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ASPEN VALLEY LAND TRUST

# ANNUAL REPORT

2021

”

*“I’m ready to give up on the work of the ranch, and I know that the people that are taking it over will do a good job and maintain pretty much what we’re doing today.”*

*- Rex Coffman*



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Photo courtesy of Ann L Ramsey

# REMEMBERING THE CALL OF THE RANCH

Nothing says 'summer morning' more than the cascading trill of a meadowlark. For me, growing up in a rural subdivision in Old Snowmass that was plunked down in a former ranch meadow, meadowlarks were the clarion call of cool summer mornings and lazy afternoons. As my early life progressed along decidedly ranch-y paths, there were always meadowlarks. I didn't know how much a part of me they were until my soundtrack changed in college to the splash of wet tires in the city. When I eventually found my way back to Colorado, I landed in town and spent my free time in high, beautiful places. But they weren't the ranches and meadows of my youth, and there were no meadowlarks.

It wasn't until I began working at Aspen Valley Land Trust many years ago that meadowlarks came back to me – or I to them. This happened, of course, while visiting ranches with the landowners who were working to conserve them. One of the first of those was the Coffman Ranch outside Carbondale.

In my first season at AVLT, I met Rex and JoAnn Coffman as they were preparing to donate a conservation easement on part of their historic family ranch. As Rex showed me around on the ATV and turned me loose to explore and record the natural wonders of this beautiful little ranch, I realized I had come home again.

I was transfixed by the gentle beauty of the meadows, the graceful cottonwoods, the rushing river, the hidden wetlands, and tip-toeing deer – but it was the music of the meadowlark that triggered a visceral, bone-deep recollection of my youth and a realization of what I was missing. How lucky I was to have had a childhood full of meadows, dirt, animals, and wildlife, despite growing up in a subdivision.

Last August, life and work came full circle at the closing table, where I sat alongside Rex, Jo, and their children to sign the sale papers of the Coffman Ranch to AVLT. I felt blessed and obliged to continue honoring and caring for this special place. And to share it with others, who perhaps miss the meadowlarks of their past, or who may never have had the joy of seeing one sit on a fence post and sing its heart out.



This report is dedicated to all of the children, ranchers, farmers, lovers of nature, and people from all walks of life with whom we hope to share places like the Coffman Ranch and their meadowlarks and joy for years to come. Thank you for joining us.

*Suzanne Stephens*

Suzanne Stephens, Executive Director

# COFFMAN RANCH

A COMMUNITY VISION

For 65 years, Coffman Ranch has been a haven for wildlife, water, biodiversity, and agriculture. Now, it will continue to be just that – and so much more.

When Rex and JoAnn Coffman sold their working ranch to AVL T in August 2021, they invited us into their lives, their history, and their future. They entrusted 141 acres of critical wildlife habitat, decades of deep agricultural roots, and three-fourths of a mile of Roaring Fork River frontage to this forever mission of protecting and stewarding land.

