
ROU lease asset current	26,067	-
Deposits and advances	200	500
Total Current Assets	384,943	294,781
Fixed Assets:		
Vehicles	19,996	19,996
Land	7,320,914	6,085,914
Easements	84	83
	7,340,994	6,105,993
Less: accumulated depreciation	(5,408)	(2,912)
Fixed assets, net	7,335,586	6,103,081
Other Assets:		
ROU lease asset long term	92,441	-
Investments	3,387,659	3,036,540
Total Other Assets	3,480,100	3,036,540
Total Assets	$ 11,200,629	$ 9,434,402

The accompanying notes are an integral part of these financial statements

North Olympic Land Trust & Subsidiary

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Consolidated Statement of Financial Position
As of December 31, 2024 and December 31, 2023

Liabilities & Net Assets

	2024	2023
Current Liabilities:		
Accounts payable	$ 3,185	$ 3,788
Vacation payable	25,443	15,859
Payroll taxes and benefits payable	38,462	11,602
Current portion: lease liability	26,067	-
Total Current Liabilities	93,157	31,249
Long-Term Liabilities:		
Net: long term lease liability	92,441	-
Net Assets:		
Without donor restriction:		
Unrestricted-undesignated	1,472,429	244,407
Opportunity fund-board designated	922,688	789,066
Stewardship fund-board designated	1,125,123	898,119
Operating reserve fund-board designated	649,419	593,865
	4,169,659	2,525,457
With donor restrictions	6,845,372	6,877,696
Total Net Assets	11,015,031	9,403,153
Total Liabilities & Net Assets	$ 11,200,629	$ 9,434,402

The accompanying notes are an integral part of these financial statements

North Olympic Land Trust & Subsidiary

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Consolidated Statement of Activities and Changes in Net Assets
For the Year Ended December 31, 2024

	Without Donor Restriction	With Donor Restriction	Total 2024
Support and Revenues:			
Grants and contracts	$ 371,844	$ -	$ 371,844
Contributions	634,837	13,113	647,950
Interest and dividend income	50,956	22,121	73,077
Inkind donations-land and conservation easements	1,640,000	-	1,640,000
Inkind donations-goods and services	24,234	-	24,234
Loss on asset sale	(3,749)	-	(3,749)
Investment income (loss)	263,968	114,592	378,560
Net assets released from restriction	182,150	(182,150)	-
Total Support and Revenue	3,164,240	(32,324)	3,131,916
Expenses:			
Program services	1,096,066	-	1,096,066
Management and general	271,547	-	271,547
Fundraising	152,425	-	152,425
Total Expenses	1,520,038	-	1,520,038
Change in Net Assets	1,644,202	(32,324)	1,611,878
Net Assets, Beginning of Year	2,525,457	6,877,696	9,403,153
Net Assets, End of Year	$ 4,169,659	$ 6,845,372	$ 11,015,031

The accompanying notes are an integral part of these financial statements

North Olympic Land Trust & Subsidiary

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Consolidated Statement of Activities and Changes in Net Assets
For the Year Ended December 31, 2023

	Without Donor Restriction	With Donor Restriction	Total 2023
Support and Revenues:			
Grants and contracts	$ 870,287	$ -	$ 870,287
Contributions	580,380	17,150	597,530
Interest and dividend income	39,119	24,183	63,302
Inkind donations-land and conservation easements	400,000	-	400,000
Inkind donations-goods and services	35,158	-	35,158
Investment income (loss)	211,798	130,931	342,729
Net assets released from restriction	181,001	(181,001)	-
Total Support and Revenue	2,317,743	(8,737)	2,309,006
Expenses:			
Program services	1,626,029	-	1,626,029
Management and general	188,673	-	188,673
Fundraising	149,386	-	149,386
Total Expenses	1,964,088	-	1,964,088
Change in Net Assets	353,655	(8,737)	344,918
Net Assets, Beginning of Year	2,171,802	6,886,433	9,058,235
Net Assets, End of Year	$ 2,525,457	$ 6,877,696	$ 9,403,153

The accompanying notes are an integral part of these financial statements

North Olympic Land Trust & Subsidiary

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Consolidated Statement of Functional Expenses
For the Year Ended December 31, 2024

