

Legacy Land Conservancy

FINANCIAL STATEMENTS
AND REPORT OF INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

June 30, 2015 and 2014



CONTENTS

	<u>Page</u>
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS.....	2
STATEMENT OF FINANCIAL POSITION.....	4
STATEMENT OF ACTIVITIES.....	5
STATEMENT OF FUNCTIONAL EXPENSES.....	6
STATEMENT OF CASH FLOWS	7
NOTES TO FINANCIAL STATEMENTS.....	8
SUPPLEMENTAL INFORMATION	
SCHEDULE OF UNRESTRICTED, TEMPORARILY RESTRICTED AND PERMANENTLY RESTRICTED NET ASSETS.....	21



Thomas E. Gartland, CPA
Brad P. Niergarth, CPA
James G. Shumate, CPA
Robert C. Thompson, CPA
Michael D. Shaw, CPA
Mary F. Krantz, CPA
Shelly K. Bedford, CPA
Heidi M. Wendel, CPA
Shelly A. Ashmore, CPA
James M. Taylor, CPA

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors
Legacy Land Conservancy

We have audited the accompanying financial statements of *Legacy Land Conservancy* (the "Conservancy"), which comprise the statement of financial position as of June 30, 2015, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Conservancy's preparation and fair presentation of the financial statements 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 Conservancy's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Legacy Land Conservancy as of June 30, 2015 and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Summarized Comparative Information

The financial statements of the Conservancy as of June 30, 2014, were audited by other auditors whose report dated August 11, 2014, expressed an unmodified opinion on those statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2014, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Conservancy's financial statements. The supplemental information on page 21 is presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Dennis, Gartland & Niergarth

September 21, 2015

Legacy Land Conservancy

STATEMENT OF FINANCIAL POSITION

June 30, 2015

(With Comparative Amounts for the Year Ended June 30, 2014)

	2015	2014
ASSETS		
Current assets		
Cash and cash equivalents (Note B)	\$ 750,111	\$ 545,090
Investments (Note C)	1,705,615	1,693,981
Accounts receivable	4,322	-
Pledges receivable (Note D)	114,474	92,355
Grants receivable (Note E)	15,386	14,952
Foundation and corporate grants receivable (Note E)	166,667	-
Prepaid expenses	13,839	3,902
Total current assets	2,770,414	2,350,280
Fixed Assets, net (Note G)	5,042	-
Other Assets		
Pledges receivable, non-current (Note D)	208,125	202,845
Preserves - encumbered (Note H)	1,772,650	1,772,650
Preserves - unencumbered (Note H)	2,379,853	2,379,853
Land held for resale (Note H)	260,000	45,500
Conservation easements (Note I)	71	70
Total other assets	4,620,699	4,400,918
Total assets	\$ 7,396,155	\$ 6,751,198
LIABILITIES AND NET ASSETS		
LIABILITIES		
Other Liabilities		
Accounts payable	\$ 303	\$ 1,951
Accrued expenses	44,396	33,359
Total liabilities	44,699	35,310
NET ASSETS		
Unrestricted		
Undesignated	301,181	170,665
Board Designated		
Emerald Arc Campaign	1,244,829	1,146,185
Unencumbered land	2,379,853	2,379,853
Total unrestricted	3,925,863	3,696,703
Temporarily restricted (Note L)	743,583	364,065
Permanently restricted (Note M)	2,682,010	2,655,120
Total net assets	7,351,456	6,715,888
Total liabilities and net assets	\$ 7,396,155	\$ 6,751,198

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

Legacy Land Conservancy

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2015

(With Summarized Comparative Amounts for the Year Ended June 30, 2014)

