

WESTCHESTER LAND TRUST, INC.

**Financial Statements
for year ended
December 31, 2025**

Independent Auditor's Report

The Board of Directors
Westchester Land Trust, Inc.

Opinion

We have audited the accompanying financial statements of Westchester Land Trust, Inc. (the "Trust"), which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Trust as of December 31, 2025, and the results of its activities and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the 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 audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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 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 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.

Report on Summarized Comparative Information

We have previously audited the Trust's 2024 financial statements, and our report dated May 12, 2025, expressed an unmodified opinion on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Condon O'Meara McGinty + Donnelly LLP

May 11, 2026

WESTCHESTER LAND TRUST, INC.

Statement of Financial Position

	December 31	
	<u>2025</u>	<u>2024</u>
Assets		
Cash and cash equivalents	\$ 2,079,692	\$ 1,731,074
Pledges receivable	177,772	85,067
Prepaid expenses and other	102,567	84,346
Employee retention tax credit receivable	-	125,500
Investments, at fair value, operating	233,219	220,318
Investments, at fair value, held in endowment fund	7,462,724	6,579,129
Property and equipment, net	1,544,720	1,515,081
Land held for conservation	<u>18,811,808</u>	<u>16,929,016</u>
Total assets	<u>\$ 30,412,502</u>	<u>\$ 27,269,531</u>
 Liabilities and net assets		
Liabilities		
Accounts payable and accrued expenses	\$ 141,166	\$ 125,027
Mortgage payable	<u>1,000,000</u>	<u>1,000,000</u>
Total liabilities	<u>1,141,166</u>	<u>1,125,027</u>
Net assets		
Without donor restrictions		
Operating	1,920,982	1,762,331
Board designated for land preservation	1,182,780	1,038,700
Investment in property and equipment	1,544,720	1,515,081
Land held for conservation	<u>17,811,808</u>	<u>15,929,016</u>
Total net assets without donor restrictions	<u>22,460,290</u>	<u>20,245,128</u>
With donor restrictions		
Purpose/time restricted	2,777,256	2,092,854
Perpetual in nature	<u>4,033,790</u>	<u>3,806,522</u>
Total net assets with donor restrictions	<u>6,811,046</u>	<u>5,899,376</u>
Total net assets	<u>29,271,336</u>	<u>26,144,504</u>
 Total liabilities and net assets	<u>\$ 30,412,502</u>	<u>\$ 27,269,531</u>

See notes to financial statements.

WESTCHESTER LAND TRUST, INC.

Statement of Activities

Year Ended December 31, 2025

(with summarized comparative information for the year ended December 31, 2024)

	Year Ended December 31			
	2025		2024	
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Operating support and revenue				
Contributions and grants	\$ 1,131,564	\$ 3,451,534	\$ 4,583,098	\$ 1,325,218
Contributions from special events, net of direct costs of \$188,425 in 2025 and \$152,201 in 2024	371,410	-	371,410	325,878
Interest and dividends, net	106,930	-	106,930	62,614
Realized (loss) on sale of investments	(1,082)	-	(1,082)	(299)
Unrealized gain on investment	-	-	-	7
Rental income, net	5,899	-	5,899	1,501
Other	28,159	-	28,159	39,944
Total support and revenue	1,642,880	3,451,534	5,094,414	1,754,863
Net assets released from restrictions	3,344,302	(3,344,302)	-	-
Total operating support and revenue	4,987,182	107,232	5,094,414	1,754,863
Operating expenses				
Program services	2,577,516	-	2,577,516	1,409,831
Supporting activities				
Management and general	337,854	-	337,854	313,569
Fundraising	178,626	-	178,626	195,919
Total operating expenses	3,093,996	-	3,093,996	1,919,319
Change in net assets from operations	1,893,186	107,232	2,000,418	(164,456)
Non-operating				
Contributions	-	227,268	227,268	46,011
Interest and dividends, net	28,573	106,262	134,835	154,065
Realized gain on sale of investments	6,904	86,148	93,052	221,214
Unrealized gain on investments	71,664	599,595	671,259	453,551
Net assets released from restrictions	214,835	(214,835)	-	-
Change in net assets from non-operating activity	321,976	804,438	1,126,414	874,841
Change in net assets	2,215,162	911,670	3,126,832	710,385
Net assets, beginning of year	20,245,128	5,899,376	26,144,504	25,434,119
Net assets, end of year	\$ 22,460,290	\$ 6,811,046	\$ 29,271,336	\$ 26,144,504

See notes to financial statements.

