



ALLEGHENY LAND TRUST

AUDITED FINANCIAL STATEMENTS

Fiscal years ended June 30, 2024 and 2023

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of  
Allegheny Land Trust

### *Opinion*

We have audited the accompanying financial statements of Allegheny Land Trust, which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities and changes in net assets, functional expenses and cash flows for the fiscal 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 Allegheny Land Trust as of June 30, 2024 and 2023, and the changes in its net assets and its cash flows for the fiscal 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 ("U.S. 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 Allegheny Land 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 Allegheny Land Trust's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

INDEPENDENT AUDITOR'S REPORT  
(continued)

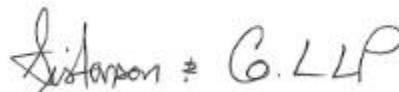
*Auditor's Responsibilities for the Audit of the Financial Statements*

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 U.S. 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. 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 Allegheny Land Trust's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Allegheny Land Trust's ability to continue as a going concern for a reasonable period of time.

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

 Susan G. L. P.

November 15, 2024

# ALLEGHENY LAND TRUST

## STATEMENTS OF FINANCIAL POSITION

	June 30,	
	2024	2023
<b>ASSETS</b>		
Cash and cash equivalents	\$ 1,633,229	\$ 1,593,079
Cash held as custodian (Note 9)	14,320	10,676
Grants and contributions receivable, net (Note 2)	1,425,038	449,935
Other receivables, net (Note 2)	130,161	137,834
Investments (Notes 4 and 10)	4,208,978	3,820,717
Prepaid expenses and other assets	38,463	33,636
Property, improvements and easements (Note 5)	24,956,808	23,045,567
Depreciable property improvements, net of accumulated depreciation of \$34,980 and \$10,694, respectively	330,105	344,560
Land deposit and pre-acquisition costs	115,891	115,391
Equipment, net of accumulated depreciation of \$88,809 and \$79,180, respectively	38,030	33,376
Total assets	<u>\$ 32,891,023</u>	<u>\$ 29,584,771</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
Accounts payable	\$ 44,055	\$ 20,781
Other liabilities	25,823	30,436
Cash held as custodian (Note 9)	14,320	10,676
Note payable (Note 13)	450,000	--
Total liabilities	<u>534,198</u>	<u>61,893</u>
<b>Net assets</b>		
Without donor restrictions		
Operating	1,928,994	1,522,477
Board designated (Notes 2 and 10)	1,659,068	1,659,068
	<u>3,588,062</u>	<u>3,181,545</u>
With donor restrictions		
Time and/or purpose restricted (Note 10 and 12)	3,858,638	3,342,950
Perpetual in nature (Notes 5, 10 and 12)	24,910,125	22,998,383
	<u>28,768,763</u>	<u>26,341,333</u>
Total net assets	<u>32,356,825</u>	<u>29,522,878</u>
Total liabilities and net assets	<u>\$ 32,891,023</u>	<u>\$ 29,584,771</u>

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

# ALLEGHENY LAND TRUST

## STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

Fiscal year ended June 30, 2024

	Without donor restrictions	With donor restrictions	Total
Support and other revenue			
Contributions	\$ 377,022	\$ 208,438	\$ 585,460
Grants	565,000	3,535,301	4,100,301
Program revenue	43,424	--	43,424
Net gain on investments, net of investment advisory fees (Note 4)	283,057	19,281	302,338
Other income	144,539	22,010	166,549
Release from restrictions	1,357,600	(1,357,600)	--
Total support and other revenue	2,770,642	2,427,430	5,198,072
Expenditures and losses			
Program services	1,780,500	--	1,780,500
Fundraising	404,708	--	404,708
General and administrative	178,917	--	178,917
Total expenditures and losses	2,364,125	--	2,364,125
Increase in net assets	406,517	2,427,430	2,833,947
Net assets at beginning of year	3,181,545	26,341,333	29,522,878
Net assets at end of year	\$ 3,588,062	\$ 28,768,763	\$ 32,356,825

The accompanying notes are an integral part of this financial statement.

# ALLEGHENY LAND TRUST

## STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

Fiscal year ended June 30, 2023

	Without donor restrictions	With donor restrictions	Total
Support and other revenue			
Contributions	\$ 279,960	\$ 364,689	\$ 644,649
Contributions of property and easements	--	72,386	72,386
Grants	232,500	3,357,637	3,590,137
Program revenue	41,270	--	41,270
Net gain on investments, net of investment advisory fees (Note 4)	110,283	9,753	120,036
Other income	40,576	3,042	43,618
Release from restrictions	1,562,237	(1,562,237)	--
Total support and other revenue	2,266,826	2,245,270	4,512,096
Expenditures and losses			
Program services	1,330,249	--	1,330,249
Fundraising	403,460	--	403,460
General and administrative	244,071	--	244,071
Total expenditures and losses	1,977,780	--	1,977,780
Increase in net assets	289,046	2,245,270	2,534,316
Net assets at beginning of year	2,892,499	24,096,063	26,988,562
Net assets at end of year	\$ 3,181,545	\$ 26,341,333	\$ 29,522,878

The accompanying notes are an integral part of this financial statement.