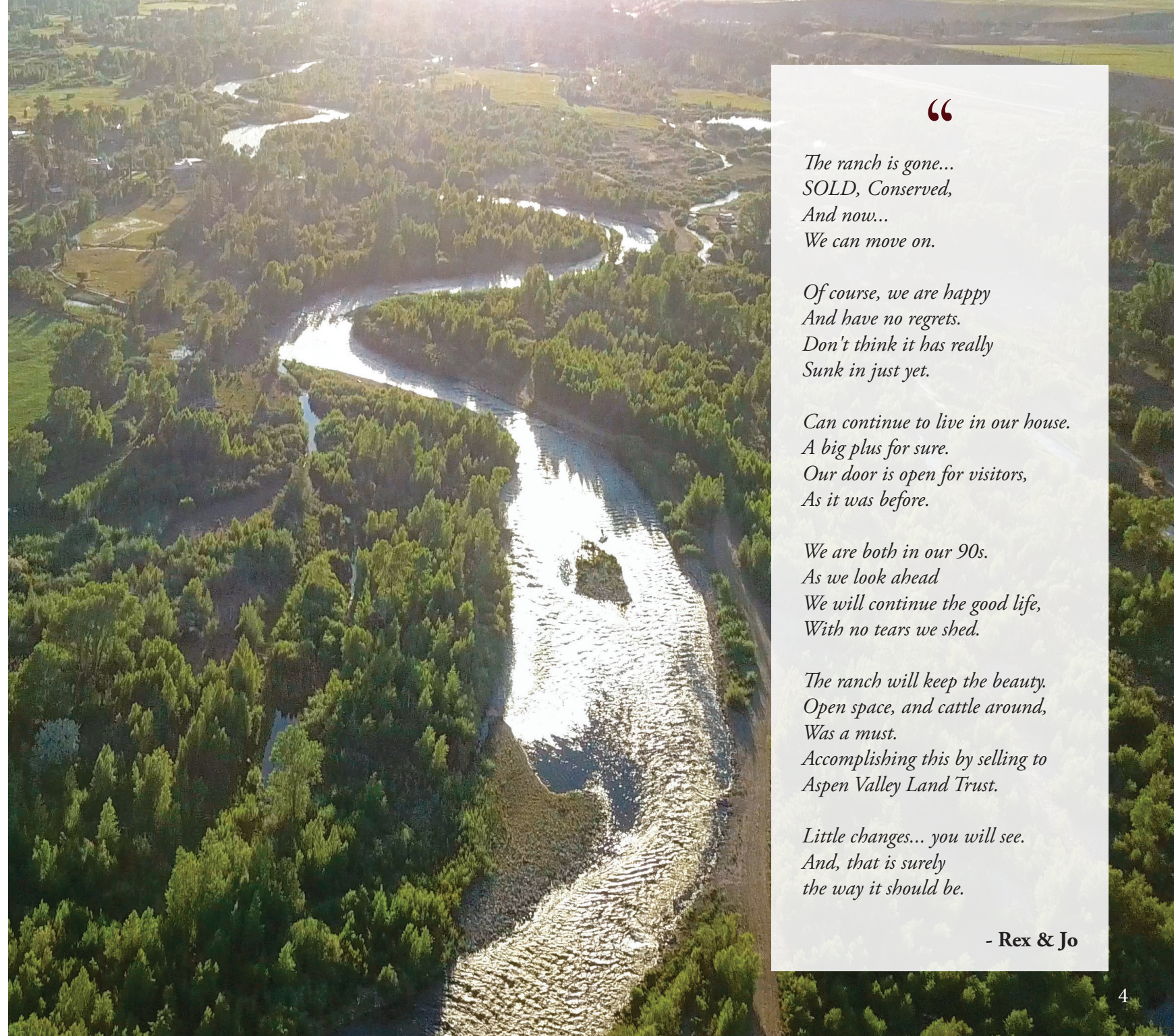
While the day-to-day tasks at the ranch look different than the past 55 years of traditional land conservation, our vision is the same. We seek a future where land, wildlife, and people flourish together, and where land is a treasure to be passed on forever.

Thanks to the Coffmans and the generous support of this conservation community, this ranch will be the most impactful tool in our kit to catalyze the next 55 years of protecting and stewarding land in the Roaring Fork and Colorado River valleys.

This is more than a beautifully diverse and rich landscape. It is more than dense riparian and wetland habitat. It is more than a quiet place of inspiration. It is our future generations' link to our past. It is where our beautifully diverse community will go to connect with conservation and one another. With your support, Coffman Ranch will be a welcoming place for this community to discover and build deep connections with land, wildlife, and water.

Now is the time to steward this family ranch, honor its history, and protect its natural resources. It is time to create a forever home for AVL T. This is a once-in-a-lifetime opportunity to benefit the community by protecting and caring for this ranch for the good of all, human and wild.

There is much work to be done, here at Coffman Ranch and across our region. We celebrate all that the Coffmans and this community have made possible over the last year. Thank you!