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>	<u>2014 Total</u>
REVENUE AND SUPPORT					
Contributions and pledges	\$ 147,153	\$ 161,921	\$ 8,716	\$ 317,790	\$ 425,572
Reimbursement for land acquisition	-	-	-	-	176,734
Gifts of land or development rights	331,000	45,000	-	376,000	162,922
Special events, net of expenses of \$55,631.	42,938	-	-	42,938	31,276
Grants	53,392	-	-	53,392	267,173
Foundation and corporate grants	100,000	383,155	-	483,155	-
Investment gains and losses	767	-	(35)	732	115,805
Interest and dividends	17,450	-	18,209	35,659	31,395
Miscellaneous	12,816	-	-	12,816	6,025
Net assets released due to satisfaction of program restrictions	<u>210,558</u>	<u>(210,558)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenue and support	<u>916,074</u>	<u>379,518</u>	<u>26,890</u>	<u>1,322,482</u>	<u>1,216,902</u>
EXPENSES					
Program services	521,907	-	-	521,907	823,377
Management and general	86,403	-	-	86,403	82,844
Fundraising	<u>78,604</u>	<u>-</u>	<u>-</u>	<u>78,604</u>	<u>50,017</u>
Total expenses	<u>686,914</u>	<u>-</u>	<u>-</u>	<u>686,914</u>	<u>956,238</u>
CHANGE IN NET ASSETS	229,160	379,518	26,890	635,568	260,664
NET ASSETS, beginning of year	<u>3,696,703</u>	<u>364,065</u>	<u>2,655,120</u>	<u>6,715,888</u>	<u>6,455,224</u>
NET ASSETS, end of year	<u>\$ 3,925,863</u>	<u>\$ 743,583</u>	<u>\$ 2,682,010</u>	<u>\$ 7,351,456</u>	<u>\$ 6,715,888</u>

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

Legacy Land Conservancy

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended June 30, 2015

(With Summarized Comparative Amounts for the Year Ended June 30, 2014)

	Program Services	Management and General	Fundraising	Total	2014
Salaries and contracted services	\$ 223,756	\$ 51,938	\$ 50,958	\$ 326,652	\$ 296,166
Payroll taxes and benefits	43,815	10,170	9,978	63,963	53,439
Printing and copying	-	-	-	-	3,100
Brochures and other supplies	-	-	-	-	1,786
Community outreach	-	-	-	-	1,789
Media, radio and newspaper	-	-	-	-	8,971
Conservation valuation expense	44,999	-	-	44,999	162,919
Land project expense	20,319	-	-	20,319	30,767
Purchases of land development rights	-	-	-	-	224,853
Land monitoring	-	-	-	-	6,304
Other land expenses	-	-	-	-	10,158
Stewardship	-	-	-	-	28,671
Trade land expense	56,849	-	-	56,849	-
Preserve maintenance	25,662	-	-	25,662	-
Newsletter, mailings, and advertising	12,468	-	-	12,468	17,895
Legacy member events	-	-	-	-	10,940
Consulting	26,479	-	-	26,479	8,468
Cultivate and prospecting	-	-	-	-	1,441
Prospect campaign events	-	-	-	-	12,550
Equipment rental and repair	(232)	134	98	-	-
Travel	5,506	2,032	1,478	9,016	786
Audit expense	4,230	1,430	1,040	6,700	6,700
Bank charges	1,430	484	352	2,266	3,076
Fees and dues	7,768	2,627	1,910	12,305	13,595
Copying and printing	7,651	3,655	2,657	13,963	2,623
Insurance	4,527	1,531	1,113	7,171	5,923
Depreciation	289	98	71	458	412
Office supplies and other expenses	5,146	1,740	1,265	8,151	4,063
Postage and mailing	7,909	2,674	1,945	12,528	1,665
Rent and occupancy	12,143	4,106	2,986	19,235	17,572
Software and IT	6,162	2,083	1,515	9,760	6,204
Staff development	-	-	-	-	3,987
Miscellaneous	4,179	1,413	1,028	6,620	-
Telephone	852	288	210	1,350	1,415
Website and new media	-	-	-	-	8,000
	<u>\$ 521,907</u>	<u>\$ 86,403</u>	<u>\$ 78,604</u>	<u>\$ 686,914</u>	<u>\$ 956,238</u>
Total Expenses	<u>\$ 521,907</u>	<u>\$ 86,403</u>	<u>\$ 78,604</u>	<u>\$ 686,914</u>	<u>\$ 956,238</u>

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

Legacy Land Conservancy

STATEMENT OF CASH FLOWS

For the Years Ended June 30, 2015
(With Comparative Amounts for the Year Ended June 30, 2014)