ALLEGHENY LAND TRUST

STATEMENT OF FUNCTIONAL EXPENSES

Fiscal year ended June 30, 2024

	<u>Program services</u>					<u>Support services</u>			
	<u>Land protection</u>	<u>Land stewardship</u>	<u>Education</u>	<u>Community conservation</u>	<u>Total</u>	<u>General and administrative</u>	<u>Fundraising</u>	<u>Total</u>	<u>Grand total</u>
Salaries and wages	\$ 120,317	\$ 170,450	\$ 140,370	\$ 200,529	\$ 631,666	\$ 120,317	\$ 250,661	\$ 370,978	\$ 1,002,644
Donated property	420,210	--	--	--	420,210	--	--	--	420,210
Professional services	252,645	20,270	16,693	23,847	313,455	14,308	29,809	44,117	357,572
Payroll taxes and benefits	22,013	31,186	25,682	36,689	115,570	22,013	45,861	67,874	183,444
Office expenses	43,753	13,985	11,762	16,420	85,920	9,826	44,289	54,115	140,035
Land acquisition expenses	97,933	--	--	--	97,933	--	--	--	97,933
Registration, fees and sponsorships	5,273	6,592	7,771	6,010	25,646	3,516	15,016	18,532	44,178
Program materials and supplies	18,677	399	14,390	165	33,631	--	--	--	33,631
Insurance	3,828	5,424	4,466	6,381	20,099	3,828	7,976	11,804	31,903
Travel and entertainment	3,717	3,421	2,412	821	10,371	493	1,135	1,628	11,999
Meeting and volunteer expenses	645	897	681	909	3,132	546	1,483	2,029	5,161
Truck expenses	115	1,385	--	--	1,500	--	--	--	1,500
Total expenses before depreciation	989,126	254,009	224,227	291,771	1,759,133	174,847	396,230	571,077	2,330,210
Depreciation	4,070	5,766	4,748	6,783	21,367	4,070	8,478	12,548	33,915
Total	<u>\$ 993,196</u>	<u>\$ 259,775</u>	<u>\$ 228,975</u>	<u>\$ 298,554</u>	<u>\$ 1,780,500</u>	<u>\$ 178,917</u>	<u>\$ 404,708</u>	<u>\$ 583,625</u>	<u>\$ 2,364,125</u>

The accompanying notes are an integral part of this financial statement.

ALLEGHENY LAND TRUST

STATEMENT OF FUNCTIONAL EXPENSES

Fiscal year ended June 30, 2023

	<u>Program services</u>					<u>Support services</u>			
	<u>Land protection</u>	<u>Land stewardship</u>	<u>Education</u>	<u>Community conservation</u>	<u>Total</u>	<u>General and administrative</u>	<u>Fundraising</u>	<u>Total</u>	<u>Grand total</u>
Salaries and wages	\$ 236,731	\$ 109,260	\$ 81,945	\$ 72,840	\$ 500,776	\$ 163,891	\$ 245,836	\$ 409,727	\$ 910,503
Professional services	177,228	11,135	8,851	11,915	209,129	19,852	27,674	47,526	256,655
Donated property	203,000	--	--	--	203,000	--	--	--	203,000
Payroll taxes and benefits	44,910	20,728	15,546	13,819	95,003	31,092	46,638	77,730	172,733
Land acquisition expenses	139,283	--	--	--	139,283	--	--	--	139,283
Office expenses	44,748	9,609	7,678	7,561	69,596	14,343	50,555	64,898	134,494
Registration, fees and sponsorships	9,250	5,890	7,442	2,349	24,931	5,286	16,025	21,311	46,242
Program materials and supplies	21,422	506	15,722	--	37,650	80	--	80	37,730
Insurance	8,110	3,743	2,807	2,495	17,155	5,615	8,422	14,037	31,192
Travel and entertainment	2,815	1,493	3,368	993	8,669	575	2,943	3,518	12,187
Easement and impairment offset	11,086	--	--	--	11,086	--	--	--	11,086
Meeting and volunteer expenses	718	396	598	868	2,580	411	978	1,389	3,969
Truck expenses	218	2,232	--	--	2,450	--	--	--	2,450
Total expenses before depreciation	899,519	164,992	143,957	112,840	1,321,308	241,145	399,071	640,216	1,961,524
Depreciation	4,227	1,951	1,463	1,300	8,941	2,926	4,389	7,315	16,256
Total	<u>\$ 903,746</u>	<u>\$ 166,943</u>	<u>\$ 145,420</u>	<u>\$ 114,140</u>	<u>\$ 1,330,249</u>	<u>\$ 244,071</u>	<u>\$ 403,460</u>	<u>\$ 647,531</u>	<u>\$ 1,977,780</u>

The accompanying notes are an integral part of this financial statement.



# ALLEGHENY LAND TRUST

## STATEMENTS OF CASH FLOWS

	Fiscal year ended June 30,	
	<u>2024</u>	<u>2023</u>
Cash flows from operating activities		
Increase in net assets	\$ 2,833,947	\$ 2,534,316
Adjustments to reconcile increase in net assets to net cash provided by operating activities		
Depreciation	33,915	16,256
Contributed property	--	(72,386)
Donated property	420,210	203,000
Easement and impairment offset	--	11,086
Net realized and unrealized gain on investments	(210,057)	(96,881)
Contributions of securities sold nearly immediately upon receipt	(33,407)	(5,949)
Proceeds from securities sold nearly immediately upon receipt	33,305	5,836
Increase (decrease) in cash from changes in		
Grants and contributions receivable, net	(975,103)	363,522
Other receivables, net	7,673	(72,207)
Prepaid expenses and other assets	(4,827)	1,240
Accounts payable	23,274	(12,326)
Other liabilities	(4,613)	2,588
Net cash provided by operating activities	<u>2,124,317</u>	<u>2,878,095</u>
Cash flows from investing activities		
Purchases of equipment	(14,283)	(21,928)
Purchases of depreciable property improvements	(9,831)	(346,131)
Purchases of property	(2,285,951)	(820,347)
Net land deposit and pre-acquisition costs paid	(46,000)	(82,500)
Proceeds from sale of investments	6,472,821	1,287,261
Purchases of investments	(6,650,923)	(2,642,237)
Net cash used in investing activities	<u>(2,534,167)</u>	<u>(2,625,882)</u>
Cash flows from financing activities		
Proceeds from note payable	450,000	--
Net increase in cash and cash equivalents	40,150	252,213
Cash and cash equivalents, beginning of year	<u>1,593,079</u>	<u>1,340,866</u>
Cash and cash equivalents, end of year	<u>\$ 1,633,229</u>	<u>\$ 1,593,079</u>

