

**Scenic Hudson, Inc. and
The Scenic Hudson Land
Trust, Inc.**

**Financial Statements
(Report of Independent Auditors)
June 30, 2006 and 2005**

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

Index

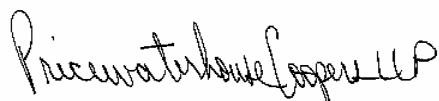
June 30, 2006 and 2005

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Report of Independent Auditors

To the Board of Directors of
Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

In our opinion, the accompanying consolidating statements of financial position and the related statements of activities and of cash flows, present fairly, in all material respects, the financial position of Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc. (the "Organizations") at June 30, 2006 and 2005, and the changes in their net assets and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America. These financial statements are the responsibility of the Organizations' management; our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits of these statements 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.



August 7, 2006

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Consolidating Statements of Financial Position
June 30, 2006 and 2005

	2006			2005		
	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Consolidating Total	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Consolidating Total
Assets						
Cash and cash equivalents (Notes 1, 4 and 10)	\$ 1,033,988	\$ 829,964	\$ 1,863,952	\$ 997,602	\$ 401,330	\$ 1,398,932
Short-term investments	406,632	524,113	930,745	393,496	507,181	900,677
Unconditional promises to give, net (Notes 1 and 3)						
Unrestricted	1,184,150	-	1,184,150	431,600	-	431,600
Restricted to future programs and periods	789,993	874,000	1,663,993	1,804,655	207,921	2,012,576
Prepaid expenses and other current assets	29,726	181,579	211,305	29,304	137,225	166,529
Investments (Notes 1 and 4)	6,692,673	147,518,744	154,211,417	6,146,896	138,989,794	145,136,690
Deposits on contracts (Note 11a)	-	50,000	50,000	-	50,000	50,000
Property and equipment, at cost (net of accumulated depreciation) (Notes 1 and 5)	19,216	10,110	29,326	43,371	14,154	57,525
Land areas, at cost (Note 6)	-	53,502,393	53,502,393	-	53,277,389	53,277,389
Assets held in pooled income fund, net (Note 7)	68,503	-	68,503	67,332	-	67,332
Interest in charitable remainder unitrust (Note 8)	120,245	-	120,245	117,423	-	117,423
Restricted investment (Note 11e)	-	-	-	-	124,678	124,678
Security deposit	19,167	-	19,167	19,167	-	19,167
Total assets	<u>\$ 10,364,293</u>	<u>\$ 203,490,903</u>	<u>\$ 213,855,196</u>	<u>\$ 10,050,846</u>	<u>\$ 193,709,672</u>	<u>\$ 203,760,518</u>
Liabilities and Net Assets						
Liabilities						
Accounts payable and accrued expenses	\$ 270,710	\$ 285,189	\$ 555,899	\$ 153,932	\$ 148,785	\$ 302,717
Grants payable	3,842	-	3,842	3,842	-	3,842
Notes payable (Note 9)	-	-	-	-	64,142	64,142
Security deposits payable	-	2,000	2,000	-	127,900	127,900
Total liabilities	<u>274,552</u>	<u>287,189</u>	<u>561,741</u>	<u>157,774</u>	<u>340,827</u>	<u>498,601</u>
Commitments and contingencies (Note 11)						
Net assets						
Unrestricted						
Land trust	-	63,381,696	63,381,696	-	62,569,032	62,569,032
Board designated - easement enforcement fund (Note 2)	-	536,969	536,969	-	483,533	483,533
Board designated - other (Note 2)	6,663,566	-	6,663,566	6,140,289	-	6,140,289
Other unrestricted	1,320,212	-	1,320,212	1,263,256	-	1,263,256
Total unrestricted	<u>7,983,778</u>	<u>63,918,665</u>	<u>71,902,443</u>	<u>7,403,545</u>	<u>63,052,565</u>	<u>70,456,110</u>
Temporarily restricted (Note 2)						
Endowment	-	137,953,690	137,953,690	-	129,356,262	129,356,262
Other	2,105,963	1,331,359	3,437,322	2,489,527	960,018	3,449,545
Total restricted	<u>2,105,963</u>	<u>139,285,049</u>	<u>141,391,012</u>	<u>2,489,527</u>	<u>130,316,280</u>	<u>132,805,807</u>
Total net assets	<u>10,089,741</u>	<u>203,203,714</u>	<u>213,293,455</u>	<u>9,893,072</u>	<u>193,368,845</u>	<u>203,261,917</u>
Total liabilities and net assets	<u>\$ 10,364,293</u>	<u>\$ 203,490,903</u>	<u>\$ 213,855,196</u>	<u>\$ 10,050,846</u>	<u>\$ 193,709,672</u>	<u>\$ 203,760,518</u>

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

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Consolidating Statements of Activities
Years Ended June 30, 2006 and 2005