WESTCHESTER LAND TRUST, INC.

Statement of Functional Expenses

Year Ended December 31, 2025

(with summarized comparative information for the year ended December 31, 2024)

	Year Ended December 31				
	2025				2024
	<u>Supporting Activities</u>				
	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>	<u>Total</u>
Personnel					
Salaries and wages	\$ 731,600	\$ 182,489	\$ 129,907	\$ 1,043,996	\$ 947,979
Payroll taxes and employee benefits	<u>129,211</u>	<u>32,230</u>	<u>22,943</u>	<u>184,384</u>	<u>157,736</u>
Total personnel costs	860,811	214,719	152,850	1,228,380	1,105,715
Other than personnel costs					
Land acquisition costs	1,230,123	-	-	1,230,123	-
Land stewardship expenses	123,260	-	-	123,260	148,891
Land preservation costs	26,382	-	-	26,382	216,853
Cost of special events – rental and catering	-	-	188,425	188,425	152,201
Consultants and professional fees	119,106	66,337	3,750	189,193	177,504
Printing and promotion	12,194	2,864	9,259	24,317	22,269
Software costs	8,132	3,189	4,259	15,580	9,142
Occupancy and utilities	43,315	5,096	2,549	50,960	45,854
Insurance	37,490	8,155	2,102	47,747	41,737
Dues and subscriptions	12,224	19,694	-	31,918	8,967
Supplies and office expenses	29,342	2,657	615	32,614	46,221
Postage and mailing	5,544	652	326	6,522	7,332
Equipment repairs and maintenance	6,211	731	365	7,307	15,057
Telephone	7,532	886	443	8,861	7,138
Conferences, meetings and travel	27,951	2,730	-	30,681	29,647
Bank charges and credit card fees	-	6,531	-	6,531	5,972
Depreciation	25,102	2,953	1,477	29,532	27,204
Payroll processing	<u>2,797</u>	<u>660</u>	<u>631</u>	<u>4,088</u>	<u>3,816</u>
Total expenses	2,577,516	337,854	367,051	3,282,421	2,071,520
Less: expenses deducted directly on the statement of activities – direct costs of special events	<u>-</u>	<u>-</u>	<u>(188,425)</u>	<u>(188,425)</u>	<u>(152,201)</u>
Total expenses reported by function on the statement of activities	<u>\$ 2,577,516</u>	<u>\$ 337,854</u>	<u>\$ 178,626</u>	<u>\$ 3,093,996</u>	<u>\$ 1,919,319</u>

See notes to financial statements.

WESTCHESTER LAND TRUST, INC.

Statement of Cash Flows

	Year Ended December 31	
	2025	2024
Cash flows from operating activities		
Change in net assets	\$ 3,126,832	\$ 710,385
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Contributions for perpetual restrictions	(227,268)	(46,011)
Depreciation	49,875	47,547
Donated securities	(238,967)	(31,119)
Donated land	-	(91,000)
Proceeds from sale of donated securities	237,885	41,824
Realized (gain) on sale of investments	(91,970)	(220,915)
Unrealized (gain) on investments	(671,259)	(453,558)
Pledges receivable	(92,705)	5,684
Prepaid expenses and other	(18,221)	(26,568)
Employee retention tax credit receivable	125,500	-
Accounts payable and accrued expenses	16,139	10,000
Net cash provided by (used in) operating activities	<u>2,215,841</u>	<u>(53,731)</u>
Cash flows from investing activities		
Proceeds from the sale of investments	1,527,742	1,149,555
Purchases of investments	(1,659,927)	(1,043,480)
Purchases of property and equipment	(79,514)	-
Land held for conservation, net	<u>(1,882,792)</u>	<u>(3,538)</u>
Net cash provided by (used in) investing activities	<u>(2,094,491)</u>	<u>102,537</u>
Cash flows from financing activities		
Contributions for perpetual restrictions	<u>227,268</u>	<u>46,011</u>
Net increase in cash and cash equivalents	348,618	94,817
Cash and cash equivalents, beginning of year	<u>1,731,074</u>	<u>1,636,257</u>
Cash and cash equivalents, end of year	<u>\$ 2,079,692</u>	<u>\$ 1,731,074</u>