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

ALLEGHENY LAND TRUST

STATEMENTS OF CASH FLOWS

(continued)

	Year ended June 30,	
	<u>2024</u>	<u>2023</u>
Supplemental disclosure of non-cash investing and financing activities		
Land deposit and pre-acquisition costs applied to purchase of property	\$ <u>45,500</u>	\$ <u>179,256</u>

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

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS

### NOTE 1 - ORGANIZATION

Allegheny Land Trust (“ALT”) was formed in 1993 as a domestic nonprofit organization in the Commonwealth of Pennsylvania with the mission to conserve and care for local land for the health and well-being of current and future generations. ALT contributes to the overall sustainability of the region and the quality of life of its residents by protecting approximately 3,700 acres in 42 municipalities in Allegheny, Beaver, Butler, and Washington counties. There is an ALT conservation area within 8 miles of every resident of Allegheny County.

ALT has expanded its efforts to include increasingly innovative methods of land conservation in support of growing community needs for urban green space, and a professional environmental education team to teach people of all ages to understand, appreciate and sustainably steward the natural world. ALT has the responsibility to serve as one of the leading organizations in addressing the sustainability challenges and opportunities facing the region and has crafted an aggressive agenda for continued progress. The agenda is built upon the organization’s four strategic pillars:

Land Conservation – ALT protects land that contributes to the region’s biodiversity, water quality and scenic beauty to balance the effects of development.

Land Stewardship – ALT cares for and restores its protected lands in perpetuity. By maintaining healthy conservation areas with the help of community and corporate volunteers, ALT guarantees the green spaces will continue to be an asset to communities and the wildlife that inhabit them and the visitors who use them.

Community Conservation – ALT works with a variety of diverse groups to reimagine vacant urban parcels into the highest and best use for the region’s quality of life. Urban green spaces can serve as land for community gardens and urban farms, provide local recreational opportunities, buffer noise pollution, filter air pollution, sequester rainwater, and promote health and wellness.

Nature-Based Education – ALT has certified educators to shape the future by applying their knowledge and experience to ALT’s STEM-based curriculum geared towards individuals of all ages from two years old to adult. Curriculum is presented in the classroom and at ALT conservation areas.

In August 2022, ALT earned re-accreditation from the Land Trust Accreditation Commission (“LTAC”), an independent program of the Land Trust Alliance (“LTA”). Accreditation was a result of an 18-month process involving an intense audit of ALT’s practices, records, policies and procedures for consistency with LTA’s Standards and Practices for land trusts, which ALT has adopted. Currently, there are approximately 1,300 land trusts operating in the United States, and ALT is one of approximately 460 that are accredited. Accreditation from LTAC is valid for five years.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 1 - ORGANIZATION (continued)

ALT is supported by a diverse array of revenue sources including individuals, corporations, foundations and state government grants. Volunteers supporting ALT's conservation mission have been tremendous with 449 volunteers contributing 2,661 hours of time during this fiscal year.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

Under accounting principles generally accepted in the United States of America ("U.S. GAAP"), ALT is required to report its financial position and activities according to two classes of net assets, as follows:

Net assets without donor restrictions

These net assets are neither held in perpetuity nor restricted by donor or grantor-imposed stipulations.

Net assets without donor restrictions represent resources over which the Board of Directors ("Board") have discretionary control and are used to carry out the operations of the organization in accordance with its by-laws. ALT designates certain net assets without donor restrictions as Board designated. These assets include two properties as of June 30, 2024 and 2023 that were not specifically donated or purchased with the stipulation they would be held for conservation (see Note 5). The Board chose to restrict the land for such purposes. The Board has designated certain funds in the amount of \$434,264 as of June 30, 2024 and 2023, to be utilized for future land protection. In addition, certain funds not specifically donor restricted, but raised for the purposes of stewardship or operational use, have been designated by the Board specifically for that purpose (see Note 10).

Net assets with donor restrictions

These net assets result from contributions or other inflows of assets limited by donor stipulations that either expire by the passage of time or can be fulfilled and removed by actions of ALT pursuant to those stipulations. When the restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported as release from restrictions in the statements of activities and changes in net assets. Grants or other donations that are donor designated for specific projects are classified as net assets with donor restrictions and released at the time the restriction has been met.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of presentation (continued)

Net assets with donor restrictions (continued)

Net assets to be held in perpetuity reflect the donation of land or the purchase of land with funds specifically donated for the purchase of land with the stipulation that the land is to be held for preservation purposes. Grants and other fundraising efforts for the purchase of land suggest the land will be held in perpetuity for conservation. In addition, certain funds specifically restricted by donors for the purpose of funding stewardship and operating endowment funds are also included in net assets with donor restrictions to be held in perpetuity (see Note 10).

Cash and cash equivalents

For financial reporting purposes, ALT considers cash and cash equivalents to include cash on hand and at banks and short-term investments with original maturities of three months or less at the time of purchase. ALT maintains its cash and cash equivalents at financial institutions which, at times, may exceed federally insured limits. ALT does not believe that it is exposed to any significant credit risk related to this concentration.

Investments and related income

Investments are reported at fair value in the statements of financial position. Interest and dividend income, changes in the fair value of investments, as well as realized gains and losses, are included in net gain on investments, net of investment advisory fees, in the statements of activities and changes in net assets. The fair value of short-term investments approximates their cost. The fair value of equity funds and common stocks is based on their quoted market prices. Fixed income investments include U.S. government obligations and fixed income mutual funds and are reported at their fair value based on quoted market prices.

Investments considered to be permanently impaired are written down to their estimated net realizable value and the write down is recorded as a realized loss on investments within net gain on investments, net of investment advisory fees, in the statements of activities and changes in net assets.

Realized gains and losses on disposals of investments are determined by the specific identification method, except for equity and fixed income mutual funds for which the cost of shares sold is determined by the first in – first out method. Interest and dividend income are recognized on the accrual basis.