	2006				2005			
	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Eliminations	Consolidating Total	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Eliminations	Consolidating Total
Changes in unrestricted net assets								
Operating public support, gains and other revenue								
Contributions	\$ 3,570,710	\$ 298,471	\$ (1,560,540)	\$ 2,308,641	\$ 3,669,304	\$ 25,049	\$ (1,370,381)	\$ 2,323,972
Endowment used to meet spending policy (Note 2)	189,000	6,343,009	-	6,532,009	175,200	8,216,266	-	8,391,466
Interest and dividends	55,268	60,868	-	116,136	42,409	30,315	-	72,724
Unrealized losses gain on investments	(2,403)	(3,096)	-	(5,499)	(1,803)	(6)	-	(1,809)
Rental income	-	33,043	-	33,043	-	54,253	-	54,253
Miscellaneous	15,676	41,310	-	56,986	11,098	35,213	-	46,311
	<u>3,828,251</u>	<u>6,773,605</u>	<u>(1,560,540)</u>	<u>9,041,316</u>	<u>3,896,208</u>	<u>8,361,090</u>	<u>(1,370,381)</u>	<u>10,886,917</u>
Net assets released from restriction								
Satisfaction of time and program restrictions	1,108,870	151,159	-	1,260,029	945,568	1,812,558	-	2,758,126
Total operating public support, gains and other revenue	<u>4,937,121</u>	<u>6,924,764</u>	<u>(1,560,540)</u>	<u>10,301,345</u>	<u>4,841,776</u>	<u>10,173,648</u>	<u>(1,370,381)</u>	<u>13,645,043</u>
Operating expenses								
Program services								
Land preservation	1,490,501	5,374,892	(1,560,540)	5,304,853	1,263,323	5,778,787	(1,370,381)	5,671,729
Conservation easements	-	708,671	-	708,671	-	1,756,250	(40,000)	1,716,250
Riverfront communities	670,716	-	-	670,716	586,185	-	-	586,185
Environmental quality	621,830	-	-	621,830	635,133	-	-	635,133
Education and volunteers	604,310	-	-	604,310	352,322	-	-	352,322
Communications	469,425	-	-	469,425	481,813	-	-	481,813
Total program services	<u>3,856,782</u>	<u>6,083,563</u>	<u>(1,560,540)</u>	<u>8,379,805</u>	<u>3,318,776</u>	<u>7,535,037</u>	<u>(1,410,381)</u>	<u>9,443,432</u>
Supporting services								
Management and general	400,726	28,537	-	429,263	379,401	44,948	-	424,349
Fundraising	622,657	-	-	622,657	590,941	-	-	590,941
Total supporting services	<u>1,023,383</u>	<u>28,537</u>	<u>-</u>	<u>1,051,920</u>	<u>970,342</u>	<u>44,948</u>	<u>-</u>	<u>1,015,290</u>
Total operating expenses	<u>4,880,165</u>	<u>6,112,100</u>	<u>(1,560,540)</u>	<u>9,431,725</u>	<u>4,289,118</u>	<u>7,579,985</u>	<u>(1,410,381)</u>	<u>10,458,722</u>
Change in operating activities	<u>56,956</u>	<u>812,664</u>	<u>-</u>	<u>869,620</u>	<u>552,658</u>	<u>2,593,663</u>	<u>40,000</u>	<u>3,186,321</u>
Transfers to - board designated endowment	-	-	-	-	(1,033,000)	-	-	(1,033,000)
Change in other unrestricted net assets	<u>56,956</u>	<u>812,664</u>	<u>-</u>	<u>869,620</u>	<u>(480,342)</u>	<u>2,593,663</u>	<u>40,000</u>	<u>2,153,321</u>
Nonoperating activities - board designated endowment and easement enforcement fund								
Contributions - endowments	166,497	30,000	-	196,497	360,000	50,000	(40,000)	370,000
Transfer from unrestricted	-	-	-	-	1,033,000	-	-	1,033,000
Interest and dividends	157,634	40,205	-	197,839	98,274	58,532	-	156,806
Realized gain on sale of investments	247,557	-	-	247,557	203,457	-	-	203,457
Unrealized gain on investments	160,721	-	-	160,721	211,027	-	-	211,027
Less: Investment advisory fees	(20,132)	-	-	(20,132)	(13,262)	-	-	(13,262)
Easement monitoring expenses	-	(16,769)	-	(16,769)	-	-	-	-
Endowment used to meet spending policy (Note 2)	(189,000)	-	-	(189,000)	(175,200)	-	-	(175,200)
Change in nonoperating activities	<u>523,277</u>	<u>53,436</u>	<u>-</u>	<u>576,713</u>	<u>1,717,296</u>	<u>108,532</u>	<u>(40,000)</u>	<u>1,785,828</u>
Change in unrestricted net assets (carried forward)	<u>580,233</u>	<u>866,100</u>	<u>-</u>	<u>1,446,333</u>	<u>1,236,954</u>	<u>2,702,195</u>	<u>-</u>	<u>3,939,149</u>

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

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Consolidating Statements of Activities
Years Ended June 30, 2006 and 2005

	2006				2005			
	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Eliminations	Consolidating Total	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Eliminations	Consolidating Total
Change in unrestricted net assets (brought forward)	580,233	866,100	-	1,446,333	1,236,954	2,702,195	-	3,939,149
Changes in temporarily restricted net assets								
Unconditional promises to give	689,344	522,500	-	1,211,844	2,134,596	93,000	-	2,227,596
Discount on unconditional promises to give	32,719	-	-	32,719	(79,979)	-	-	(79,979)
Interest and dividends	-	2,794,670	-	2,794,670	-	2,143,461	-	2,143,461
Unrealized gain on investments	-	4,524,639	-	4,524,639	-	4,100,375	-	4,100,375
Realized gain on sale of investments	-	8,181,846	-	8,181,846	-	5,582,337	-	5,582,337
Investment management and legal fees	-	(560,717)	-	(560,717)	-	(495,077)	-	(495,077)
Endowment used to meet spending policy (Note 2)	-	(6,343,009)	-	(6,343,009)	-	(8,216,266)	-	(8,216,266)
Change in present value of split-interest agreements	3,993	-	-	3,993	3,174	-	-	3,174
	726,056	9,119,929	-	9,845,985	2,057,791	3,207,830	-	5,265,621
Net assets released from restriction	(1,109,620)	(151,159)	-	(1,260,779)	(945,568)	(1,812,558)	-	(2,758,126)
Change in temporarily restricted net assets	(383,564)	8,968,769	-	8,585,205	1,112,223	1,395,272	-	2,507,495
Change in net assets	196,669	9,834,869	-	10,031,538	2,349,177	4,097,467	-	6,446,644
Net assets, beginning of year	9,893,072	193,368,845	-	203,261,917	7,543,895	189,271,378	-	196,815,273
Net assets, end of year	<u>\$ 10,089,741</u>	<u>\$ 203,203,714</u>	<u>\$ -</u>	<u>\$ 213,293,455</u>	<u>\$ 9,893,072</u>	<u>\$ 193,368,845</u>	<u>\$ -</u>	<u>\$ 203,261,917</u>