See notes to financial statements.

WESTCHESTER LAND TRUST, INC.**Notes to Financial Statements
December 31, 2025****Note 1 – Nature of organization**

Westchester Land Trust, Inc. (“WLT” or the “Trust”) was established in 1988 as a nonprofit corporation under the laws of the State of New York. Its primary mission is to conserve, maintain and enhance the natural and aesthetic environment and resources of Westchester County and its environs. WLT acquires interests in land exhibiting important natural features or values important to maintaining Westchester’s quality of life. Such lands include drinking water supplies, recreational trails, wildlife habitat and other scenic, natural or ecologically important areas.

WLT assists residents and local groups in the protection of land and water resources, and offers advice and support to municipal and county government officials to achieve growth and development objectives that protect and preserve important natural, open space and community assets. WLT also provides education, training, information, lectures and conferences relating to land conservation and land use planning in Westchester County and its environs. WLT promotes cooperative environmental programs to schools and colleges throughout the County, and provides training for local officials and residents on matters relating to land conservation and land use planning.

Note 2 – Summary of significant accounting policies**Financial statement presentation**

Net assets, revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. The net assets of WLT and the changes therein are classified and reported as net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions

Operating - net assets represent resources that are not subject to donor-imposed restrictions and amounts can be spent at the discretion of the Trust for general operations.

Board designated - The Trust’s board-designated funds are presented as without donor restrictions as no donor restrictions on the use of these net assets exists. The same is for investment in property and equipment and land held for conservation.

Net assets with donor restrictions

Purpose/time restricted – consists of net assets where the resources are subject to the requirements of the New York Prudent Management of Institutional Funds Act (“NYPMIFA”) and the use of which has been restricted by donors to specific purposes and/or passage of time. Net assets released from restrictions represent the passage of time, satisfaction of the restricted purposes and/or explicit appropriation action by the members of the Board of Directors.

Perpetual in nature – consists of net assets that have been designated by the donor to be held and invested in perpetuity. Generally, the donors of these assets direct WLT to use all or part of the income earned on related investments to support specific programs and activities. Under the terms of NYPMIFA, those earnings will be classified as purpose/time restricted in the accompanying statement of activities, pending appropriations by the Board of Directors.

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued)
December 31, 2025

Note 2 – Summary of significant accounting policies (continued)

Operating measure

WLT has elected to present an operating measure in its statement of activities. Accordingly, items affecting operations are segregated from those not affecting operations. WLT includes in its measure of operations all revenues and expenses that are an integral part of its program and supporting activities and excludes contributions that are perpetual in nature and unrealized gains and losses and investment expenses.

Cash equivalents

For financial-reporting purposes, operating cash equivalents include cash in bank accounts and money market funds with original maturities of ninety days or less from the time of purchase. Cash equivalents that are part of the Trust's investment portfolio are reported as investments and included in Note 5.

Contributions and pledges receivable

Contributions to WLT are recorded as revenue upon the receipt of an unconditional pledge, cash or other assets. Contributions are considered available for unrestricted use, unless the donors restrict the use thereof, either on a temporary or permanent basis. Contributions to be received after one year are discounted at an appropriate interest rate commensurate with the risk involved. An allowance for credit losses receivable is provided, using management's judgment of potential defaults, which considers factors such as prior collection history, type of contribution and the nature of fund-raising activity. Contribution revenue is recognized based on the present value of the estimated future payments to be made to WLT. Bequests and wills are recorded as revenue when a legally binding obligation notice is received and when a fair value can reasonably be determined.