	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 635,568	\$ 260,664
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	458	412
Net realized gain on investments	(7,509)	(115,805)
Net unrealized depreciation on investments	8,204	-
Gain on sale of land held for resale	(19,237)	-
Noncash contributions of land held for resale	(260,000)	-
Noncash contributions - conservation easements	(1)	(4)
Changes in operating assets and liabilities which provided (used) cash		
Account receivables	(4,322)	726
Prepaid expenses	(9,937)	(732)
Pledges receivable	(27,399)	(173,700)
Grant receivable	(167,101)	21,076
Accounts payable and accrued expenses	9,389	(23,118)
Net cash provided (used) by operating activities	158,113	(30,481)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of investments	(38,586)	(902,573)
Proceeds from sale of investments	26,257	-
Net proceeds from sale of land for resale	64,737	-
Purchases of property and equipment	(5,500)	-
Net cash provided (used) by investing activities	46,908	(902,573)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net payments on short-term note payable	-	(52,938)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	205,021	(985,992)
Cash and cash equivalents, beginning of year	545,090	1,531,082
Cash and cash equivalents, end of year	\$ 750,111	\$ 545,090

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

Legacy Land Conservancy

NOTES TO FINANCIAL STATEMENTS

NOTE A - NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

The Legacy Land Conservancy (the "Conservancy") is a not-for-profit corporation, founded in 1971, operating in Washtenaw, Jackson, and surrounding counties in southeastern Michigan. The Conservancy's mission is to protect natural areas, working farmlands and open spaces in the area. The Conservancy accomplishes its mission through three primary activities of acquiring protective interests in conservation land through purchase and donation; advocating for the protection of open spaces; and caring for the land it owns and monitoring land under conservation agreements. The major funding for the Conservancy is derived from donations, grants and fundraising events.

Basis of Accounting

The financial statements have been prepared on the accrual basis of accounting and otherwise in accordance with generally accepted accounting principles applicable to not-for-profit organizations in the United States of America ("GAAP").

Financial Statement Presentation

The Conservancy reports information regarding its financial position and activities according to three classes of net assets depending on the existence or absence of donor-imposed restrictions:

Unrestricted: These net assets are available for general obligations of the Conservancy.

Temporarily Restricted: These net assets are restricted by donors, grantors or other outside parties to be used for some specific purpose or for use in a future period. Amounts received are reported as revenue and temporarily restricted net assets upon receipt and are transferred to unrestricted net assets when the purpose restriction or time restriction has been met, or to permanently restricted if used to permanently increase land under protection.

Permanently Restricted: These net assets represent amounts subject to restrictions of gift and trust instruments requiring that the principal be invested in perpetuity and the income only be used for particular purposes and for land under permanent protection. These net assets include encumbered preserves, donor restricted conservation easements on land valued at \$1 per easement, and donor contributions to endowment funds maintained by the Agency. Financed acquisitions of land under protection are not considered as part of permanently restricted net assets until all liens are removed.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and 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 amounts could differ from those estimates.

NOTES TO FINANCIAL STATEMENTS- Continued

Cash and Cash Equivalents

Cash and cash equivalents consists of demand deposits in banks and investments in money market funds with maturity dates of less than 3 months. The carrying value of cash and cash equivalents approximates fair value as a result of the short maturities of those financial instruments.

Investments

Investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value in the statements of financial position. Fair value of marketable equity and debt securities is based on quoted market prices as of the date of the statement of financial position. Contributed securities are recorded at fair value at the date of receipt and generally sold shortly thereafter. Changes in fair value of investments are recorded in the accompanying Statements of Activities as net unrealized appreciation (depreciation) on investments. Realized gains and losses are determined based on specific cost identification.

Fixed Assets

Fixed assets are recorded at cost if purchased, or if donated, at fair value at the time of receipt. Major improvements and renewals are capitalized, if over \$5,000, while ordinary maintenance and repairs are expensed. Management annually reviews these assets to determine whether carrying values have been impaired. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, which range from 3 to 5 years.

Preserves

The property of the Conservancy consists of parcels of land in southeastern Michigan received at various times from various donors. The Conservancy owns all residual rights associated with these properties. Such property is recorded as revenue and other assets at the time the property is received. The basis of the donation is the fair value of the property as of the date donated as determined by the most recent appraisal prepared by an independent qualified appraiser.

Conservation Easements and Allowance for Development Rights Extinguished

A conservation easement is a legal agreement between a landowner and a qualified conservation organization (i.e., the Conservancy) that permanently limits a property's use in order to protect its conservation values. Conservation easements, either purchased or donated, are initially valued at their appraised value. Once the development rights for a specific conservation easement are extinguished, generally immediately after acquisition, a valuation allowance is established to reduce the value of the conservation easement to \$1. This value reflects the lack of marketability related to the easements. The reduction in value due to extinguishment of development rights is reflected as a program expense in the Statement of Activities and conservation easement valuation expense on the Statement of Functional Expenses.