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

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Consolidating Statements of Cash Flows
Years Ended June 30, 2006 and 2005

	2006			2005		
	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Consolidating Total	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Consolidating Total
Cash flows from operating activities						
Change in net assets	\$ 196,669	\$ 9,834,869	\$ 10,031,538	\$ 2,349,177	\$ 4,097,467	\$ 6,446,644
Adjustments to reconcile changes in net assets to net cash provided by (used in) operating activities						
Depreciation	24,155	4,044	28,199	30,606	4,044	34,650
Change in present value of split-interest agreements	(3,993)	-	(3,993)	(3,174)	-	(3,174)
Realized loss on sale of investments	(247,557)	(8,181,846)	(8,429,403)	(203,458)	(5,582,337)	(5,785,795)
Unrealized gain on investments	(160,722)	(4,524,639)	(4,685,361)	(211,027)	(4,100,375)	(4,311,402)
Loss on sale/transfer disposal of property interest	-	1,612,840	1,612,840	-	2,565,456	2,565,456
Gain on sale of fixed assets	-	-	-	(7,094)	-	(7,094)
Investment fees paid by endowment	20,135	560,717	580,852	13,262	491,625	504,887
(Increase) decrease in						
Unconditional promises to give	262,112	(666,079)	(403,967)	(1,314,175)	38,079	(1,276,096)
Prepaid expenses and other current assets	(422)	(44,354)	(44,776)	11,993	71,863	83,856
Increase (decrease) in						
Accounts payable and accrued expenses	116,778	136,404	253,182	(131,360)	(52,467)	(183,827)
Security deposits payable	-	(125,900)	(125,900)	3,000	(300)	2,700
Net cash provided by (used in) operating activities	207,155	(1,393,944)	(1,186,789)	537,750	(2,466,946)	(1,929,196)
Cash flows from investing activities						
Proceeds from sale of investments	-	6,576,372	6,576,372	1,182,375	8,037,000	9,219,375
Purchase of investments	(170,769)	(2,851,807)	(3,022,576)	(1,231,274)	(2,385,019)	(3,616,293)
Acquisition of land areas, property and equipment	-	(3,609,997)	(3,609,997)	(39,781)	(5,180,422)	(5,220,203)
Proceeds from sale of land areas, property and equipment	-	1,772,152	1,772,152	10,000	1,558,780	1,568,780
Deposits on contracts	-	-	-	-	50,000	50,000
Net cash (used in) provided by investing activities	(170,769)	1,886,720	1,715,951	(78,680)	2,080,339	2,001,659
Cash flows from financing activities						
Principal repayment of notes payable	-	(64,142)	(64,142)	-	(64,143)	(64,143)
Net cash used in financing activities	-	(64,142)	(64,142)	-	(64,143)	(64,143)
Net increase (decrease) in cash and cash equivalents	36,386	428,634	465,020	459,070	(450,750)	8,320
Cash and cash equivalents, beginning of year	997,602	401,330	1,398,932	538,532	852,080	1,390,612
Cash and cash equivalents, end of year	\$ 1,033,988	\$ 829,964	\$ 1,863,952	\$ 997,602	\$ 401,330	\$ 1,398,932
Supplemental data						
Interest paid	\$ -	\$ 1,336	\$ 1,336	\$ -	\$ 12,829	\$ 12,829

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

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

Notes to Consolidating Financial Statements

June 30, 2006 and 2005

1. Organization and Summary of Significant Accounting Policies

Principles of Consolidation

The accompanying consolidating financial statements include Scenic Hudson, Inc. and its supporting organization, The Scenic Hudson Land Trust, Inc. (the "Organizations"). On January 13, 2003, Highlands Battlesite Properties, LLC was formed. The Highlands Battlesite Properties, LLC has been consolidated into Scenic Hudson Land Trust, Inc. as it holds 100% interest in the LLC. All inter-company transactions and balances have been eliminated in the consolidation.

Organization

Scenic Hudson, Inc. works to protect and restore the Hudson River and its majestic landscape as an irreplaceable national treasure and a vital resource for residents and visitors. A crusader for the valley since 1963, we are credited with saving fabled Storm King Mountain from a destructive industrial project and launching the modern grass-roots environmental movement. Today with approximately 14,300 ardent supporters, we are the largest environmental group focused on the Hudson River Valley. Our team of experts combines land acquisition, citizen-based advocacy and sophisticated planning tools to create environmentally healthy communities, champion smart economic growth, open up riverfronts to the public and preserve the valley's inspiring natural beauty.

We are guided by these enduring principles:

- An outstanding quality of life is achievable only when a clean, healthy environment is a key component of economic growth.
- Everyone has the right to access the Hudson River, to enjoy open space and to have a voice in decisions affecting their community.
- The beauty of the Hudson River Valley is a unique source of spiritual and artistic vitality and must be preserved forever.

Scenic Hudson, Inc. is a not-for-profit corporation exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and has been designated as an organization which is not a private foundation.

The Scenic Hudson Land Trust, Inc. was founded exclusively for the benefit of and to serve the purposes of Scenic Hudson, Inc. to the extent that those purposes relate to acquiring and holding land in the Hudson River Valley in order to preserve and protect such land for the benefit of the public. The Scenic Hudson Land Trust, Inc. is a not-for-profit corporation exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and has been designated as an organization which is not a private foundation as described in Section 509(a)(3), as it is a supporting Organization of Scenic Hudson, Inc.

Contributions and investment income constitute the Organizations' primary sources of revenue.