Donated goods consist primarily of items received by WLT and awarded as prizes during the auctions held in relation to special events. These amounts are recorded as both revenue and expense at their estimated fair values at the dates of receipt.

Total revenue recognized at a point in time is as follows for the years ended December 31, 2025 and December 31, 2024:

	<u>2025</u>	<u>2024</u>
Total	\$ <u>5,549,569</u>	\$ <u>2,176,146</u>

Allowance for credit losses

As of December 31, 2025, the Trust determined that an allowance for credit losses was not necessary for pledges receivable. Such estimates are based on management's assessment of the aged basis of its contributions and other sources, current and anticipated future economic conditions, subsequent receipts and historical information. Contributions are written off against the allowance for credit losses, if any, when all reasonable collection efforts have been exhausted.

WESTCHESTER LAND TRUST, INC.**Notes to Financial Statements (continued)
December 31, 2025****Note 2 – Summary of significant accounting policies (continued)****Investments**

Investment purchases are recorded at cost. Thereafter, investments are recorded at fair values in the statement of financial position.

Interest and dividend income, as well as realized gains or losses and unrealized appreciation or depreciation in investment value, are recognized as net assets with and without donor restrictions, in accordance with the donor's intent, in the statement of activities. Interest, dividends and net realized gains on investments, less external and direct internal investment expenses are reported net in the statement of activities.

Fair value measurements

The Trust follows U.S. GAAP guidance on Fair Value Measurements which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

Property and equipment

Property and equipment are reported at cost at the date of acquisition or at fair value at the date of donation. Building improvements are capitalized, whereas minor costs of repairs and maintenance are expensed as incurred.

Depreciation is provided using the straight-line method over the estimated useful lives of the assets, which are approximately 39 years for the buildings, 10 to 30 years for building improvements, and 5 to 10 years for furniture and equipment.

Land held for conservation and conservation easements

The Trust records land at cost, if purchased or at fair value at the date of donation if received as a gift. Fair value is usually determined by an independent appraisal. Conservation easements are real property rights. Conservation easements are not reflected in the accompanying financial statements either as assets or liabilities. The land acquisition costs, and other costs associated with conservation easements are expensed in the year incurred.

Volunteer and other donated services and goods

Contributions of donated non-cash assets are recorded at fair value in the year received. Contributions of donated services that create or enhance non-financial assets or require specialized skills, that are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation, are recorded at their fair values in the period the services are provided.

WESTCHESTER LAND TRUST, INC.**Notes to Financial Statements (continued)
December 31, 2025****Note 2 – Summary of significant accounting policies (continued)****Volunteer and other donated services and goods (continued)**

The Trust has many volunteers, including members of the Board of Directors, who have made significant contributions of time in furtherance of the Trust's policies and programs. Such contributed services do not meet the criteria for recognition of contributed services contained in U.S. GAAP and, accordingly, are not reflected in the accompanying financial statements.

Income taxes

The Trust qualifies as a publicly supported tax-exempt organization under Sections 501(c)(3) and 509(a) of the Internal Revenue Code (the "Code"). The Trust qualifies for the maximum charitable contribution deduction for donors under the Code.

Concentrations of credit risk

The Trust's financial instruments that are potentially exposed to concentrations of credit risk consist primarily of cash, cash equivalents, investments and pledges receivables. The Trust places its cash and cash equivalents with what it believes to be quality financial institutions. At certain times throughout the year, the Trust's cash balances exceeded the FDIC insurance limit, however, the Trust has not incurred any losses to date. Investments are exposed to various risks such as interest rate, market volatility, liquidity and credit risk. Due to the level of uncertainty related to the foregoing risks, it is reasonably possible that changes in these risks could materially affect the fair value of the investments reported in the statement of financial position. The Trust routinely assesses the financial strength of its financial institutions and investment holdings. Pledges receivable consist of amounts due from individuals donors. The Trust monitors the collectability of the receivables. The Trust believes no significant risk of loss is likely as a result of credit risk concentrations with respect to its cash, cash equivalents, investments and pledges receivables.