Due to the level of risk associated with certain investments, it is at least reasonably possible that changes in the fair value of investments will occur in the near term and that such changes could materially affect the amounts reported in the financial statements.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Concentrations

During the fiscal year ended June 30, 2024, two grantors provided approximately 47% of total support and other revenue. Grants receivable from these grantors totaled \$366,207 as of June 30, 2024. During the fiscal year ended June 30, 2023, three grantors provided approximately 55% of total support and other revenue. Grants receivable from these grantors was \$368,253 as of June 30, 2023.

Functional allocation of expenses

The costs of providing the various programs and supporting activities of ALT are presented in the statements of functional expenses. Expenses which are specifically identifiable are charged directly to their respective functions. Joint costs are allocated between program services, fundraising, and general and administrative expenses. The allocations are based on employee job descriptions and applicable allocation calculations.

Grants, contributions and related receivables

Contributions are donations received from corporations and individuals. Grants are received from foundations and public or governmental agencies. Grants and contributions are recorded as increases to net assets without donor restrictions or net assets with donor restrictions depending on the existence and/or nature of any donor restrictions. Contributions and grants subject to conditions are recorded as revenue when the conditions limiting the transfer of assets have been satisfied, typically when the promise becomes irrevocable. Grants and contributions receivable are not adjusted to present value using a discount rate commensurate with the risks involved because the present value is not materially less than the amounts expected to be received. ALT establishes allowances for uncollectible amounts when management determines collection of a receivable is doubtful.

All grants and contributions receivable as of June 30, 2024, are expected to be collected within one year of the statement of financial position date.

Grants receivable consist of unconditional grants and conditional grants whose conditions have been met in the current fiscal year. Conditional grants totaling \$568,000 and \$1,050,000 were pledged to ALT as of June 30, 2024 and 2023, respectively, and are not reflected in the financial statements as the conditions upon which they are to be received have not yet been satisfied.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Program revenue, other income and other receivables

ALT records program revenue in accordance with the Financial Accounting Standards Board Accounting Standards Codification (“FASB ASC”) Topic 606, *Revenue from Contracts with Customers*. Program revenue consists of fees charged for educational programs, consulting on land acquisitions, general consulting, and revenue from the sale of carbon credits generated from newly held properties. Fees for services rendered are recognized at a point in time when the services are provided and carbon credit sales are recognized at a point in time when both the risk of loss and title have transferred to the customer. Other income includes rental income, which is recorded ratably over the lease period, as it is earned. In all instances, collection is reasonably assured prior to the recognition of revenue.

Receivables generated from program revenue and other income, are recorded in other receivables in the statements of financial position. Management has assessed the collectability of these amounts and has determined that all such receivables as of June 30, 2024 are expected to be collected within one fiscal year.

Property, improvements and easements

Property and improvements, consisting of land and improvements made to land, are initially recorded at the cost of acquisition and improvements or, for donated assets, at estimated fair value at the date of donation. Fair value is determined by taking into consideration pertinent data including the location of the property, its zoning classification, availability of public utilities, the size, shape, contour and limited usability of these parcels, sales of similar parcels of vacant land throughout the area, and the trend of the neighborhood and business conditions in general at the time of donation, plus out of pocket expenses related to the acquisition. Depreciable property improvements with a limited life span are capitalized and depreciated over a fifteen-year life using the straight-line method. The carrying values of property and improvements are evaluated in relation to the operating performance and future undiscounted cash flows of the underlying assets if an event or series of events occur which may indicate impairment. Management estimates impairment losses based on anticipated future cash flows from the sale of land, net of selling costs, based on offers received and sales of comparable properties. The inputs used to determine impairment are similar to Level III inputs within the fair value hierarchy as defined in Note 4.

ALT holds conservation easements for the purposes of conserving and caring for the natural habitat of fish, wildlife, or plants, open space, or historically important land areas. Easements represent certain rights or deed restrictions held by ALT. Easements can be gifted to ALT by a third party, purchased by ALT, or retained by ALT if land once held in fee by ALT is sold or gifted to a third party. Although conservation easements are real property rights, they possess no market value to ALT. The acreage of ALT’s easements as of June 30, 2024 and 2023 is disclosed in Note 5.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Equipment and depreciable property improvements

Equipment and property depreciable improvements are recorded at cost and include renewals and betterments that extend the physical or economic life of the asset. Depreciation is computed over periods ranging from three to fifteen years using the straight-line method. Maintenance and repairs are charged to expense as incurred. When equipment and depreciable property improvements are sold or otherwise disposed of, the asset and related accumulated depreciation accounts are relieved and any resulting gain or loss is reflected in the statements of activities and changes in net assets.

Taxes

ALT is a qualified tax-exempt nonprofit organization under Section 501(c)(3) of the Internal Revenue Code and is exempt from federal income tax under Section 501(a) of the Internal Revenue Code. ALT is obligated to pay income taxes on its unrelated business income (as defined), if any.

The FASB ASC topic on Income Taxes clarifies recognition, measurement, presentation and disclosure relating to uncertain tax positions. ALT evaluates uncertain tax positions for recognition by determining whether evidence indicates it is more likely than not that a position will be sustained if examined by taxing authorities. As of June 30, 2024 and 2023, ALT is unaware of any uncertain tax positions. ALT's federal income tax and excise tax returns for the tax years 2021 and beyond remain subject to examination by the Internal Revenue Service.

Use of estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.



ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Adoption of Accounting Standards Update (“ASU”) 2016-13

On July 1, 2023, ALT adopted ASU 2016-13, *Financial Instruments – Credit Losses* (Topic 326), as amended, that replaced the incurred loss model for measuring the allowance for credit losses with a new model that reflects current expected credit losses (“CECL”) over the lifetime of the underlying financial assets. The CECL methodology is applicable to financial assets that ALT measures at amortized cost, including other receivables. ALT adopted the changes in accounting for credit losses using a modified retrospective method. However, a transition adjustment for the adoption of CECL was not recorded as the allowance for doubtful accounts previously recorded under the incurred loss model did not materially differ from the allowance under the CECL model. Disclosures about ALT’s allowance for credit losses is included above within Note 2.