The Scenic Hudson Land Trust, Inc. was the recipient of an endowment established in accordance with the Order Approving Plan of Dissolution and Distribution issued by the Supreme Court of the State of New York dated June 14, 2001, which distributed the assets of the Lila Acheson and DeWitt Wallace Fund for the Hudson Highlands. The endowment is known as the Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment (Wallace Endowment), the

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

Notes to Consolidating Financial Statements

June 30, 2006 and 2005

annual spending from which will be determined by the Board of Directors of Scenic Hudson, Inc. by applying its established spending policy. In addition, up to 20% of the original fair market value of the endowment, valued on the date of distribution, may be spent for certain specified purposes provided that certain conditions are satisfied. The original value of the endowment was established at the fair market value of assets on the dates of transfer, consistent with the terms of the endowment agreement. The assets had a fair market value of \$124,225,420 on the dates of transfer.

Financial Statement Presentation

In accordance with Statement of Financial Accounting Standards (SFAS) No. 117, *Financial Statements of Not-for-Profit Organizations*, the Organizations report information regarding their financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Organizations consider all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents, except for those short term investments managed by the Organizations' investment managers as part of their long-term investment strategies. At times, cash balances held at financial institutions were in excess of federally insured limits. To mitigate this risk, the Organizations place cash and cash equivalents with high credit, quality financial institutions.

Unconditional Promises to Give/Contributions

Contributions are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions in accordance with SFAS No. 116, *Accounting for Contributions Received and Contributions Made*.

Contributions are recognized when the donor makes a promise to give to the Organizations that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

The Organizations use the allowance method to determine uncollectible promises to give. The allowance is based on prior years' experience and management's analysis of specific promises made.

Investments

Under SFAS No. 124, *Accounting for Certain Investments Held by Not-for-Profit Organizations*, the Organizations reflect investments at fair value in the statement of financial position. Interest, dividends, gains and losses on investments are reflected in the statement of activities as increases and decreases in unrestricted net assets unless their use is temporarily or permanently restricted by explicit donor stipulations or by law. Investment income and gains restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the income is recognized.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

Notes to Consolidating Financial Statements

June 30, 2006 and 2005

Property and Equipment

Property and equipment are recorded at cost. Depreciation is provided on a straight-line basis over the estimated life of the asset or term of the lease, whichever is shorter.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

Reclassification

During 2006, management concluded that certain funds, previously included in cash and cash equivalents, required reclassification to short-term investments. Accordingly, \$900,678 of previously reported cash and cash equivalents were reclassified to short-term investments as of June 30, 2005. A corresponding adjustment to the statement of cash flows for the year ended June 30, 2005 was made to reflect the gross purchases and sales of these funds as investing activities rather than as a component of cash and cash equivalents. This change in classification does not affect previously reported cash flows from operations or change in net assets for the year ended June 30, 2005.

2. Restrictions on Assets

Board Designated Net Assets

Board designated net assets, known as the Board designated endowment, are used to account for funds set aside by Scenic Hudson, Inc.'s Board of Directors, as well as investment income earned on those funds, to be used as determined upon approval by the Board. Investment income of \$189,000 and \$175,200, designated as endowment gains used to meet spending policy on the consolidating statement of activities, was appropriated to support fiscal 2006 and 2005 operations, respectively.

In fiscal year 2004, the Board of Directors established a Board designated – easement enforcement fund. The Board of Directors has restricted the fund as a reserve to pay legal and other easement monitoring costs that may be incurred to defend the Organizations' contractual rights and privileges established through conservation easements owned. The easement enforcement net asset balance was \$536,969 and \$483,533 on June 30, 2006 and June 30, 2005, respectively.

The Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment (Endowment) is classified as temporarily restricted due to the Organizations' ability to spend a percentage of the Endowment as established by the Board of Directors so long as the spending policy is in accordance with the spending policy adopted for other endowments of the Organizations.

On June 16, 2005 and June 17, 2004, the Board of Directors approved that amounts released for spending from the Board Designated Endowment and the Wallace Endowment for fiscal year ending June 30, 2006 and 2005, shall be an amount equal to 5% of the average asset fair market values of the respective endowments, at the end of the rolling twelve fiscal quarters ending December 31, 2004 and December 31, 2003 and that management may withdraw these amounts at their discretion to meet program needs.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

Temporarily Restricted Net Assets

Temporarily restricted net assets are as follows at June 30:

	2006	2005
Scenic Hudson, Inc.		
Restricted to future programs and periods	\$ 1,917,215	\$ 2,304,772
Future interest in pooled income fund	68,503	67,332
Future interest in charitable remainder trust	<u>120,245</u>	<u>117,423</u>
	<u>2,105,963</u>	<u>2,489,527</u>
 The Scenic Hudson Land Trust, Inc.		
Lila Acheson and DeWitt Wallace Hudson Valley Land Preservation Endowment	137,953,690	129,356,262
Land acquisitions and other land preservation and conservation expenses	<u>1,331,359</u>	<u>960,018</u>
	<u>139,285,049</u>	<u>130,316,280</u>
	<u>\$ 141,391,012</u>	<u>\$ 132,805,807</u>

3. Unconditional Promises to Give

Unconditional promises to give are due as follows at June 30:

	2006	2005
Receivable in less than one year	\$ 2,090,900	\$ 1,294,521
Receivable in one to four years	<u>839,869</u>	<u>1,265,000</u>
	2,930,769	2,559,521
Less: Discount to net present value	(49,876)	(82,595)
Reserve for uncollectible pledges	<u>(32,750)</u>	<u>(32,750)</u>
	<u>\$ 2,848,143</u>	<u>\$ 2,444,176</u>

Unconditional promises to give due after one year are discounted to net present value using the current risk free interest rate of return, which approximates the net present value which would be obtained if using the risk free interest rate in effect on the date of the gift. Interest rates used to discount the unconditional promises range from 2% to 4.5% and 2% to 3.75% at June 30, 2006 and 2005, respectively.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

4. Investments

Investments are stated at fair value and consist of the following at June 30:

	2006		2005	
	Fair Market Value	Cost	Fair Market Value	Cost
Equity securities	\$ 39,268,347	\$ 30,393,547	\$ 29,499,991	\$ 23,473,394
Equity securities - Limited partnerships	20,153,000	14,498,337	16,903,588	12,378,116
Equity securities - Mutual funds	56,066,593	48,627,067	55,959,760	49,864,695
Fixed income - Securities and mutual funds	23,722,034	24,463,802	28,753,645	28,153,767
Alternative investments (hedge funds, funds of funds)	14,427,549	11,148,272	12,824,127	10,250,000
Money market funds	573,894	573,894	1,124,863	1,124,863
U.S. Government obligations	-	-	70,716	50,617
	\$ 154,211,417	\$ 129,704,919	\$ 145,136,690	\$ 125,295,452

Equities and fixed income securities are reported at publicly quoted market prices. Limited partnerships and alternative investments are recorded at the fair value as determined by the general partners.