	Program	Management and General	Fund-Raising	Total 2024
Salaries and wages	$ 246,701	$ 158,912	$ 80,500	$ 486,113
Employee benefits	41,937	26,314	13,979	82,230
Payroll taxes	21,415	13,437	7,138	41,990
Occupancy	25,269	15,855	8,423	49,547
Insurance	11,921	3,960	2,104	17,985
Supplies	5,246	3,249	1,820	10,315
Printing and publications	6,451	2,311	1,097	9,859
Licenses and taxes	2,605	-	896	3,501
Professional services	64,662	24,284	13,982	102,928
Easement acquisition expense	628,999	-	-	628,999
Information technology	6,312	3,961	2,104	12,377
Conferences, meetings, and events	5,940	6,672	14,629	27,241
Travel, mileage, and meals	7,114	216	608	7,938
Dues and subscriptions	671	7,827	240	8,738
Bank and credit card charges	-	46	2,502	2,548
Miscellaneous expense	345	604	50	999
Depreciation expense	2,496	-	-	2,496
Inkind expense	17,982	3,899	2,353	24,234
Total Expenses	$ 1,096,066	$ 271,547	$ 152,425	$ 1,520,038

The accompanying notes are an integral part of these financial statements.

North Olympic Land Trust & Subsidiary

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Consolidated Statement of Functional Expenses
For the Year Ended December 31, 2023

	Program	Management and General	Fund-Raising	Total 2023
Salaries and wages	$ 272,624	$ 114,789	$ 90,875	$ 478,288
Employee benefits	42,009	17,688	14,003	73,700
Payroll taxes	24,645	10,377	8,215	43,237
Occupancy	8,380	3,528	2,793	14,701
Insurance	7,133	2,980	2,359	12,472
Supplies	10,606	4,466	3,535	18,607
Printing and publications	8,040	555	6,844	15,439
Licenses and taxes	14,389	-	-	14,389
Professional services	87,786	12,570	2,093	102,449
Easement acquisition expense	1,106,997	-	-	1,106,997
Information technology	7,053	2,970	2,351	12,374
Conferences, meetings, and events	4,578	2,131	7,321	14,030
Travel, mileage, and meals	3,774	3,095	590	7,459
Dues and subscriptions	48	7,371	150	7,569
Bank and credit card charges	215	-	2,698	2,913
Miscellaneous expense	341	436	1,033	1,810
Depreciation expense	2,496	-	-	2,496
Inkind expense	24,915	5,717	4,526	35,158
Total Expenses	$ 1,626,029	$ 188,673	$ 149,386	$ 1,964,088

The accompanying notes are an integral part of these financial statements

Consolidated Statement of Cash Flows
For the Years Ended December 31, 2024 and December 31, 2023

	2024	2023
Cash flows from operating activities:		
Cash received from grantors, donors and customers	$ 998,302	$ 1,558,541
Cash paid to suppliers and employees	(1,056,544)	(1,509,250)
Cash received from interest and dividends	73,077	63,302
Net cash provided (used) by operating activities	14,835	112,593
Cash flows from investing activities:		
Cash paid for land	(1)	(2)
Cash paid for investments	(184,388)	(877,790)
Cash received from land sales	53,178	-
Cash received from sale of investments	154,902	480,000
Net cash provided (used) by investing activities	23,691	(397,792)
Cash flows from financing activities:		
Cash received from notes	-	-
Cash paid on notes	-	-
Net cash provided (used) by financing activities	-	-
Net increase (decrease) in cash & cash equivalents	38,526	(285,199)
Cash & cash equivalents at beginning of year	270,943	556,142
Cash & cash equivalents at end of year	$ 309,469	$ 270,943

The accompanying notes are an integral part of these financial statements

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Consolidated Statement of Cash Flows
For the Years Ended December 31, 2024 and December 31, 2023

	2024	2023
Reconciliation of increase (decrease) in net assets to net cash provided (used) by operating activities:		
Increase (decrease) in net assets:	$ 1,611,878	$ 344,918
Adjustments:		
Depreciation and amortization	2,496	2,496
Capitalized inkind donations	(1,235,000)	-
Net lease change	-	(820)
Loss (gain) on disposition of assets	3,749	-
Unrealized (gains) losses on investments	(282,139)	(318,802)
Realized (gains) losses on investments	(96,421)	(23,927)
Changes in assets and liabilities:		
(Increase) decrease in grants receivable	(23,475)	(7,300)
(Increase) decrease in accounts receivable	1,983	98,024
(Increase) decrease in prepaid expense	(4,377)	(386)
(Increase) decrease in deposits & advances	300	-
Increase (decrease) in accounts payable	(603)	1,063
Increase (decrease) in vacation payable	9,584	10,430
Increase (decrease) in payroll taxes and benefits payable	26,860	6,897
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	$ 14,835	$ 112,593