Use of estimates

The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP"), which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Functional allocation of expenses

The costs of providing the various programs and other supporting activities have been summarized on a functional basis in the accompanying statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function.

The Trust allocates its expenses on a functional basis among its program services and supporting activities. Expenses that can be specifically identified with a program or support service are allocated directly. Other expenses that are common to several functions are allocated based on estimates made by management.

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued)
December 31, 2025

Note 2 – Summary of significant accounting policies (continued)

Comparative information

The financial statements include certain prior-year summarized comparative information in total but not by net asset class or functional classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Trust's financial statements for the year ended December 31, 2024, from which the summarized information was derived.

Subsequent events

Management had evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is May 11, 2026.

Note 3 – Liquidity and availability of financial assets

The Trust's working capital and cash flows vary due to timing of payments received from grants and a concentration of contributions received near calendar year-end. As part of the Trust's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Trust invests cash in excess of daily requirements in short-term investments.

In addition, the Trust has available a \$150,000 unsecured revolving line of credit (see Note 9) for working capital purposes that it may draw upon as necessary during the year.

The following reflects the Trust's financial assets available for general expenditures that is, without donor or other restrictions limiting their use, within one year of December 31:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$2,079,692	\$1,731,074
Pledges receivable, net	177,772	85,067
Investments, at fair value (operating and held in endowment fund)	<u>7,695,943</u>	<u>6,799,447</u>
Total financial assets	9,953,407	8,615,588
Less: Board designated for land preservation	1,182,780	1,038,700
Net assets with donor restrictions	<u>6,811,046</u>	<u>5,899,376</u>
Total financial assets	<u>\$1,959,581</u>	<u>\$1,677,512</u>

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued) December 31, 2025

Note 4 – Pledges receivable

Pledges receivable are summarized as follows at December 31, 2025:

	<u>2025</u>	<u>2024</u>
Due within one year	\$ 177,772	\$ 66,206
Due within two-to-five years	<u>-</u>	<u>20,000</u>
Sub-total	177,772	86,206
Discount to present value	<u>-</u>	<u>(1,139)</u>
Total pledges receivable, net	<u>\$ 177,772</u>	<u>\$ 85,067</u>

A present value discount of 4% per annum has been calculated using discount factors that approximate the risk and expected timing of future contribution payments.

Note 5 – Investments and investment return

The summary of investments as of December 31, 2025 and December 31, 2024 are as follows:

		<u>2025</u>		<u>2024</u>	
	<u>Level</u>	<u>Cost</u>	<u>Fair Value</u>	<u>Cost</u>	<u>Fair Value</u>
Mutual funds and exchange					
traded funds	1	\$ 4,319,475	\$5,724,226	\$ 4,487,265	\$5,437,764
Common stocks	1	936,620	1,587,007	895,418	1,328,798
Cash and cash equivalents		<u>384,710</u>	<u>384,710</u>	<u>32,885</u>	<u>32,885</u>
Total investments		<u>\$ 5,640,805</u>	<u>\$7,695,943</u>	<u>\$ 5,415,568</u>	<u>\$6,799,447</u>

Investment return for the years ended December 31:

	<u>2025</u>	<u>2024</u>
Interest and dividends	\$ 296,324	\$ 252,327
Realized gain on sale of investments	91,970	220,915
Unrealized gain on investments	<u>671,259</u>	<u>453,558</u>
Sub-total	1,059,553	926,800
Investment advisory fees	<u>(54,559)</u>	<u>(35,648)</u>
Net investment return	<u>\$1,004,994</u>	<u>\$ 891,152</u>