Hedge funds may trade in derivative instruments that involve varying degrees of market risk including credit exposure and interest rates.

Due to the level of risk associated with securities and the level of uncertainty related to changes in variables, it is possible market actions could have a near term material affect on balances reported in the statement of financial position and the statements of activities.

At June 30, 2006, concentration of the Organizations' investments in excess of 10% of the fair value of its portfolio included approximately 13% invested in a GMO mutual fund, 15% invested in PIMCO mutual funds, 13% invested in Silchester, L.P., and 14% invested in a Vanguard mutual fund. At June 30, 2005, concentration of the Organizations' investments in excess of 10% of the fair value of its portfolio included approximately 14% invested in a GMO mutual fund, 20% invested in PIMCO mutual funds, 12% invested in Silchester, L.P., and 15% invested in a Vanguard mutual fund.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

Investment return for the years ended June 30 is summarized as follows:

	2006		2005	
	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.	Scenic Hudson, Inc.	The Scenic Hudson Land Trust, Inc.
Summary of earnings on investments				
Interest and dividends - Cash, cash equivalents and short term investments	\$ 55,268	\$ 60,868	\$ 42,409	\$ 30,315
Interest and dividends - Equities and long term fixed income	157,634	2,834,875	98,274	2,201,993
Realized gains on sale of investments	247,557	8,181,846	203,457	5,582,337
Unrealized gain on investments	160,271	4,524,639	211,027	4,100,375
	\$ 620,730	\$ 15,602,228	\$ 555,167	\$ 11,915,020

5. Property and Equipment

Property and equipment at June 30 consist of the following:

	2006	2005	Estimated Useful Lives
Furniture and equipment	\$ 96,294	\$ 96,294	3-7 years
Transportation equipment	20,220	20,220	5 years
Leasehold improvements	23,910	23,910	10 years
	140,424	140,424	
Less: Accumulated depreciation	(111,098)	(82,899)	
	\$ 29,326	\$ 57,525	

Depreciation expense for the years ended June 30, 2006 and 2005 was \$28,199 and \$34,650, respectively.

6. Land Areas

Land areas, for the public benefit, consist of land held by The Scenic Hudson Land Trust, Inc. for conservation or for transfer/resale. During the years ended June 30, 2006 and 2005, the Organizations acquired land areas for a total of \$3,609,997 and \$5,180,422, respectively. During the year ended June 30, 2006, the Organizations sold two properties to New York State and The Museum of the Hudson Highlands (a not-for-profit) that cost \$2,903,483; including transactions costs, the Organizations incurred a net expense of \$1,680,192. In addition, the Organizations sold one parcel of land to a third party that cost \$472,509 and realized a net gain of \$40,696.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

As of June 30, 2006 and 2005, The Scenic Hudson Land Trust, Inc. held conservation easements on various properties in New York State. Purchased easements are expensed in the period acquired. During the years ended June 30, 2006 and 2005, the Organizations purchased easements, inclusive of closing costs, for \$708,671 and \$1,716,250, respectively.

7. Pooled Income Fund

Scenic Hudson, Inc. administers a pooled income fund (split interest agreement). The trust agreement provides for the payment of income to designated beneficiaries over their lifetime, based on their interest in the fund. Upon the termination of the income interest of the designated beneficiary, the related remaining assets are available for the Organizations' use. Assets held in the trust are reported at fair market value, net of the related estimated future liability. The present value of the future interest is summarized as follows as of June 30:

	2006	2005
Fair market value	\$ 88,418	\$ 88,301
Less: Estimated future liability	<u>(19,915)</u>	<u>(20,969)</u>
Present value of future interest	<u>\$ 68,503</u>	<u>\$ 67,332</u>

The present value of the estimated future interest is calculated using a discount rate of 6% and applicable life expectancy tables.

8. Charitable Remainder Unitrust

Scenic Hudson, Inc. is the beneficiary under a Charitable Remainder Unitrust (split interest agreement) administered by a bank. The trust agreement provides for the payment of 6% of the net fair market value of the trust assets each year valued as of January 1 to the grantor and survivor recipient during their lifetimes. At the end of the trust's term, the remaining assets will be transferred to the Organizations. Assets held in the trust are reported at fair market value, net of the related estimated future liability.

The present value of the future interest is summarized as follows as of June 30:

	2006	2005
Fair market value	\$ 140,502	\$ 139,296
Less: Estimated future liability	<u>(20,257)</u>	<u>(21,873)</u>
Present value of future interest	<u>\$ 120,245</u>	<u>\$ 117,423</u>

The present value of the estimated future interest is calculated using a discount rate of 6% and applicable life expectancy tables.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

9. Notes Payable

Notes payable for land areas acquired by The Scenic Hudson Land Trust, Inc. were satisfied during 2006.

Interest expense for the years ended June 30, 2006 and 2005 was \$1,336 and \$7,751, respectively.

10. Concentration of Credit Risk

The Organizations maintain their cash and cash equivalent balances in financial institutions located in the USA. Cash accounts covered by FDIC totaled \$65,051 and \$191,666 for the years ended June 30, 2006 and 2005, respectively. Cash held in money market funds that were not insured totaled \$1,375,569 and \$1,160,354 for the years ended June 30, 2006 and 2005, respectively.