The accompanying notes are an integral part of these financial statements

NORTH OLYMPIC LAND TRUST AND SUBSIDIARY

Consolidating Statement of Financial Position

Year Ended December 31, 2024

	North Olympic Land Trust	Olympic Peninsula Conservation Resources, LLC	Subtotal	Eliminations	Consolidated 2024
Assets					
Current Assets:					
Cash and cash equivalents	$ 274,239	$ 35,230	$ 309,469	$ -	$ 309,469
Grants receivable	30,775	-	30,775	-	30,775
Accounts receivable	7,227	-	7,227	(4,210)	3,017
Prepaid expenses	15,415	-	15,415	-	15,415
ROU lease asset current	26,067	-	26,067	-	26,067
Deposits and advances	200	-	200	-	200
Total Current Assets	353,923	35,230	389,153	(4,210)	384,943
Fixed Assets:					
Vehicles	19,996	-	19,996	-	19,996
Land	6,085,914	1,235,000	7,320,914	-	7,320,914
Easements	84	-	84	-	84
	6,105,994	1,235,000	7,340,994	-	7,340,994
Less: accumulated depreciation	(5,408)	-	(5,408)	-	(5,408)
Total Fixed Assets	6,100,586	1,235,000	7,335,586	-	7,335,586
Other Assets:					
ROU lease asset long term	92,441	-	92,441	-	92,441
Investments	3,493,833	-	3,493,833	(106,174)	3,387,659
Total Other Assets	3,586,274	-	3,586,274	(106,174)	3,480,100
Total Assets	**$ 10,040,783**	**$ 1,270,230**	**$ 11,311,013**	**$ (110,384)**	**$ 11,200,629**
Liabilities					
Current Liabilities					
Accounts payable	$ 3,185	$ 4,210	$ 7,395	$ (4,210)	$ 3,185
Vacation payable	25,443	-	25,443	-	25,443
Payroll taxes and benefits payable	38,462	-	38,462	-	38,462
Current portion: lease liability	26,067	-	26,067	-	26,067
Total Current Liabilities	93,157	4,210	97,367	(4,210)	93,157
Long-Term Liabilities					
Net: long term lease liability	92,441	-	92,441	-	92,441
Net Assets					
With Donor Restrictions	6,845,372	-	6,845,372		6,845,372
Without Donor Restrictions	3,009,813	1,266,020	4,275,833	(106,174)	4,169,659
Total Net Assets	9,855,185	1,266,020	11,121,205	(106,174)	11,015,031
Liabilities & Net Assets	**$ 10,040,783**	**$ 1,270,230**	**$ 11,311,013**	**$ (110,384)**	**$ 11,200,629**

The accompanying notes are an integral part of these financial statements.

NORTH OLYMPIC LAND TRUST AND SUBSIDIARY

Consolidating Statement of Activities

Year Ended December 31, 2024

	North Olympic Land Trust	Olympic Peninsula Conservation Resources, LLC	Subtotal	Eliminations	Consolidated 2024
Revenues					
Grants and contracts	$ 371,844	$ -	$ 371,844	$ -	$ 371,844
Contributions	647,950	-	647,950	-	647,950
Interest and dividend income	72,869	208	73,077	-	73,077
Inkind donations-land and conservation easements	405,000	1,235,000	1,640,000	-	1,640,000
Inkind donations-goods and services	24,234	-	24,234	-	24,234
Loss on asset sale	(3,749)	-	(3,749)	-	(3,749)
Investment income (loss)	378,560	-	378,560	-	378,560
Total Revenues	**1,896,708**	**1,235,208**	**3,131,916**	**-**	**3,131,916**
Program Expenses					
North Olympic Land Trust	1,091,878	-	1,091,878	-	1,091,878
Olympic Peninsula Conservation Resources, LLC	-	4,188	4,188	-	4,188
Total Program Expenses	1,091,878	4,188	1,096,066	-	1,096,066
Management and general	271,547	-	271,547	-	271,547
Fundraising	152,425	-	152,425	-	152,425
Total Expenses	**1,515,850**	**4,188**	**1,520,038**	**-**	**1,520,038**
Change in Net Assets	380,858	1,231,020	1,611,878	-	1,611,878
Capital Investment	-	-	-	-	-
Net assets - Beginning of Year	9,474,327	35,000	9,509,327	(106,174)	9,403,153
Net assets - End of the Year	**$ 9,855,185**	**$ 1,266,020**	**$ 11,121,205**	**$ (106,174)**	**$ 11,015,031**

The accompanying notes are an integral part of these financial statements.