NOTES TO FINANCIAL STATEMENTS- Continued

Contributions

Contributions and bequests received are recorded as increases in net assets. All donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

Contributed Services

A portion of the Conservancy's activities is conducted by volunteers without compensation and by professional and business organizations at significantly reduced charges. Support for services contributed is only recognized to the extent such contributions (1) require specialized skills (and are provided by individuals possessing those skills) and are typically purchased if not provided by donation or (2) create or enhance the non-financial assets of the Conservancy.

Compensated Absences

Vested and accumulated vacation leave is reported as an expense and a liability when the obligation becomes determinable. No liability is accrued for nonvesting rights to receive sick pay benefits.

Subsequent Events

Management has evaluated events and transaction for potential recognition or disclosure through September 21, 2015, the date that the financial statements were available to be issued.

Functional Expenses

The Conservancy accumulates and records operating expenses according to the nature of the expense that was incurred. These functional expenses are allocated and reported on the statement of activities as Program Services, Management and General Expenses, and Fundraising. The allocation to these functional categories is based on management's records of time allocated by staff.

Income Taxes

No provision for Federal and State income taxes has been made since Conservancy is exempt under Section 501(c)(3) of the Internal Revenue Code.

The Conservancy files information returns in the U.S. Federal jurisdiction and these returns are generally no longer subject to examination by tax authorities for years before 2011. The Conservancy has not had any business income unrelated to its exempt purpose and, therefore, has not filed income tax returns in any jurisdiction.

Comparative Statements

The financial statements include certain prior year summarized comparative information in total but not by asset class. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Conservancy's financial statements for the year ended June 30, 2014, from which the summarized information was derived.

NOTES TO FINANCIAL STATEMENTS- Continued

NOTE B - CASH AND CASH EQUIVALENTS

Of the Conservancy's bank balance of \$742,893, \$489,913 was uninsured and uncollaterized at June 30, 2015. Cash and cash equivalents are summarized as follows:

	<u>2015</u>
Demand (checking) accounts	\$ 730,158
Money market funds	<u>19,953</u>
Total	<u>\$ 750,111</u>

NOTE C - INVESTMENTS

The investments of the Conservancy consist of the following at June 30:

	<u>2015</u>		
	<u>Cost</u>	<u>Fair Market Value</u>	<u>Cumulative Appreciation (Depreciation)</u>
Mutual funds - bond index funds	\$ 430,961	\$ 427,209	\$ (3,752)
Mutual funds - fixed income funds	428,978	424,816	(4,162)
Mutual funds - equity index funds	<u>696,214</u>	<u>853,590</u>	<u>157,376</u>
Total investments	<u>\$ 1,556,153</u>	<u>\$ 1,705,615</u>	<u>\$ 149,462</u>

Concentration of Credit Risk - Investments

The brokerage account has insurance of \$500,000 provided by the Securities Investor Protection Corporation. The balance of investments were uninsured at June 30, 2015.

NOTE D - PLEDGES RECEIVABLE

As of June 30, 2015, the Conservancy has received pledges for the various projects totaling approximately \$358,000. The Conservancy has established an allowance for uncollectible amounts of 10% of the balance as of the year end.

During 2015, the Conservancy received substantially all scheduled payments on a timely basis.

NOTES TO FINANCIAL STATEMENTS- Continued

Pledges receivable at June 30, 2015 are expected to be collected as follows:

Years	Amount
2016	\$ 127,193
2017	131,750
2018	69,000
2019	23,250
2020	7,250
Total	358,443
Allowance for uncollectible amounts	(35,844)
Pledges receivable, net	\$ 322,599
Current pledges receivable	\$ 114,474
Non-current pledges receivable	208,125
	\$ 322,599

NOTE E - GRANTS RECEIVABLE

The Conservancy records grants as revenue during the period that the funds were earned, that is, when all eligibility requirements have been met. The grant receivable as of June 30, 2015 was \$15,386 and represents grant dollars earned but not received as of the financial position date. The Conservancy records foundation and corporate grants receivable as increases in net assets upon award by the grantor. The foundation and corporate grant receivable as of June 30, 2015 was \$166,667, and represents grant dollars awarded but not received as of the financial position date. No allowance for uncollectible accounts has been provided as management believes all grants are collectible.