Reclassifications

Certain amounts previously presented in the June 30, 2023 financial statements have been reclassified for comparative purposes.

Subsequent events

ALT evaluates events and transactions occurring subsequent to the date of the financial statements for matters requiring recognition or disclosure in the financial statements. The accompanying financial statements consider events through November 15, 2024, the date on which the financial statements were available to be issued.

NOTE 3 - LIQUIDITY AND AVAILABILITY

ALT receives significant contributions restricted by donors and considers contributions restricted for programs that are ongoing, major and central to its annual operations to be available to meet cash needs for general expenditures. ALT has established an operating endowment fund, which can include operating and board designated net assets without donor restrictions and net assets with donor restrictions used for the purpose of providing long-term general operating support for ALT. The balance of the operating cash reserve as of June 30, 2024 and 2023 was \$489,618, of which \$19,650 of this amount is to be held in perpetuity.

Cash receipts are deposited in a money market account and transferred to the operating checking account as needed. Restricted cash required to be segregated by the donor, or by ALT for which it is held in trust, is kept in separate bank accounts. The operating reserve endowment is invested and may be drawn upon annually in accordance with ALT’s endowment drawdown policies. ALT strives to maintain at a minimum 90 days of cash on hand in its checking and money market accounts. To achieve this target, ALT monitors its liquidity monthly. During the fiscal years ended June 30, 2024 and 2023, the level of liquidity was managed within this target.

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS

(continued)

### NOTE 3 - LIQUIDITY AND AVAILABILITY (continued)

ALT's financial assets available for general expenditure, within one year of the statement of financial position date, are as follows for the fiscal years ended June 30:

	<u>2024</u>	<u>2023</u>
Financial assets, as of June 30:		
Cash and cash equivalents	\$ 1,647,549	\$ 1,603,755
Grants and contributions receivable, net	1,425,038	449,935
Other receivables, net	130,161	137,834
Investments	<u>4,208,978</u>	<u>3,820,717</u>
Total financial assets	<u>7,411,726</u>	<u>6,012,241</u>
Amounts not available for general expenditure		
Cash held as custodian (see Note 9)	(14,320)	(10,676)
Endowment funds (see Note 10)	(1,281,532)	(1,262,251)
Add back: amounts to be available per drawdown policy in following year	105,618	87,901
Donor-restricted – purpose (see Note 12)	<u>(3,658,638)</u>	<u>(3,167,950)</u>
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ 2,562,854</u>	<u>\$ 1,659,265</u>

In addition, as disclosed in Note 14, ALT also maintains a line of credit available to meet short-term cash needs should an unforeseen liquidity need arise.

### NOTE 4 - INVESTMENTS

Investments measured and reported at fair value are classified and disclosed in one of the following categories based on the extent of market price observability:

Level I – Quoted prices are available in active markets for identical investments as of the reporting date. The types of investments in Level I include short-term investments, listed common stocks and equity funds, and fixed income. ALT's investments are entirely composed of Level I investments as of June 30, 2024 and 2023.

Level II – Pricing inputs are other than quoted market prices included in Level I, however, are observable either directly or indirectly for the investment. ALT was not invested in any Level II investments as of June 30, 2024 and 2023.

Level III – Pricing inputs are unobservable for the investment and include situations where there is little, if any, market activity for the investment. The inputs into the determination of fair value require significant management judgment or estimation. ALT was not invested in any Level III investments as of June 30, 2024 and 2023.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 4 - INVESTMENTS (continued)

The fair value and the corresponding cost of ALT's investments are as follows as of June 30:

	Level	2024		2023	
		Fair value	Cost	Fair value	Cost
Short-term investments	I	\$ 122,241	\$ 122,241	\$ 73,967	\$ 73,967
Equity funds and common stocks	I	2,412,384	2,111,468	1,863,086	1,713,628
Fixed income	I	1,674,353	1,687,900	1,883,664	1,949,480
		<u>\$ 4,208,978</u>	<u>\$ 3,921,609</u>	<u>\$ 3,820,717</u>	<u>\$ 3,737,075</u>

As of June 30, 2024, one investment in an equity fund accounted for approximately 13% of ALT's investments. No investment concentrations existed as of June 30, 2023.

Net gain on investments, net of investment advisory fees, consists of the following for the fiscal years ended June 30:

	2024		
	Without donor restrictions	With donor restrictions	Total
Interest and dividend income	\$ 120,081	\$ 3,361	\$ 123,442
Realized gain on investments	6,159	172	6,331
Unrealized gain on investments	187,130	16,596	203,726
Investment fees	<u>(30,313)</u>	<u>(848)</u>	<u>(31,161)</u>
Net gain on investments	<u>\$ 283,057</u>	<u>\$ 19,281</u>	<u>\$ 302,338</u>
	2023		
	Without donor restrictions	With donor restrictions	Total
Interest and dividend income	\$ 46,642	\$ 1,247	\$ 47,889
Realized loss on investments	(223,576)	(5,977)	(229,553)
Unrealized gain on investments	311,306	15,128	326,434
Investment fees	<u>(24,089)</u>	<u>(645)</u>	<u>(24,734)</u>
Net gain on investments	<u>\$ 110,283</u>	<u>\$ 9,753</u>	<u>\$ 120,036</u>

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS

(continued)

### NOTE 5 - PROPERTY, IMPROVEMENTS AND EASEMENTS

The following parcels of land to be held in perpetuity were purchased by ALT during the fiscal years ended June 30:

	2024		
	<u>Acreage</u>	<u>Fair value</u>	<u>Costs incurred</u>
Gateway Woods	98	\$ 1,025,457	\$ 1,042,888
Panhandle Greenway	91	582,414	573,850
Lowries Run Slopes	24	513,363	518,673
St. John's Green	4	124,691	113,423
Food City	1	49,814	53,524
Hemlock parcels	1	21,765	33,108
Healcrest	1	13,326	25,177
Stone Soup	1	1,769	5,259

	2023		
	<u>Acreage</u>	<u>Fair value</u>	<u>Costs incurred</u>
Pavkovic	42	\$ 523,673	\$ 557,488
Johnston	15	203,000	209,860
Six	17	161,514	161,503
Healcrest	1	52,000	55,997
Hemlock parcels	1	8,870	8,870
Stone Soup	1	3,600	15,606

Subsequent to the fiscal year ended June 30, 2024, ALT purchased the TRALI Community Alliance of Spring Garden property. The approximate 1 acre of land to be held in perpetuity was acquired for \$30,000.

During the fiscal year ended June 30, 2024, ALT donated 43 of the Hemlock parcels to Allegheny County for the purpose of expanding North Park. The donation of the parcels was recorded at its fair value estimated as \$100,210 and is recorded as donated property in the statement of functional expenses. Additionally, ALT donated the Jones Estate to the Pennsylvania Fish and Boat Commission for the purposes of land conservation. ALT reserved the carbon rights to the Jones Estate. The donation of the parcel was recorded at its fair value estimated as \$320,000 and is recorded as donated property in the statement of functional expense. No gain or loss was recognized on these transactions as the fair value approximated the carrying value of these properties at the time of the donation.

Subsequent to the purchase of the Johnston property during the fiscal year ended June 30, 2023, the property was donated to another land trust as part of an agreement to donate. The donation of this property is recorded as donated property in the statement of functional expenses in the amount of \$203,000. No gain or loss was recognized on this transaction as the fair value approximated the carrying value of this property at the time of the donation.

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS

(continued)

### NOTE 5 - PROPERTY, IMPROVEMENTS AND EASEMENTS (continued)

During the fiscal year ended June 30, 2024, no parcels of land to be held in perpetuity were donated to ALT. The following parcels of land to be held in perpetuity were donated to ALT during the fiscal year ended June 30, 2023:

	<u>Acreage</u>	<u>Fair value</u>	<u>Costs incurred</u>
Girty's Woods (Sisters)	9	\$ 46,240	\$ 46,240
Elwood Legacy	11	44,894	43,074
Dines	12	15,676	15,676
Hemlocks parcels	1	1,436	1,436

During the fiscal year ended June 30, 2024, no easements to be held in perpetuity were donated to ALT. The following easement to be held in perpetuity was donated to ALT during the fiscal year ended June 30, 2023:

	<u>Acreage</u>	<u>Fair value</u>	<u>Costs incurred</u>
Armstrong Easement	45	\$ 11,086	\$ 14,166

In accordance with its accounting policy on easements, ALT recognized an impairment loss on contributed property of \$11,086 for the fiscal year ended June 30, 2023, which is recorded as easement and impairment offset in the statement of functional expense.

Property, improvements and easements without donor restrictions as of June 30, 2024 and 2023, are as follows:

<u>Property</u>	<u>Acreage</u>	<u>Carrying value</u>
Castelli / Chartiers Greenway	12	\$ 60,615
Morton / Pineview Heights	29	39,089
Total	41	\$ 99,704

There is no allowance for impairment on property, improvements and easements without donor restrictions as of June 30, 2024 and 2023.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 5 - PROPERTY, IMPROVEMENTS AND EASEMENTS (continued)

Property, improvements and easements board designated without donor restrictions as of June 30, 2024 and 2023 are as follows:

<u>Property</u>	<u>Acreage</u>	<u>Carrying value</u>
Barking Slopes	84	\$ 158,239
Lowries Run Slopes	<u>16</u>	<u>127,000</u>
Total	<u>100</u>	<u>\$ 285,239</u>

There is no allowance for impairment on property, improvements and easements board designated without donor restrictions as of June 30, 2024 and 2023.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 5 - PROPERTY, IMPROVEMENTS AND EASEMENTS (continued)

Property, improvements and easements to be held in perpetuity, net of impairment, are as follows as of June 30:

Property	2024		2023	
	Acreage	Carrying value	Acreage	Carrying value
Audubon Greenway	161	\$ 5,219,765	161	\$ 5,219,765
Churchill Valley	151	3,053,534	151	3,053,534
Venango Trails	88	1,324,408	88	1,324,408
Wingfield Pines	87	1,231,038	87	1,231,038
Gateway Woods	98	1,025,457	--	--
Buerkle Woodlands	65	1,010,000	65	1,010,000
Linbrook Woodlands	181	899,542	181	899,542
Bethel Green - Pittsburgh Terminal	41	699,000	41	699,000
Girty's Woods	165	659,313	165	659,313
Panhandle Greenway	91	582,414	--	--
Waterworks Greenway	42	536,630	42	536,630
Meadowview - Barry	9	528,841	9	528,841
Pavkovic	42	522,529	42	523,673
Fern Hollow - Standish	36	514,000	36	514,000
Lowries Run Slopes	24	513,363	--	--
Simmons Property	5	500,000	5	500,000
Irwin Run - Ludwig	73	447,108	73	447,108
Dead Man's Hollow	431	419,880	431	419,880
McKissock Property	25	411,857	25	411,857
Devil's Hollow	95	388,525	95	388,525
Buena Vista Heights - Trueline	155	378,935	155	378,935
Rhodes Property	50	358,519	50	358,519
Meyer Farm	45	358,000	45	358,000
Lilly	50	350,000	50	350,000
Hunt Road	29	315,297	29	315,297
Sycamore Island	14	260,017	14	260,017
Beadnell Slopes	35	195,048	35	195,048
Barking Slopes	75	185,474	75	185,474
Fairhill Recreation Center	9	162,558	9	162,558
Six	17	161,514	17	161,514
Montour Green - Haudenshield	38	154,000	38	154,000
Healcrest	1	149,426	1	136,100
Marino Preserve	61	137,973	61	137,973
St. John's Green	4	124,691	--	--
Garden Dreams Community Garden	1	111,200	1	111,200
Horseshoe Hills - Dorsch	18	95,000	18	95,000
Murphy Property	8	91,062	8	91,062
Yough Slopes - Funk	16	81,400	16	81,400