NORTH OLYMPIC LAND TRUST AND SUBSIDIARY

Consolidating Statement of Functional Expenses

Year Ended December 31, 2024

	North Olympic Land Trust	Olympic Peninsula Conservation Resources, LLC	Total Program Services	Management & General	Fundraising	Eliminations	Consolidated 2024
Salaries and wages	$ 246,701	$ -	$ 246,701	$ 158,912	$ 80,500	$ -	$ 486,113
Employee benefits	41,937	-	41,937	26,314	13,979	-	82,230
Payroll taxes	21,415	-	21,415	13,437	7,138	-	41,990
Occupancy	25,269	-	25,269	15,855	8,423	-	49,547
Insurance	11,921	-	11,921	3,960	2,104	-	17,985
Supplies	5,246	-	5,246	3,249	1,820	-	10,315
Printing and publications	6,451	-	6,451	2,311	1,097	-	9,859
Licenses and taxes	2,605	-	2,605	-	896	-	3,501
Professional services	60,474	4,188	64,662	24,284	13,982	-	102,928
Easement acquisition expense	628,999		628,999	-	-	-	628,999
Information technology	6,312	-	6,312	3,961	2,104	-	12,377
Conferences, meetings, and events	5,940	-	5,940	6,672	14,629	-	27,241
Travel, mileage, and meals	7,114	-	7,114	216	608	-	7,938
Dues and subscriptions	671	-	671	7,827	240	-	8,738
Bank and credit card charges	-	-	-	46	2,502	-	2,548
Miscellaneous expense	345	-	345	604	50	-	999
Depreciation expense	2,496	-	2,496	-	-	-	2,496
Inkind expense	17,982	-	17,982	3,899	2,353	-	24,234
Total Expenses	**$ 1,091,878**	**$ 4,188**	**$ 1,096,066**	**$ 271,547**	**$ 152,425**	**$ -**	**$ 1,520,038**

The accompanying notes are an integral part of these financial statements.

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Organization, purpose and principal programs

The North Olympic Land Trust (the Land Trust) is a Washington not-for-profit corporation. The mission of the Land Trust is to preserve land and wildlife habitat. The Land Trust receives conservation easements on various properties and receives grant funds for landowner education, easement purchases, property acquisitions, and general operations. The Land Trust has voluntarily adopted and implemented the Land Trust Standards and Practices as promulgated by the Land Trust Alliance (a National Land Trust Organization).

On October 3, 2014, Olympic Peninsula Conservation Resources, LLC (the LLC) was formed with the Land Trust as its only member. The LLC was formed for the purpose of purchasing and holding land for conservation purposes.

Principles of consolidation

These financial statements consolidate the statements of the Land Trust and the LLC (collectively, "the Trust"). Inter-organization balances and transactions have been eliminated in consolidation.

Basis of accounting

The consolidated financial statements of the Trust have been prepared on the accrual basis of accounting. Revenue is recognized when earned, and expenditures are recognized when incurred.

Concentrations

The Trust receives a substantial amount of its annual support in the form of government grants. In the event one or more of the government programs from which the grants are received were to end or experience significant budget cuts, the Trust could experience a significant loss of support.

Financial Statement Presentation

The Trust follows accounting prescribed by the Financial Accounting Standards Board in its Accounting Standards Codification (ASC) 958 Not-for Profit Entities. Under ASC 958, the Trust is required to report information regarding its financial position and activities according to two classes of net assets: with donor restrictions, and without donor restrictions.

With Donor Restrictions: Net assets that result from contributions whose use by the Trust is restricted by donor imposed stipulations that may expire with the passage of time or can be fulfilled or otherwise removed by actions of the Trust.