“

*The ranch is gone...  
SOLD, Conserved,  
And now...  
We can move on.*

*Of course, we are happy  
And have no regrets.  
Don't think it has really  
Sunk in just yet.*

*Can continue to live in our house.  
A big plus for sure.  
Our door is open for visitors,  
As it was before.*

*We are both in our 90s.  
As we look ahead  
We will continue the good life,  
With no tears we shed.*

*The ranch will keep the beauty.  
Open space, and cattle around,  
Was a must.  
Accomplishing this by selling to  
Aspen Valley Land Trust.*

*Little changes... you will see.  
And, that is surely  
the way it should be.*

**- Rex & Jo**

# THANK YOU FOR PROTECTING COFFMAN RANCH!

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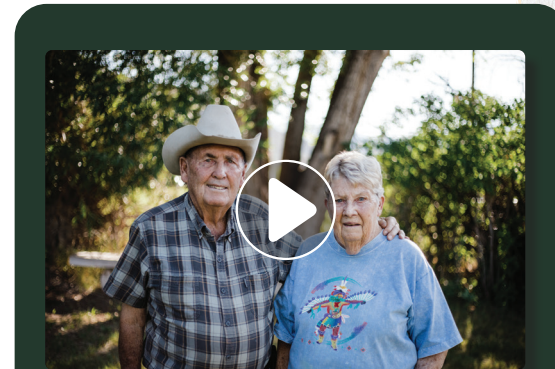
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Visit [avlt.org/coffman](http://avlt.org/coffman) to learn more about Rex and Jo, the Coffman Ranch campaign, and how you can help bring a community vision to life.

As of 7/8/2022

# THE CLASSROOM IS OPEN – WIDE OPEN

*More students, more places to connect to, and more to come!*

After one of the most challenging periods in our collective history for schools, teachers, and students, Chapin Wright Marble Basecamp opened its gates for outdoor education again last year.

In 2021, more students than ever accessed the unplugged, high alpine, immersive learning experience at Basecamp. In addition to welcoming students and teachers back, AVLT achieved milestones that will allow this property, and properties across these valleys, to continue serving more schools.

After years of planning and designing, Gunnison County approved a new land use permitting for Basecamp that will allow expanded use of the aspen-shrouded property. With generous support from Great Outdoors Colorado, this infrastructure will be completed before this fall's first group hike up the hill to Basecamp.

Coffman Ranch was also home to several outdoor learning pilot programs as part of AVLT's plan to provide places to learn from the mountain tops to riverbanks where schools, nonprofits, and our partners can connect more kids to nature.

And while Basecamp and Coffman will see more infrastructure improvements and new programs in years to come, it is what these places represent that matters. While we are all reeling and healing from these historic years, we are reminded of the power of nature and learning in the outdoors.

If just one student experiences the healing of a running river, of shivering aspen leaves, a hawk overhead, or a quiet moment under the shade of a cottonwood, we will all be better for it. Thank you for making it all possible and changing lives.