NOTE F - BENEFICIAL INTEREST IN PERPETUAL TRUST

The Conservancy is the beneficiary of a perpetual trust held and administered by a Community Foundation. The endowment permits the Foundation to substitute another beneficiary in place of the Conservancy in the event the Conservancy ceases to exist, or for other various reasons in accordance with the Foundation's bylaws. The Conservancy has withdrawn the spendable balance during the fiscal year. As a result, no amount of the remaining balance is spendable, or recorded on the financial statements, at the end of the fiscal year June 30, 2015. The balance of the trust as of June 30, 2015 is \$55,332.

NOTES TO FINANCIAL STATEMENTS- Continued

NOTE G - FIXED ASSETS

Fixed assets comprised the following at June 30, 2015:

<u>Assets</u>	
Vehicles	\$ 5,500
Less accumulated depreciation	<u>(458)</u>
Total fixed assets	<u>\$ 5,042</u>

Total depreciation expense was \$458 for the year ended June 30, 2015.

NOTE H - LAND

Preserves

Preserves of the Legacy Land Conservancy consist of parcels of land in southeastern Michigan received at various times from various donors. Such properties are recorded at fair values as of the date donated, as determined by an independent appraisal. The balance of these accounts is comprised of the following as of June 30:

<u>Description</u>	<u>Acres</u>	<u>2015</u>
Encumbered:		
Creekshead Preserve (fee simple)	27	\$ 115,000
Beckwith Conservancy (fee simple)	31	61,000
Sharon Hills Preserve (fee simple)	68	308,150
Woodland Preserve (fee simple)	14	235,000
Coudron Preserve (life estate/fee simple)	44	576,000
Reichert Preserve (fee simple)	<u>102</u>	<u>477,500</u>
Total Encumbered	<u>286</u>	<u>\$ 1,772,650</u>
Unencumbered:		
Johnson Preserve (fee simple)	<u>49</u>	<u>2,379,853</u>

Encumbered preserves have restrictions recorded on the land through the original gift agreement, a deed restriction or a conservation easement and are included as permanently restricted net assets, whereas unencumbered preserves do not have restrictions on the land and are recorded as unrestricted net assets.

NOTES TO FINANCIAL STATEMENTS- Continued

Land Held for Transfer

Land held for transfer includes projects where the final disposition of the property is not completed. The land may be intended for sale with a conservation easement (or without in the case of portions of acquisitions not requiring protection), to become the property of a State or local government or be financed land acquisitions that, when paid in full, become a part of our nature preserves.

Land held for transfer consists of:

	<u>Beginning of Year</u>	<u>Purchase/ Donation</u>	<u>Transfers/ Sales</u>	<u>End of Year</u>
Reichert Property	\$ 45,500	\$ -	\$ 45,500	\$ -
Rinehart Property	<u>-</u>	<u>260,000</u>	<u>-</u>	<u>260,000</u>
	<u>\$ 45,500</u>	<u>\$ 260,000</u>	<u>\$ 45,500</u>	<u>\$ 260,000</u>

The Rinehart Property consists of 20 acres subject to a life estate.

NOTE I - DEVELOPMENT RIGHTS

Development rights typically are donated through the gift of a conservation easement. The donation of a perpetual conservation easement which preserves the conservation values of a property deemed to be in the public benefit, such as agricultural land, scenic views, wetlands, forests and unique wildlife habitats, is recognized in the Federal Tax Code and may result in substantial income and estate tax benefits to the donor/landowner.

In situations where charitable tax benefits do not provide sufficient incentives, development rights are purchased rather than donated. This is often the case with farmland preservation programs. The amount paid to and/or donated by the landowner is determined by a "before and after" appraisal of the fair market value of the subject land. Other costs, such as appraisals, surveys, title work and personnel expenditures for securing the easement, are expensed.

When the Conservancy receives a conservation easement, it takes on the permanent responsibility and legal right to enforce the terms of the easement. The Conservancy monitors easements by inspecting the land regularly (yearly in most cases) and maintaining communications with the landowner about future plans in order to avoid conflict with the easement. If a future owner or someone else violates the easement, for example by erecting a building that the easement does not allow, the Conservancy will take action to have the violation corrected, including going to court if necessary. These permanent responsibilities are a long-term cost to Conservancy.