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 5 - PROPERTY, IMPROVEMENTS AND EASEMENTS (continued)

Property	2024		2023	
	Acreage	Carrying value	Acreage	Carrying value
Hemlock Properties	2	55,440	16	133,888
Gourley	8	50,000	8	50,000
Enright Garden	1	49,817	1	49,817
Food City	1	49,814	--	--
Elwood Legacy	11	44,894	11	44,894
Whetzel Preserve	212	40,374	212	40,374
Raphael Property	57	37,417	57	37,417
Eastfield Community Garden	1	35,898	1	35,898
Kincaid Gardens	1	19,478	1	19,478
Dines	11	15,676	11	15,676
Walker-Ewing Log House	1	10,370	1	10,370
Stone Soup	1	5,369	1	3,600
Jones Estate	--	--	53	320,000
Goswell Easement	120	--	120	--
Linder Farm Easement	104	--	104	--
Beeson Easement	70	--	70	--
Thornburg Easement	56	--	56	--
Armstrong Easement	45	--	45	--
Getty Easement	35	--	35	--
Barnes Easement	27	--	27	--
Mossie Slopes Easement	14	--	14	--
Ferrie Easement	14	--	14	--
Orenstein Easement	12	--	12	--
Zupcic Easement	11	--	11	--
Casciato Easement	11	--	11	--
Dead Man's Hollow Easement	9	--	9	--
Chalfant Easement	6	--	6	--
Meakem Easement	6	--	6	--
Bradford Woods Easement	5	--	5	--
Meadowview Easement	1	--	1	--
Total	3,389	\$ 24,571,865	3,238	\$ 22,660,623

The allowance for impairment on easements to be held in perpetuity is \$2,662,541 as of June 30, 2024 and 2023. The allowance for impairment on property to be held in perpetuity is \$105,190 as of June 30, 2024 and 2023.



ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 6 - OPERATING LEASES COMMITMENTS

Effective June 18, 2015, ALT has an operating lease for an office in Sewickley, Pennsylvania that commenced on July 1, 2015 with an extended expiration date of June 30, 2025. Rent expense was \$47,718 and \$39,961 for the fiscal years ended June 30, 2024 and 2023, respectively. ALT has not recorded a right-of-use asset and corresponding lease liability for this lease under FASB ASC Topic 842, as the amounts are not material to the financial statements as a whole.

Minimum future rental expense under this operating lease is \$43,400 for the fiscal year ending June 30, 2025.

NOTE 7 - OPERATING LEASE REVENUE

Effective July 1, 2020, ALT entered into a lease agreement to lease their Garden Dreams Community Garden property to a non-profit organization for the purpose of establishing a community garden. The agreement has an initial lease term through 2035 and includes eight renewal options, each for an additional five-year term. Rental income under this agreement of \$3,133 and \$3,042 for the fiscal years ended June 30, 2024 and 2023, respectively, has been reported as other income in the statements of activities and changes in net assets.

Minimum future rental income under this operating lease is as follows for the fiscal years ending June, 30:

2025	\$	3,180
2026		3,276
2027		3,374
2028		3,475
2029		3,580
Thereafter		<u>26,024</u>
Total minimum future rentals	\$	<u>42,909</u>

NOTE 8 - RETIREMENT SAVINGS PLAN

ALT maintains a retirement savings plan under Internal Revenue Code Section 403(b) for all full time employees who have completed one year of service. ALT contributes an amount up to a maximum match of 3% of the qualified employee's compensation. ALT's contributions to the plan totaled \$24,705 and \$22,183 for the fiscal years ended June 30, 2024 and 2023, respectively.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 9 - CUSTODIAN FUNDS

From time to time, ALT acts as a fiscal agent for other organizations. Resources received and disbursed in transactions with third parties in which ALT acts as an agent have been reported in accordance with U.S. GAAP within the statements of financial position rather than as support and other revenue and expenditures and losses. ALT reports the cash held on behalf of these organizations totaling \$14,320 and \$10,676 as of June 30, 2024 and 2023, respectively as cash held as custodian assets and cash held as custodian liabilities on the statements of financial position.

NOTE 10 - NET ASSETS

Net assets with donor restrictions of \$3,858,638 and \$3,342,950 as of June 30, 2024 and 2023, respectively, are restricted for committed land acquisitions, projects, and general and administrative purposes.

Over the years, several contributions were made to ALT by individuals and private organizations stipulating that contributed funds be used to create stewardship and operating endowment funds which consist of cash and investments.

The stewardship endowment was created by ALT to support the perpetual costs of maintaining land owned by ALT. This endowment can include both Board designated funds and funds to be held in perpetuity that serve two purposes. First, some of the income from the account may be used to pay for stewardship activities of ALT including annual monitoring, problem resolution, maintenance, property taxes and minor repairs. Second, the available principal of this endowment shall be reserved to pay for extraordinary expenses such as major capital improvements, major repairs and the legal defense of conservation easements and fee owned properties. Funds shall only be taken for this purpose from the Board designated portion of this endowment through direct action of the Board of Directors. Income from contributions that are to be held in perpetuity may only be used as restricted by the donors.

The John Hamm Endowment was created to support an internship dedicated to the monitoring and development of the Chartiers Creek Watershed.

The operating endowment can include Board designated funds and funds to be held in perpetuity. The funds are used for the purpose of providing long-term general operating support for ALT. Income from this endowment fund can be used for expenses such as payroll, payments to vendors, programs, and other similar operating expenses.