Without Donor Restrictions: Net assets that are not restricted by donor stipulation.

Gifts of goods and equipment are reported as without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of land are reported as donor restricted if the Trust intends to protect the land in perpetuity. Gifts of land, which the donor stipulates may be sold, are reported as without donor restriction.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Property and equipment

Property and equipment are recorded at cost. Property and equipment donated to the Trust are capitalized at their estimated fair market value. Depreciation is provided using the straight-line method. Maintenance and repairs are charged to expense as incurred; major renewals and improvements are capitalized. When items of equipment are sold or are otherwise disposed of, the appropriate cost and related accumulated depreciation amounts are removed from the accounts and any gain or loss is included in income.

Management has elected to capitalize only equipment purchases in excess of $5,000.

Functional Allocation of Expenses

The Trust records its expenses by function. Program expenses represent expenses incurred to fulfill the Trust's exempt purposes. Management and general expenses support that exempt purpose while fundraising expenses are incurred to raise resources to carry out program activities. Expenses are recorded, when appropriate, to the function receiving direct benefit. When expenses benefit more than one function, an allocation is made based on relative benefits provided to each function.

Advertising

The Trust's policy is to expense advertising costs as they are incurred.

Leases

The Trust recognizes and measures its leases in accordance with FASB ASC 842, leases. The Trust determines if an arrangement is a lease, or contains a lease, at inception of a contract and when the terms of an existing contract are changed. For operating leases, the Trust recognizes a lease liability and a right of use (ROU) asset at the commencement date of the lease. The lease liability is initially and subsequently recognized based on the present value of its future lease payments. The discount rate is the implicit rate if it is readily determinable or otherwise the Trust uses the U.S. Treasury Bill risk free rate with a term equivalent to the lease term. The ROU asset is subsequently measured throughout the lease term at the amount of the re-measured lease liability (i.e., present value of the remaining lease payments).

Lease cost for lease payments is recognized on a straight line basis over the lease term. The Trust has elected, for all underlying classes of assets, to not recognize ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less at lease commencement, and do not include an option to purchase the underlying asset that the Trust is reasonably certain to exercise.

Cash and Cash Equivalents
For purposes of the Statement of Cash Flows, the Trust considers cash, checking, and money market accounts to be cash and cash equivalents.

Revenue Recognition
All contributions are considered available for the Trust's general programs unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor are reported as having donor restrictions and increase net assets with donor restrictions. Contributions received with restrictions that are met in the same reporting period are reported as unrestricted support and increase net assets without donor restrictions. Investment income that is limited to specific uses by donor restrictions is reported as increases in net assets without donor restrictions if the restrictions are met in the same reporting period as the income is recognized.

B. ECONOMIC DEPENDENCY:

For 2024 and 2023, grant funding was primarily provided by the State of Washington Recreation and Conservation Office, United States Department of Agriculture-Natural Resource Conservation Service, and the State of Washington Floodplains by Design program-through the Jamestown S'Klallam Tribe.

C. CONCENTRATIONS OF CREDIT RISK:

The Trust, at times, maintains investment balances that exceed insurance coverage amounts provided by the Securities Investor Protection Corporation. The SIPC provides a maximum of $500,000 coverage per institution, with a limit of $250,000 for cash balances. Although the Trust keeps cash balances below insured levels, investment balances at times exceed insurance limits. Management does not believe the Trust is subject to significant risk as a result of these excess balances.

D. LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS:

The Trust, although it expects to receive current support to fund operations for 2025 and later years, has $68,617 and $41,335 of financial assets available within one year of the statement of financial position dates on December 31, 2024 and 2023, respectively, to meet cash needs for general operating expenditures of the Trust.

The Trust also has $2,697,230 and $2,281,050, of board designated assets as of December 31, 2024 and 2023, respectively, that can be reallocated for general expenditures if needed. Included in those board designated assets, at the end of 2024, the Trust's Operating Reserve fund had a balance of $649,419, of which $432,298 was in cash or cash equivalents. Trust policy allows these funds to be used for any board approved cash needs. Financial assets available within one year consist of the following:

	2024	2023
Cash and equivalents	$ 309,469	$ 270,943
Receivables	33,792	12,300
Investments	3,387,659	3,036,540
Donor restricted to purpose	(965,073)	(997,398)
Board designations	(2,697,230)	(2,281,050)
Financial assets available to meet cash needs within one year	$ 68,617	$ 41,335