11. Commitments and Contingencies

- a. As of June 30, 2006 and 2005, The Scenic Hudson Land Trust, Inc. had a deposit of \$50,000 on contract to purchase land area as follows:

	2006	2005
Tivioli Bay Inholdings	\$ 500,000	\$ 500,000

- b. Scenic Hudson, Inc.'s lease agreement for office space provides for minimum rental payments as follows:

Year ending June 30, 2007	\$ 244,775
Year ending June 30, 2008	289,100
Year ending June 30, 2009	289,100
Year ending June 30, 2010	289,100
Year ending June 30, 2011	289,100
Year ending June 30, 2012	216,825

Rent expense for the years ended June 30, 2006 and 2005 was approximately \$222,000.

- c. Government supported programs are subject to audit by the granting agency. Management expects that any changes that could result from the audits would not have a material impact on the financial statements.
- d. The Scenic Hudson Land Trust, Inc. and the other tenant-in-common owning the Manitou property (a.k.a. Mystery Point) have leased the property to another not-for-profit entity, commencing September 1, 1993. The Organizations' interest in the property and carrying value is \$4,975,768 at June 30, 2006 and 2005. The terms of the lease are summarized in part as follows: Under the lease, which has an initial term of ten years and may be renewed for three successive ten year periods, the tenant is responsible for all costs of operating the property including but not limited to repairs, maintenance, taxes, insurance, and the like, in addition to a fixed rent of \$1 per year. At the end of the final lease term extension (i.e., after 40 years), the tenant has the option to purchase the property based on terms as more fully described in the lease. The property would be conveyed at that time subject to a conservation easement severely restricting future development of the property and a purchase money mortgage, the principal

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

amount to be evidenced by a Deferred Purchase Note in the amount of \$9,860,000. The Note will be due on the Maturity Date, the date on which the Tenant sells or transfers the Property, with interest payable under the Deferred Purchase Note also deferred and payable on the Maturity Date in amounts as more fully described in the lease.

- e. The Scenic Hudson Land Trust, Inc. (60% interest) and The Village of Irvington (40% interest), as tenants in common, entered into a co-ownership agreement on February 11, 1997 with a twenty year term. The Organizations purchased 2 parcels of land for \$5,493,268 and the Village agreed to invest money for planning, remediation of site contamination and for the creation of a park on the land.

The Village is solely responsible to manage the property and the project, and the Village assumes the total responsibility for costs and expenses associated with carrying out the project. The Organizations has the right to enforce it and to approve all of the steps along the way, choice of consultants, design of improvements, etc. The Village cannot sell, lease, mortgage or otherwise encumber the property without the Organizations' prior approval. The Village indemnifies and holds the Organizations harmless against costs, expenses, and liabilities associated with the project. At the end of the twenty year term, if the Village has fulfilled its obligations, the Village may purchase the property from the Organizations for \$1, but must grant a conservation easement to the Organizations which dedicates the use of the land to public park purposes in perpetuity.

- f. The Scenic Hudson Land Trust, Inc. and the Village of Haverstraw are tenants-in-common with a 40% and 60% undivided interest, respectively, in certain riverfront property located in the Village. The tenants-in-common entered into a co-ownership agreement on February 11, 1998 (the "Agreement") providing for the use, occupancy, management, development and improvement of the subject property by the Village of Haverstraw.

The agreement also provides for an annual 5% increase in the Village's ownership interest of the property and corresponding semi-annual payments of \$9,000 commencing August 1, 1998 through February 1, 2013. If the Village fulfills its obligations under the terms of the Agreement, it may purchase the property at the end of the fifteen year term for \$1, but must grant a conservation easement to the Organizations which dedicates the use of the land to public park purposes in perpetuity.

- g. The Scenic Hudson Land Trust, Inc. and the City of Peekskill ("City") are tenants in common with a 60% and 40% undivided interest, respectively, in certain waterfront property located in the City of Peekskill. The tenants-in-common entered into a co-ownership agreement (the "Agreement") on July 31, 1998 for a fifteen year term commencing August 12, 1998. The City is fully and solely responsible for all costs in connection with the condition, operation, repair, replacement, maintenance and management of the property, including spending not less than \$1.5 million over the first three years to complete Phase 1 and 2 improvements, exclusive of remediation costs, in accordance with an approved land use plan and the other provisions as more fully described in the Agreement.

Provided that the Agreement is in full force and effect on the fifteenth anniversary of the commencement date, the City will purchase the Organizations' interest in the property for \$1 and will grant the Organizations a conservation easement restricting the development of the property and insuring its management and use as a public park and not-for-profit touristic, interpretive and educational amenity.

- h. The Organizations, the County of Westchester and the Town of Cortland jointly purchased the Hillpoint property in Cortland. The Organizations received the "Northerly" portion (203 acres)

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

and the County of Westchester and the Town of Cortland received the “Southerly” portion (147 acres). Scenic Hudson and the Town entered into a “Park Management Agreement”. The terms of this agreement are summarized as follows: The Town will operate and manage and incur the expenses thereof, both the “Northerly” and “Southerly” portions. The “Northerly” portion shall remain in the ownership of the Organizations until the 15th anniversary of the commencement date, which will be July 10, 2014. At that time, the Organizations will transfer the “Northerly” portion to the Town. The Town, in turn, will grant the Organizations a conservation easement as called for by the agreement.

- i. Hudson Highland Battlesite LLC has leased the property known as Fort Montgomery to the Palisades Interstate Park Commission (PIPC) as of December 10, 2002. The agreement states that no rent will be paid by PIPC, however, PIPC is responsible for the management and environmental cleanup of Fort Montgomery.

At the end of the lease term, PIPC will purchase the property for \$200,000 in equal installments over three years.