Investment income reported in the statement of activities for the years ended December 31:

	<u>2025</u>	<u>2024</u>
Operating investment return gain	\$ 105,848	\$ 62,322
Non-operating investment return gain	<u>899,146</u>	<u>828,830</u>
Total investment return	<u>\$1,004,994</u>	<u>\$ 891,152</u>

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued)
December 31, 2025

Note 6 – Property and equipment

Property and equipment at December 31, 2025 and December 31, 2024 consisted of the following:

	<u>2025</u>	<u>2024</u>
Land	\$ 700,000	\$ 700,000
Buildings and improvements	1,599,545	1,584,070
Furniture and equipment	73,273	63,952
Autos and trucks	<u>83,718</u>	<u>29,000</u>
Sub-total	2,456,536	2,377,022
Less: accumulated depreciation	<u>(911,816)</u>	<u>(861,941)</u>
Property and equipment, net	<u>\$ 1,544,720</u>	<u>\$ 1,515,081</u>

Depreciation expense for the years ended December 31, 2025 and December 31, 2024, were \$49,875 and \$47,547, respectively, of which \$20,343 in both years has been netted with rental income in the statement of activities and \$29,532 and \$27,204, respectively, has been recorded in the statement of functional expenses.

Note 7 – Land held for conservation and conservation easements

Land held for conservation

The Trust accepts title to conservation properties that are held by the Trust in furtherance of its mission. All valued properties have been donated free of restriction on their use or disposition. The Trust may also purchase real property for the furtherance of its mission. Such purchased property is recorded at cost. Land held for conservation was \$18,811,808 and \$16,929,016 at December 31, 2025 and December 31, 2024, respectively.

The Trust, at times, also enters into agreements to purchase land which it then sells or donates to state agencies or local municipalities to further its conservation mission. With the purchase of these properties the Trust transfers ownership to the state agencies or municipalities which, in turn, may grant a conservation easement to the Trust.

Conservation easements

The Trust accomplishes its land conservation objective, in part, by accepting donations of interests in real property primarily in the form of conservation easements. Conservation easements are perpetual agreements between the Trust and private landowners and municipalities through whom the landowners agree to abide by certain restrictions designed to preserve open space or conservation value of their land. These agreements are binding on all landowners.

The Trust accepted one conservation easement during the year ended December 31, 2025, bringing the total number of easements in favor of the Trust to 217 which cover approximately 6,340 acres of land.

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued) December 31, 2025

Note 8 – Mortgage payable

During October 2022, in order to purchase a parcel of land, WLT obtained a \$1,000,000 mortgage with a foundation. The mortgage is interest free and matures on October 3, 2027, where all principal shall be due and payable. WLT is permitted to make prepayments on the mortgage subject to certain terms as disclosed in the mortgage note. The note is secured by a mortgage deed on one of the Trust's other properties.

Note 9 – Line of credit

The Trust has a \$150,000 unsecured revolving credit agreement with a commercial bank bearing interest at the prime rate plus 1.5% per annum. There were no borrowings under this line of credit during 2025.

Note 10 – Net assets without donor restrictions – Board designated

Board designated net assets consist of the following as of December 31, 2025:

	Balance December 31, 2024	Support and Revenue (Investment Returns)	Board Designation	Net Assets Released from Restrictions	Balance December 31, 2025
Land preservation fund	\$ 443,826	\$ 47,932	\$ -	\$ (3,696)	\$ 488,062
Stewards of the land endowment	491,202	62,313	-	(28,056)	525,459
Otter Creek Preserve	9,521	1,208	-	(544)	10,185
Sub-total	944,549	111,453	-	(32,296)	1,023,706
Land acquisition fund	38,151	1,301,317	-	(1,243,394)	96,074
Stewardship Capital Reserve	16,000	-	2,000	-	18,000
Sugar Hill Farm capital reserve	40,000	-	5,000	-	45,000
Total	\$ 1,038,700	\$ 1,412,770	\$ 7,000	\$ (1,275,690)	\$ 1,182,780