NOTES TO FINANCIAL STATEMENTS- Continued

From its inception, the Conservancy has secured (by purchase and donation) 71 easements:

<u>Secured During the year ended June 30, 2015</u>		<u>Total Secured Through June 30, 2015</u>	
<u>Number of Easements</u>	<u>Acres Protected</u>	<u>Number of Easements</u>	<u>Acres Protected</u>
1	20	71	2,996

The total value of development rights acquired during the year is estimated to be \$45,500 of which \$44,999 has been extinguished and reported as an expense.

NOTE J - EMPLOYEE BENEFIT PLAN

The Legacy Land Conservancy maintains a Savings Incentive Match Plan ("SIMPLE") IRA retirement plan. All full-time employees are eligible to participate. To the extent an employee participates by deferring a portion of their compensation into the plan, the Conservancy will match the employee's contribution, up to a maximum of three percent of the employee's compensation. During the year ended June 30, 2015, the retirement expense incurred by the Conservancy was \$7,451.

NOTE K - FAIR VALUE OF FINANCIAL INSTRUMENTS

Financial Accounting Standards Board ("FASB") Accounting Standards Codification 820.10, *Fair Value Measurements*, provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described below:

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

Level 2 - Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

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

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

NOTES TO FINANCIAL STATEMENTS- Continued

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at June 30, 2015.

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

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

The following table sets forth by level, within the fair value hierarchy, the Conservancy's assets at fair value as of June 30:

Assets at Fair Value as of June 30, 2015				
	Level 1	Level 2	Level 3	Total
Mutual funds - bond index funds	\$ 427,209	\$ -	\$ -	\$ 427,209
Mutual funds - fixed income funds	424,816	-	-	424,816
Mutual funds - index funds	<u>853,590</u>	<u>-</u>	<u>-</u>	<u>853,590</u>
	<u>\$ 1,705,615</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,705,615</u>

NOTE L - TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets consists of the following amounts at June 30:

	2015
Pledges receivable	\$ 295,599
Foundation and corporate operating grants	333,295
Stewardship Funds	50,518
Land acquisition funds	<u>64,171</u>
Total temporarily restricted net assets	<u>\$ 743,583</u>

NOTES TO FINANCIAL STATEMENTS- Continued

NOTE M - PERMANENTLY RESTRICTED NET ASSETS

Permanently restricted net assets consists of the following amounts at June 30:

	<u>2015</u>
Conservation easements, net of extinguished development rights	\$ 71
Preserved land	1,772,650
Endowment Funds and pledges	839,696
Future Stewardship endowment - Reichert Preserve	<u>69,593</u>
Total permanently restricted net assets	<u>\$ 2,682,010</u>

NOTE N - ENDOWMENT FUNDS

FASB ASC Topic 958-205 provides guidance on the net asset classification of donor restricted endowment funds for a not-for-profit organization that is subject to the enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 ("UPMIFA"). FASB Topic 958-205 also improves disclosures about an organization's endowment funds (both donor-restricted and board-designated endowment funds) whether or not the organization is subject to UPMIFA.

Interpretation of Relevant Law

The Board of Directors has interpreted the UPMIFA as requiring the preservation of the fair value of the original gift as of the original gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Conservancy classifies as permanently restricted net assets at the original value of gifts donated to the permanent endowment, the original value of subsequent gifts to the permanent endowment and accumulations 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 in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Conservancy in a manner consistent with the standard of prudence prescribed by UPMIFA.

In accordance with UPMIFA, the organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund;
- The purposes of the donor-restricted endowment fund;
- General economic conditions;
- The possible effect of inflation and deflation;
- The expected total return from income and the appreciation of investments;
- Other resources of the Conservancy; and
- The investment policies of the Conservancy.

NOTES TO FINANCIAL STATEMENTS- Continued

Investment Approach

The ultimate responsibility for the management of the funds rests with its Board of Trustees. To assist it in carrying out this responsibility, the Trustees have established an endowment committee. All endowment assets not held in cash shall be invested in funds selected by the endowment committee within the asset classes and in accordance with allocation targets and ranges as follows:

<u>Asset Class</u>	<u>Target</u>	<u>Range</u>
Equities	90%	75-95%
Fixed Income	10%	5-15%
Cash	0%	0-5%

Spending Policy

Endowment Fund: Distributions may be taken annually to fund land and easement stewardship.