12. Benefit Income

A benefit was held during the years ended June 30, 2006 and 2005. Benefit income and solicitation consists of the following:

	2006	2005
Proceeds	\$ 449,456	\$ 437,648
Less: Cost of direct benefit to donors	<u>(42,120)</u>	<u>(18,312)</u>
Benefit income, net of direct expenses	407,336	419,336
Less: Indirect expenses	<u>(45,812)</u>	<u>(43,894)</u>
Benefit income, net	<u>\$ 361,524</u>	<u>\$ 375,442</u>

13. Pension Plan

Scenic Hudson, Inc. has a tax deferred annuity 403(b) plan for eligible employees. The Organizations contributes 6% of eligible employees’ salaries to the plan annually. The cost to the Organizations for this plan for the years ended June 30, 2006 and 2005 was \$135,792 and \$131,803, respectively.

14. Functional Allocation of Expenses

The cost of providing the various program and supporting services has been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the program and supporting services benefited.

Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.
Notes to Consolidating Financial Statements
June 30, 2006 and 2005

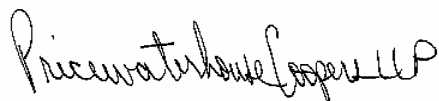
15. Fair Value of Financial Instruments

The provisions of Statement of Financial Accounting Standards No. 107, *Disclosures About Fair Value of Financial Instruments*, require disclosure of the fair value of financial instruments for which it is practical to estimate the fair value. The fair value of investments and unconditional promises to give have been presented in Notes 3 and 4, respectively. The carrying amount of all other financial instruments approximates fair value because of their short maturity.

Report of Independent Auditors on Accompanying Information

To the Boards of Directors of
Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc.

The report on our audit of the basic consolidating financial statements of Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc. as of June 30, 2006 and 2005 and for the years then ended appears on page 1 of this document. The audits were conducted for the purpose of forming an opinion on the basic consolidating financial statements taken as a whole. The Schedules of Functional Expenses for Scenic Hudson, Inc. and The Scenic Hudson Land Trust, Inc. for the years ended June 30, 2006 and 2005 and the Schedule of Land Areas at June 30, 2006 and 2005 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



August 7, 2006

Scenic Hudson, Inc.
Schedule of Functional Expenses
Year Ended June 30, 2006

	<u>Program Services</u>					<u>Supporting Services</u>		2006 Total Expenses
	Land Preservation	Riverfront Communities	Environmental Quality	Education and Volunteers	Communication	Management and General	Development	
Salaries	\$ 976,308	\$ 422,967	\$ 365,214	\$ 269,513	\$ 257,129	\$ 187,959	\$ 333,133	\$ 2,812,223
Payroll taxes and employee benefits	207,525	89,907	77,630	57,288	54,656	39,953	70,811	597,770
Total salaries and benefits	<u>1,183,833</u>	<u>512,874</u>	<u>442,844</u>	<u>326,801</u>	<u>311,785</u>	<u>227,912</u>	<u>403,944</u>	<u>3,409,993</u>
Consultants								
Outside experts	62,085	78,570	133,820	111,460	39,000	18,600	25,590	469,125
Legal and audit	-	1,345	117	-	-	14,594	3,360	19,416
Total consulting costs	<u>62,085</u>	<u>79,915</u>	<u>133,937</u>	<u>111,460</u>	<u>39,000</u>	<u>33,194</u>	<u>28,950</u>	<u>488,541</u>
Program and public outreach costs	24,409	11,027	5,070	115,003	83,978	34,431	103,478	377,396
Occupancy costs	96,007	39,590	28,082	27,359	24,254	47,398	47,829	310,519
Employee travel and training costs	54,181	12,662	8,315	14,176	2,448	17,853	6,873	116,508
Equipment and interest expense	15,762	1,345	167	4,863	1,316	8,842	13,455	45,750
Depreciation expense	24,155	-	-	-	-	-	-	24,155
Office - general	30,069	13,303	3,415	4,648	6,644	31,096	18,128	107,303
Total expenses	<u>\$ 1,490,501</u>	<u>\$ 670,716</u>	<u>\$ 621,830</u>	<u>\$ 604,310</u>	<u>\$ 469,425</u>	<u>\$ 400,726</u>	<u>\$ 622,657</u>	<u>\$ 4,880,165</u>

Scenic Hudson, Inc.
Schedule of Functional Expenses
Year Ended June 30, 2005

	<u>Program Services</u>					<u>Supporting Services</u>		2005 Total Expenses
	Land Preservation	Riverfront Communities	Environmental Quality	Education and Volunteers	Communication	Management and General	Development	
Salaries	\$ 842,949	\$ 409,583	\$ 390,077	\$ 207,680	\$ 294,717	\$ 178,438	\$ 248,239	\$ 2,571,683
Payroll taxes and employee benefits	181,285	88,711	84,625	44,505	62,802	41,222	50,441	553,591
Total salaries and benefits	<u>1,024,234</u>	<u>498,294</u>	<u>474,702</u>	<u>252,185</u>	<u>357,519</u>	<u>219,660</u>	<u>298,680</u>	<u>3,125,274</u>
Consultants								
Outside experts	33,697	14,699	41,270	44,448	19,513	11,701	29,745	195,073
Legal and audit	-	2,850	47,351	-	-	18,240	-	68,441
Total consulting costs	<u>33,697</u>	<u>17,549</u>	<u>88,621</u>	<u>44,448</u>	<u>19,513</u>	<u>29,941</u>	<u>29,745</u>	<u>263,514</u>
Program and public outreach costs	22,358	6,156	24,852	29,308	67,392	32,132	177,121	359,319
Occupancy costs	80,982	41,137	30,841	15,272	23,702	43,892	62,263	298,089
Employee travel and training costs	39,698	7,157	6,852	6,657	674	15,432	3,763	80,233
Equipment and interest expense	5,964	4,873	4,403	2,771	8,379	9,670	7,445	43,505
Depreciation expense	30,606	-	-	-	-	-	-	30,606
Office - general	25,784	11,019	4,862	1,681	4,634	28,674	11,924	88,578
Total expenses	<u>\$ 1,263,323</u>	<u>\$ 586,185</u>	<u>\$ 635,133</u>	<u>\$ 352,322</u>	<u>\$ 481,813</u>	<u>\$ 379,401</u>	<u>\$ 590,941</u>	<u>\$ 4,289,118</u>