E. NET ASSETS COMPOSITION:

	2024	2023
Without Donor Restrictions:		
Undesignated	$ 1,472,429	$ 244,407
Opportunity fund-board designated	922,688	789,066
Stewardship fund-board designated	1,125,123	898,119
Operating reserve fund-board designated	649,419	593,865
Total:	$ 4,169,659	$ 2,525,457
With Donor Restrictions:		
Stewardship fund-donor restricted	$ 835,520	$ 846,236
Sustainable agriculture fund-donor restricted	129,543	151,162
Other restricted funds	10	-
Conserved land	5,880,299	5,880,298
Total:	$ 6,845,372	$ 6,877,696

The Trust board has designated funds for the following specific purposes:

Opportunity Fund: Board Designated to provide landowners with assistance during property and easement acquisitions and to aid in acquisitions.

Stewardship Fund: Board Designated for stewardship activities.

Operating Reserve Fund: Board Designated as an operating reserve.

The Trust has received donor restricted funds with the following restrictions:

Stewardship Fund: Donor restricted for stewardship activities.

Sustainable Agriculture Fund: Donor restricted for supporting and sustaining agriculture.

Acquisition Fund: Donor restricted to provide landowners with assistance during property and easement acquisitions and to aid in acquisitions.

Conserved Land: Land to be conserved in perpetuity.

F. LEASES:

The Trust conducts its operations from leased facilities. The Trust relocated to a new space during July of 2016 and signed a twenty four (24) month lease agreement. The lease was extended during 2018 until July 30, 2021 and in 2021 to July 31, 2023. The fair market value of the premises was estimated to be $2,935 per month. The Trust was required to pay a total of $950 a month. The difference of $1,985 a month has been recorded as inkind revenue and expense for the first three months of 2024 and all of 2023. On March 15, 2024, The Trust relocated to a new space and signed a new 60 ½ months lease. The new monthly lease payment is $2,535.

Effective January 1, 2021, the Trust adopted the new lease accounting guidance in Accounting Standards Update No. 2016-02, Leases (Topic 842). The Trust has elected the package of practical expedients permitted in ASC Topic 842. Accordingly, the Trust accounted for its existing operating lease as an operating lease under the new guidance, without reassessing (a) whether the contract contains a lease under ASC Topic 842, (b) whether classification of the operating lease would be different in accordance with ASC Topic 842. With respect to the new operating lease in 2024, The Trust recognized, as of December 31, 2024, (a) a lease liability of $118,507, which represents the present value of the remaining lease payments of $130,553, discounted using the risk free five year United States Treasury rate of 4.082%, and (b) a right-of-use asset of $118,507, which represents equals the lease liability. Future amortization of the right of use lease asset and lease liability are as follows:

	Right of Use Asset	Lease Liability
2025	$ 26,067	$ 26,067
2026	27,151	27,151
2027	28,280	28,280
2028	29,456	29,456
2029	7,553	7,553
Total Future Amortization	$ 118,507	$ 118,507

Lease expense for 2024 and 2023 was $29,617 and $10,580, respectively, which included amortization of the right of use asset in excess (deficit) of the lease liability of $0 and ($820) for 2024 and 2023, respectively.

G. INVESTMENTS & FAIR VALUE MEASUREMENTS:

The investments in mutual funds and common stock are accounted for at fair value. As of December 31, 2024 and 2023, the investments had a cost basis of $2,380,068 and $2,339,876 and a fair value of $3,398,365 and $3,036,540, respectively.

Investment income on the statement of activities and changes in net assets is the following:

	2024	2023
Unrealized Gain (Loss)	$ 318,802	$ (427,249)
Realized Gain (Loss)	23,927	20,643
Total	$ 342,729	$ (406,606)

The Trust adopted Accounting Standards Codification 958 as of January 1, 2009. ASC 958, Fair Value Measurements, establishes a framework for measuring fair value. 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 Measurements) and the lowest priority to unobservable inputs (Level 3 Measurements).

The three levels of the fair value hierarchy under ASC 958 are described as follows:

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

Level 2: Inputs to valuation methodology include:

Quoted prices for similar assets or liabilities in active markets.
Quoted prices for identical or similar assets or liabilities in inactive markets.
Inputs other than quoted prices that are observable for the asset or liability.