Note 11 – Net assets with donor restrictions

Net assets with donor permanent restrictions

Perpetual in nature net assets consist of the following as of December 31, 2025:

	Net Assets December 31, 2024	Contributions and Revenue	Net Assets December 31, 2025
Stewards of the Land Endowment	\$ 3,213,652	\$ 227,268	\$ 3,440,920
The Dextra Baldwin McGonagle Memorial Fund	27,500	-	27,500
Leon Levy Preserve Fund	75,000	-	75,000
Lewyt Land Conservation Fund	300,000	-	300,000
Otter Creek Preserve Stewardship	17,185	-	17,185
Martha Dinerstein Fund for Conservation Leadership	173,185	-	173,185
Total	\$ 3,806,522	\$ 227,268	\$ 4,033,790

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued) December 31, 2025

Note 11 – Net assets with donor restrictions (continued)

The perpetual in nature net assets listed above are all restricted in perpetuity and the investment returns are to be used for land preservation purposes.

Purpose/time restricted net assets consist of the following as of December 31, 2025:

	Net Assets December 31, 2024	Support and Revenue	Net Assets Released From Restrictions/ Appropriated	Net Assets December 31, 2025
Pollinator Program Grant	\$ 25,000	\$ 30,000	\$ (25,000)	\$ 30,000
Urban Conservation	182,996	-	(110,000)	72,996
WWW/ZFP Preserve – parking	39,500	-	(21,500)	18,000
LTA Accessibility	17,300	-	(17,300)	-
KIANA EPA	-	76,862	(76,862)	-
WQIP Reyburn	-	21,317	(21,317)	-
LTA - Easement Stewardship	-	32,000	(16,000)	16,000
LTA – Strategic Plan Grant	-	15,000	(10,000)	5,000
LTA - Survey Grant	-	50,000	(10,000)	40,000
LTA - Wentworth Leadership	-	2,000	(2,000)	-
NY Community Trust - Pollinator	-	200,000	(9,968)	190,032
Urban Engagement	-	2,500	(2,500)	-
Land acquisitions	-	3,021,855	(3,021,855)	-
Sub-total	<u>264,796</u>	<u>3,451,534</u>	<u>(3,344,302)</u>	<u>372,028</u>
Endowment				
Stewards of the Land Endowment	1,588,317	677,729	(184,252)	2,081,794
Dextra Baldwin McGonagle				
Memorial Fund	29,481	7,527	(2,228)	34,780
Leon Levy Preserve Fund	37,516	14,743	(4,412)	47,847
Lewyt Land Conservation Fund	103,454	53,353	(15,800)	141,007
Martha Dinerstein Fund for				
Conservation Leadership	62,639	35,939	(7,022)	91,556
Otter Creek Preserve Stewardship	6,651	2,714	(1,121)	8,244
Sub-total	<u>1,828,058</u>	<u>792,005</u>	<u>(214,835)</u>	<u>2,405,228</u>
Total	<u>\$ 2,092,854</u>	<u>\$ 4,243,539</u>	<u>\$ (3,559,137)</u>	<u>\$ 2,777,256</u>

The donor restricted net assets listed above are all temporary in nature for purpose/time-restricted primarily for land preservation and maintenance purposes.

Note 12 – Endowment

General

The Trust's endowment consists of funds established for a variety of purposes. The Trust has funds designated by the Board of Directors to function as an endowment as well as donor-restricted endowment funds. As required by U.S. GAAP, net assets associated with endowment funds, including board-designated funds, are classified and reported based on the existence or absence of donor-imposed restrictions.

WESTCHESTER LAND TRUST, INC.**Notes to Financial Statements (continued)
December 31, 2025****Note 12 – Endowment (continued)****Interpretation of relevant law**

The Trust has interpreted NYPMIFA as requiring the preservation of the value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Trust classified as net assets perpetual in nature with donor restrictions (a) the original value of the gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations of investment returns to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified as net assets perpetual in nature with donor restrictions is classified as net assets with donor purpose/time restrictions until those amounts are appropriated for expenditure by the Trust in a manner consistent with the standard of prudence prescribed by NYPMIFA.