The Scenic Hudson Land Trust, Inc.
Schedule of Land Areas
June 30, 2006 and 2005

	Land Management, Preservation and Conservation Easements	Management and General	2006 Total Expenses	Land Management, Preservation and Conservation Easements	Management and General	2005 Total Expenses
Conservation easements and closing costs	\$ 708,671	\$ -	\$ 708,671	\$ 1,756,250	\$ -	\$ 1,756,250
Interest	1,336	-	1,336	7,751	-	7,751
Property taxes	279,965	-	279,965	259,594	-	259,594
Land project expenses	1,628,055	-	1,628,055	1,385,315	-	1,385,315
Program management services	1,247,664	-	1,247,664	1,011,594	-	1,011,594
Insurance	61,513	-	61,513	68,808	-	68,808
Legal and audit fees	77,345	28,537	105,882	21,684	44,948	66,632
Miscellaneous	40,340	-	40,340	4,912	-	4,912
Rental expenses	19,230	-	19,230	12,454	-	12,454
Grants and contributions	61,700	-	61,700	35,450	-	35,450
Loss on sale/transfer of property interests to state and local government agencies and other not for profit organizations	1,680,192	-	1,680,192	2,567,442	-	2,567,442
Grant to Scenic Hudson	272,876	-	272,876	358,787	-	358,787
Remediation expense	50	-	50	38,869	-	38,869
Bank charges and fees	582	-	582	2,083	-	2,083
Total expense before depreciation	<u>6,079,519</u>	<u>28,537</u>	<u>6,108,056</u>	<u>7,530,993</u>	<u>44,948</u>	<u>7,575,941</u>
Depreciation	4,044		4,044	4,044		4,044
Total expenses	<u>\$ 6,083,563</u>	<u>\$ 28,537</u>	<u>\$ 6,112,100</u>	<u>\$ 7,535,037</u>	<u>\$ 44,948</u>	<u>\$ 7,579,985</u>

The Scenic Hudson Land Trust, Inc.
Schedule of Land Areas
June 30, 2006 and 2005

	2006	2005
Fishkill Ridge, Mt. Beacon	\$ 1,217,608	\$ 1,217,608
Fishkill Ridge, Mt. Beacon, Fishkill (Capolino)	89,400	89,400
Fishkill Ridge, Birznieks	4,559	4,559
Fishkill Ridge, Texaco	37,805	37,805
Fishkill Ridge, Vassar	111,034	111,034
Fishkill Ridge, NVC	99,447	99,447
Fishkill Ridge, Rodman	1,854,940	1,854,940
Mt. Beacon (Bradley), Fishkill	502,799	502,799
Mt. Beacon, Base of, Beacon	444,256	444,256
Beacon Terminal, Beacon	320,886	320,886
Beacon Waterfront - Garrett Storm	881,296	881,296
Beacon Waterfront - Kellam	781,805	781,805
Beacon Waterfront - Cohen	1,608,552	1,608,552
Poet's Walk/Astor Cove I/Mandara	1,726,922	1,726,922
Burger Hill, Rhinebeck	339,093	339,093
Wappingers Greenway	229,920	229,920
Hyde Park, Drive-In	3,230,345	3,230,345
Hyde Park, FDR/Valkill Link	1,660,736	1,660,736
Hyde Park - Piney Property	162,916	162,916
Brandow Point, Athens	264,202	1,372,409
Four Mile Point Road, Coxsackie (Four Mile Point)	217,955	217,955
RamsHorn Marsh, Catskill	237,484	237,484
RamsHorn Marsh, Catskill	402,002	402,002
RamsHorn Marsh, Catskill	167,468	167,468
Vosburgh Swamp, (Rasmussen), Athens	2,426,765	2,426,765
Vosburgh Swamp, (Tufano), Athens	1,336,199	-
Kenridge Farm, Cornwall	-	1,795,277
Washburn, New Windsor	-	472,509
King James Weyant, Ft Montgomery	272,040	272,040
Ft Montgomery Battle Site - Route 9W	417,139	417,139
Snake Hill, New Windsor	1,092,921	1,092,921
Route 9D, Philipstown (Osborn)	40,000	40,000
Canada Hill, Philipstown (Gilbert)	25,364	25,364
Route 9D, Garrison - Manitou (aka Mystery Point)	4,975,768	4,975,768
Westpoint Foundry Preserve (Marin), Cold Spring	523,062	523,062
Westpoint Foundry Preserve (Spevak), Cold Spring	1,924,329	1,924,329
Palmieri Property (Haverstraw)	480,035	489,035
Franny Reese Preserve: Alfano	2,299,813	2,299,813
Franny Reese Preserve: Foglia	80,550	80,550
Esopus Meadows, River Road, Esopus	1,010,803	1,010,803
Esopus Meadows, Mazza, Esopus	164,320	164,320
Esopus Meadows, River Road, (Waskew/EMEC), Esopus	267,274	267,274
Esopus Meadows, River Road, Esopus	714,583	714,583
Black Creek - Route 9W, Esopus	2,840,009	2,840,009
Black Creek - Highland Vineyards, Esopus	1,225,303	-
Shaupeneak Ridge, Esopus	989,779	989,779
Shaupeneak Ridge, Additions	91,303	91,303
Irvington - Downriver Associates	2,259,585	2,259,585
Irvington - Interstate Trading	3,240,065	3,240,065
Peekskill Waterfront	2,045,585	2,045,585
Hillpoint, Cortland	3,523,465	3,523,465
Binnen Kill - Chi	1,048,495	-
Stockport - Route 9	461,182	461,182
Stockport - Rod & Gun Road	1,133,227	1,133,227
Totals	<u>\$ 53,502,393</u>	<u>\$ 53,277,389</u>