Inputs that are principally from or corroborated by observable market data by correlation or other means.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement.

Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2024.

Mutual funds: Valued at the net asset value (NAV) of shares held by the Trust at year end.

Common Stock: Quoted market prices on public exchanges.

Certificates of Deposit: Original cost with market adjustment based on current rates.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although The Trust believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following table sets forth by level, within the fair value hierarchy, the Trust's assets at fair value as of December 31, 2024:

Assets at Fair Value as of December 31, 2024

	Level 1	Level 2	Level 3	Total
Stock Mutal Funds	$ 2,039,273	$ -	$ -	$ 2,039,273
Bond Mutual Funds	1,032,231	-	-	1,032,231
Common Stock	15,138	-	-	15,138
Certificates of Deposit	301,017	-	-	301,017
Total Assets at Fair Value:	$ 3,387,659	$ -	$ -	$ 3,387,659

The following table sets forth by level, within the fair value hierarchy, the Trust's assets at fair value as of December 31, 2023:

Assets at Fair Value as of December 31, 2023

	Level 1	Level 2	Level 3	Total
Stock Mutal Funds	$ 1,818,686	$ -	$ -	$ 1,818,686
Bond Mutual Funds	918,785	-	-	918,785
Certificates of Deposit	299,069	-	-	299,069
Total Assets at Fair Value:	$ 3,036,540	$ -	$ -	$ 3,036,540

H. GRANTS AND ACCOUNTS RECEIVABLE:

Grants and accounts receivable are recorded to the extent of qualifying grant expenditures made during the current year that are to be reimbursed after year end.

Historically, bad debts have been immaterial. The Trust uses the direct write-off method, which is not in accordance with generally accepted accounting principles.

When an amount becomes uncollectible, it is charged to expense in the year it is deemed to be uncollectible. During 2024 and 2023, respectively, there were bad debts of $0. As of December 31, 2024, management considers all grant and accounts receivable collectable.

Management considers accounts outstanding over 90 days to be past due. No interest is charged on past due receivables. As of December 31, 2024, there were no receivable balances past due.

I. CONTINGENCIES:

Amounts received or receivable from federal and state government agencies are subject to audit and potential adjustment by the contracting agencies. Any disallowed claims, including amounts already collected, would become a liability of the Trust if so determined in the future. It is management's belief that no material amounts received or receivable will be required to be returned in the future.

J. INKIND REVENUE:

During 2024 the Trust received a land donation worth $1,235,000. This donation was recorded as inkind revenue and land asset. During 2024 and 2003, the Trust received conservation easement donations with a fair market value of $405,000 and $400,000. These donations were recorded as inkind revenue and easement acquisition expense. The Trust also received inkind donations of professional services, space, and goods during 2024 and 2023.

These donations have been recorded both as inkind revenue and expense in the financial statements.

K. INCOME TAX & UNCERTAIN TAX POSITION:

The Trust is a tax exempt non-profit organization under the Internal Revenue Code Section 501(c)(3) and is not classified as a private foundation. Accordingly, the financial statements do not include any provision for income taxes.

The Trust files income tax returns in the U.S. federal jurisdiction. The Trust is no longer subject to U.S. federal income tax examinations by tax authorities for years before 2021.

Currently, there is no examination or pending examination with the Internal Revenue Service (IRS).

The Trust adopted the provisions of FASB ASC 740-10, Accounting for Uncertainty in Income Taxes, on January 1, 2009. As of December 31, 2024, there are no tax positions for which the deductibility is certain but for which there is uncertainty regarding the timing of such deductibility.

L. SUBSEQUENT EVENTS:

No other events have occurred through November 12, 2025, which is the date the financial statements were available to be issued, based on client facts and circumstances, for events requiring recording or disclosure in the financial statements for the year ended December 31, 2024.

M. EASEMENTS:

The Trust holds a number of conservation easements. The Trust has determined that these easements have no measurable value as they include no affirmative rights and require the Trust to monitor and defend the easements on an ongoing basis. This practice is in line with the approach advocated by the Land Trust Alliance.

A nominal value of $1 per easement has been recorded in the financial records for 2024 and 2023.

N. VACATION LIABILITY:

The Trust provides for vacation benefits in accordance with current policy. As of December 31, 2024 and 2023, respectively, the vacation benefit liability was $25,443 and $15,859.