The original contributions made less cumulative amounts appropriated for distribution constitute the balance of ALT's endowment.

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS (continued)

### NOTE 10 - NET ASSETS (continued)

The balance of ALT's endowment is restricted to support the following as of June 30:

	<u>2024</u>	<u>2023</u>
Stewardship endowment – board designated	\$ 469,597	\$ 469,597
Stewardship endowment – perpetual in nature	84,500	84,500
John Hamm endowment – perpetual in nature	118,219	118,219
John Hamm endowment – time and/or purpose restricted	119,598	100,317
Operating endowment – board designated	469,968	469,968
Operating endowment – perpetual in nature	<u>19,650</u>	<u>19,650</u>
	<u>\$ 1,281,532</u>	<u>\$ 1,262,251</u>

In accordance with Pennsylvania law, ALT's Board of Directors elected to be governed by a total return policy with respect to endowment income, including both capital appreciation and investment earnings. As such, ALT has adopted a policy seeking to achieve a reasonable long-term total return consistent with acceptable investment risk, and the preservation of capital. The policy prescribes diversified asset allocations for fixed income, equity, and cash equivalents. It also prescribes measures for performance evaluation.

Consistent with Pennsylvania law, ALT has also adopted a policy to appropriate distributions from endowments based on a spending policy. In accordance with the policy, ALT may appropriate from its endowment an annual amount up to 3% of the average fair value of the endowment for the previous three-year period or the fair value on June 30, whichever is less. The spending rate can be adjusted by the Board of Directors as necessary. No appropriations were made during the fiscal years ended June 30, 2024 and 2023.

As prescribed by U.S. GAAP, ALT classifies the amount of original contributions designated for endowments to be held in perpetuity as net assets with donor restrictions. Investment income, gains and losses are classified as either with donor restrictions or without donor restrictions depending on whether donors stipulated the use of such amounts.

From time to time, the fair value of assets associated with individual endowments with donor restrictions may fall below the amount of the contributed principal. ALT has a policy that permits spending from underwater endowment funds depending on the degree to which the fund is underwater, unless otherwise precluded by donor intent or relevant laws and regulations. No deficiencies of this nature existed in ALT's donor restricted endowment funds, which together have an original value of \$222,369. As of June 30, 2024 and 2023, the funds have a current value of \$341,967 and \$322,686, respectively.

# ALLEGHENY LAND TRUST

## NOTES TO FINANCIAL STATEMENTS (continued)

### NOTE 10 - NET ASSETS (continued)

The following table represents endowment activity for the fiscal years ended June 30, 2024 and 2023:

	Without donor restrictions- board designated	With donor restrictions- time and/or purpose	With donor restrictions- Perpetual in nature	Total
Balance, July 1, 2022	\$ 939,565	\$ 60,974	\$ 222,369	\$ 1,222,908
Additions	--	29,590	--	29,590
Investment income	--	1,247	--	1,247
Realized losses	--	(5,977)	--	(5,977)
Unrealized gains	--	15,128	--	15,128
Investment fees	--	(645)	--	(645)
Balance, June 30, 2023	\$ 939,565	\$ 100,317	\$ 222,369	\$ 1,262,251
Investment income	--	3,361	--	3,361
Realized gains	--	172	--	172
Unrealized gains	--	16,596	--	16,596
Investment fees	--	(848)	--	(848)
Balance, June 30, 2024	\$ <u>939,565</u>	\$ <u>119,598</u>	\$ <u>222,369</u>	\$ <u>1,281,532</u>

### NOTE 11 - DONATED SERVICES

Numerous volunteers donate significant amounts of time and perform a variety of tasks for ALT including property maintenance and administrative support. Although no amounts have been reflected in the financial statements because the criteria for recognition of such efforts under U.S. GAAP have not been satisfied, management estimates the fair value of these services to be approximately \$89,100 and \$89,200 for the fiscal years ended June 30, 2024 and 2023, respectively.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS  
(continued)

NOTE 12 - DONOR RESTRICTIONS

Net assets are donor restricted as follows as of June 30:

	<u>2024</u>	<u>2023</u>
Subject to expenditure for specified purpose:		
Land protection activities		
Acquisition	\$ 2,051,532	\$ 1,908,313
Conservation easements	93,811	93,811
Stewardship activities		
Property maintenance	483,889	475,054
Special projects	93,790	9,975
Administrative activities	27,156	75,960
Education activities	151,927	54,659
Community conservation	<u>756,533</u>	<u>550,178</u>
	<u>3,658,638</u>	<u>3,167,950</u>
Subject to the passage of time:		
For periods after June 30	<u>200,000</u>	<u>175,000</u>
Not subject to appropriation:		
Investments held in perpetuity	222,369	222,369
Costs incurred for land to be held for conservation	115,891	115,391
Land required to be held for conservation	<u>24,571,865</u>	<u>22,660,623</u>
	<u>24,910,125</u>	<u>22,998,383</u>
	<u>\$ 28,768,763</u>	<u>\$ 26,341,333</u>

NOTE 13 - NOTE PAYABLE

On March 28, 2024, ALT entered into a loan agreement in the amount of \$450,000 with a funder to supplement the purchase of the Gateway Woods property. The loan is interest-free for 12 months, at which time any outstanding balance would accrue interest at a rate of 5.0% per annum. The loan balance and any accrued interest are due in full upon maturity of the loan on March 28, 2025, however the balance can be repaid prior to maturity without penalty.

ALLEGHENY LAND TRUST

NOTES TO FINANCIAL STATEMENTS

(continued)

NOTE 14 - LINE OF CREDIT FACILITY

In March 2021, ALT entered into an unsecured line of credit arrangement with a financial institution. The line of credit provides for borrowings of up to \$500,000 with an effective interest rate of prime plus 3.25%. As of June 30, 2024 and 2023, there were no borrowings outstanding on the current line of credit facility.