Return objectives and risk parameters

The Trust has adopted investment and spending policies for endowment assets, the objective of which is to preserve and enhance the real purchasing power of the assets over time, while providing a reasonably predictable contribution to the annual operating budget. To accomplish this, the investment objective of the endowment is growth and income, a balanced approach that provides for capital appreciation over the long term, combined with a moderately stable source of current income.

Strategies employed for achieving objectives

To satisfy its long-term rate-of-return objectives, the Trust targets a diversified asset allocation that includes fixed income and equity securities to achieve its long-term return objectives within prudent risk constraints.

Spending policy and related objectives

The Trust has a policy of appropriating for distribution each year an amount that does not exceed the limitations for prudent appropriations as established under NYPMIFA. In determining the amount to be appropriated in any given year, the Board of Directors considers many factors including the overall operating needs of the Trust and the long-term expected total return on its investments.

WESTCHESTER LAND TRUST, INC.

Notes to Financial Statements (continued) December 31, 2025

Note 12 – Endowment (continued)

Changes in the endowment by type of fund for year ended December 31, 2025 were as follows:

	<u>Without Donor Restrictions</u>		<u>With Donor Restrictions</u>		
	<u>Operating</u>	<u>Board Designated</u>	<u>Purpose/ Time Restrictions</u>	<u>Perpetual in Nature</u>	<u>Total</u>
Endowment					
December 31, 2024	\$ -	\$ 944,549	\$ 1,828,058	\$ 3,806,522	\$ 6,579,129
Contributions	-	-	-	227,268	227,268
Interest and dividends, net	-	28,573	106,262	-	134,835
Realized gain on investments	-	6,904	86,148	-	93,052
Unrealized investment gain	-	71,664	599,595	-	671,259
Approved for expenditure	242,819	(27,984)	(214,835)	-	-
Drawdowns	<u>(242,819)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(242,819)</u>
Endowment					
December 31, 2025	<u>-</u>	<u>1,023,706</u>	<u>2,405,228</u>	<u>4,033,790</u>	<u>7,462,724</u>
Comprised of:					
Board-designated endowment funds:					
Land Preservation Fund	-	488,062	-	-	488,062
Stewards of the Land Endowment	-	525,459	-	-	525,459
Otter Creek Preserve	-	10,185	-	-	10,185
Donor-restricted endowment funds:					
Stewards of the Land Endowment	-	-	2,081,794	3,440,920	5,522,714
Leon Levy Preserve Fund	-	-	47,847	75,000	122,847
The Dextra Baldwin McGonagle Memorial Fund	-	-	34,780	27,500	62,280
Lewyt Land Conservation Fund	-	-	141,007	300,000	441,007
Otter Creek Preserve Stewardship	-	-	8,244	17,185	25,429
Martha Dinerstein Fund for Conservation Leadership	-	-	91,556	173,185	264,741
Total	<u>\$ -</u>	<u>\$ 1,023,706</u>	<u>\$ 2,405,228</u>	<u>\$ 4,033,790</u>	<u>\$ 7,462,724</u>

Note 13 – Retirement plan

The Trust has a defined contribution SIMPLE IRA plan (the “Plan”) for eligible employees that provides for employee and employer contributions, subject to IRS limitations. The Trust may make contributions to the plan at the Board’s discretion. The Trust has elected to contribute 3% of each eligible employee compensation for a total cost of \$19,733 for the year ended December 31, 2025.

WESTCHESTER LAND TRUST, INC.
Notes to Financial Statements (continued)
December 31, 2025

Note 14 – Litigation

The Trust, as defendant, is involved in litigation arising in the ordinary course of business. The Trust is being defended in this matter by legal counsel. The Trust intends to defend itself vigorously and, in the opinion of management, the disposition of this matter will not have a material effect, if any, on the Trust's financial statements.