Forever Fund: Distributions may be taken annually to fund land and easement stewardship and other expenses related to ensuring the integrity of conservation easements and lands owned by the Conservancy.

Standard Distribution: Standard distributions shall be made annually, and limited to 4% of the rolling average of the value of the funds over the past 20 quarters.

Extraordinary Distributions: Generally, principal will remain in the fund and will not be liquidated, except as described above. However, from time-to-time extraordinary expenses associated with the legal costs of defending or enforcing an easement, or legal costs required to maintain the Conservancy's continued use and operation of its fee preserves, may be incurred. At such times, by a 2/3 vote of the Board of Trustees, the principal of that portion associated with the Forever Fund may be taken as a distribution. Such distributions must be accompanied by a plan to replenish the funds.

Standard distributions shall not be made if the combined value of the Endowment and Forever Funds is less than \$300,000.

Change in Endowment Net Assets for the Year Ended
June 30, 2015

	<u>Permanently Restricted</u>
Net assets, beginning of year	\$ 836,900
Investment return:	
Investment income	23,261
Net appreciation (depreciation)	(5,087)
Contributions and other income	76,725
Distributions/expenses	<u>(92,103)</u>
	<u>\$ 839,696</u>

NOTES TO FINANCIAL STATEMENTS- Continued

NOTE O - SUPPLEMENTAL CASH FLOWS INFORMATION

Non-Cash Investing and Financing Activities

During the year ended June 30, 2015, the Conservancy acquired development rights on one parcel of land below fair market value as determined by a State certified appraiser. The Conservancy recorded the development rights at the fair market value as of the date acquired and recognized \$45,000 in non-cash contribution revenue.

SUPPLEMENTAL INFORMATION

Legacy Land Conservancy

SCHEDULE OF UNRESTRICTED, TEMPORARILY RESTRICTED AND PERMANENTLY RESTRICTED NET ASSETS

For the Year Ended June 30, 2015

	Unrestricted Undesignated	Unrestricted Designated	Temporarily Restricted	Permanently Restricted
Unrestricted operating funds	\$ 41,181	\$ -	\$ -	\$ -
Foundation and Corporate Operating Grants:				
Speckhard Knight Foundation	-	-	5,658	-
Chelsea Wellness Foundation	-	-	1,929	-
James & Faith Knight	-	-	112	-
Michigan Automotive	-	-	385	-
Ferrantino-Portage Creek	-	-	13,877	-
Towsley - Rogers/Gen Transfer	-	-	3,740	-
Carl's/HOL	-	-	5,000	-
LTA - Community Engagement	-	-	5,702	-
Community Foundation of SE MI	-	-	44,667	-
Chelsea Wellness Foundation	-	-	2,200	-
Wash County Mini Grant	-	-	4,000	-
Reichert Fund	-	-	75,000	-
Farmland Protection Fund	-	-	8,250	-
Herrick Foundation Grant - Farm Next	-	-	246,024	-
Stewardship Funds:				
Creekshead Preserve	-	-	5,125	-
Johnson Preserve	-	-	2,108	-
Reichert Preserve	-	-	33,280	-
Sullivan Easement	-	-	10,000	-
Stewardship Fund	-	-	4	-
Acquisition Funds:				
Emerald Arc Campaign	-	1,244,829	212,351	-
Freshwaters Fund	-	-	3,398	-
Farmland Protection Fund	-	-	21,418	-
Huron Waterloo Pathways Initiative	-	-	2,980	-
Waterloo Fund	-	-	20,646	-
Regional Funds:				
Dexter	-	-	2,175	-
Pittsfield	-	-	1,446	-
Northfield	-	-	2,000	-
Webster	-	-	10,108	-
Endowment Funds:				
Forever Fund	-	-	-	776,891
Endowment Fund	-	-	-	62,805
Land:				
Land in fee simple	-	-	-	1,772,650
Held for resale with permanent restriction	-	-	-	69,593
Unencumbered property	2,379,853	-	-	-
Land held for resale	260,000	-	-	-
Conservation Easements	-	-	-	71
Totals	\$ 2,681,034	\$ 1,244,829	\$ 743,583	\$ 2,682,010