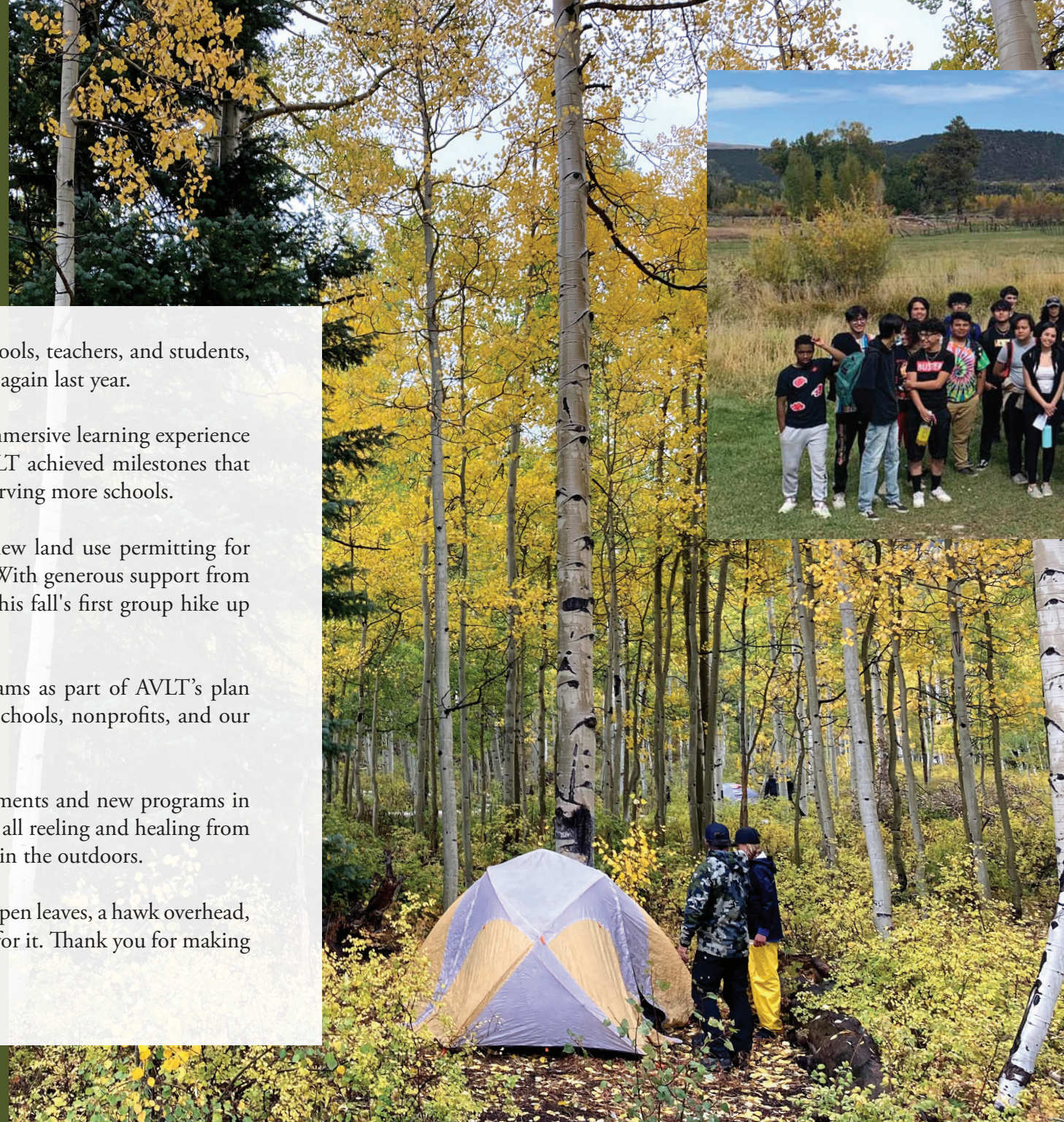


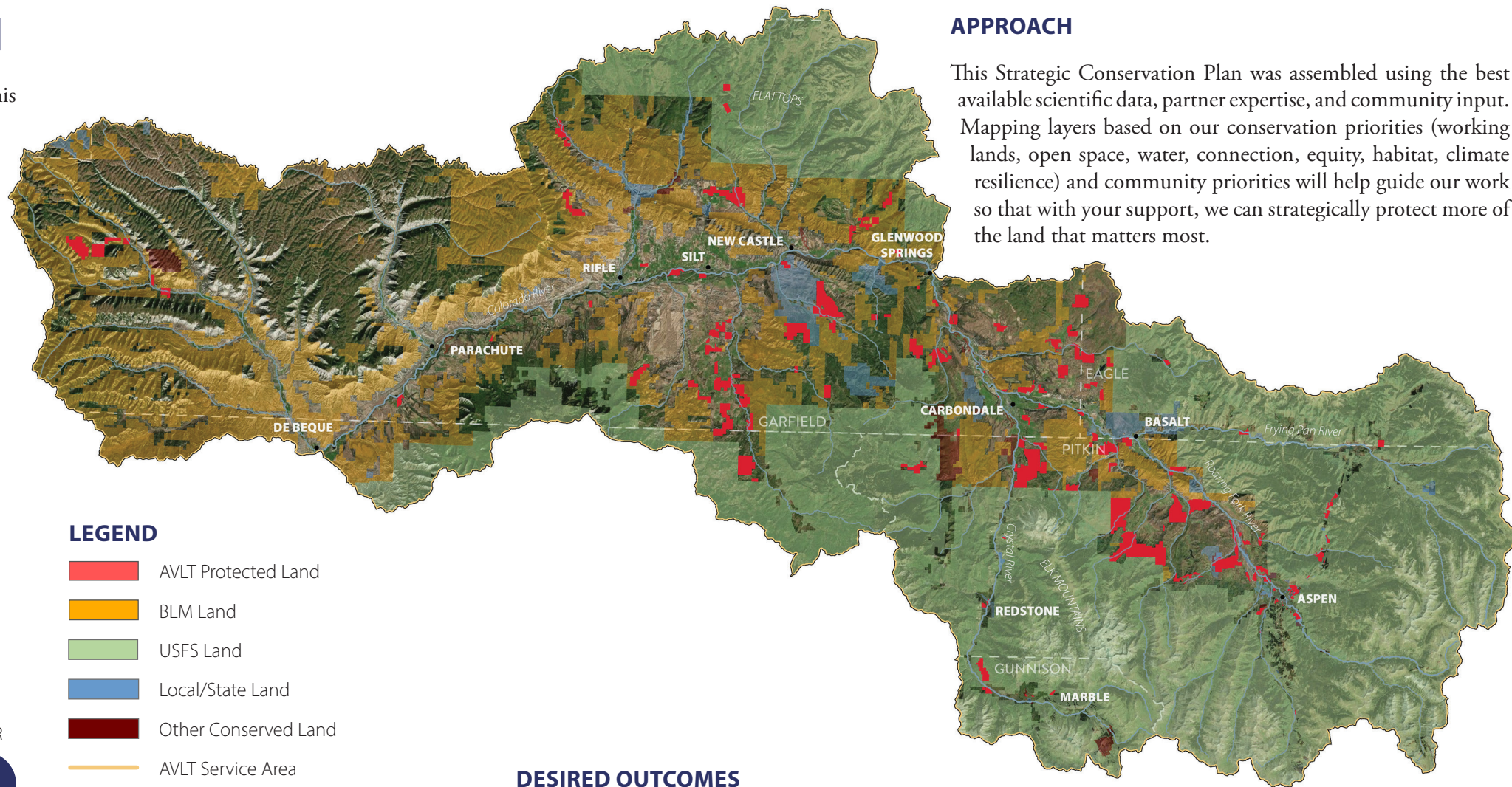
Photo courtesy of Bridges High School

# STRATEGIC CONSERVATION PLAN

With your help, AVLT completed a three-year process and released this region's first Strategic Conservation Plan that outlines ambitious goals and priorities for the next decade. Bringing this plan to life will only be possible with your support, innovation of conservation tools, deepening partnerships, and creating new collaborations.

We are facing the compounding crises of climate change and loss of biodiversity. We also need to confront deep environmental and social injustices. There is much work to be done and it will take each of us to protect what matters most.

## PRIORITIES



## LEGEND

- AVLT Protected Land
- BLM Land
- USFS Land
- Local/State Land
- Other Conserved Land
- AVLT Service Area
- Rivers/Creeks

## APPROACH

This Strategic Conservation Plan was assembled using the best available scientific data, partner expertise, and community input. Mapping layers based on our conservation priorities (working lands, open space, water, connection, equity, habitat, climate resilience) and community priorities will help guide our work so that with your support, we can strategically protect more of the land that matters most.

## DESIRED OUTCOMES

- Double our conservation impact by protecting an additional 40,000 to 50,000 acres of important land.
- Protect and enhance access to parks and trails in 3-5 high-need areas. Create 5 new miles of public trails.
- Strengthen partnerships with municipalities and public agencies to foster collaborative conservation.
- Partner with groups that work with underserved community members to provide 3-5 additional engagement opportunities per year on conserved properties.
- Commit to ongoing community engagement that reduces barriers to participation and creates safe, fun, and meaningful ways for Latino and/or Hispanic and underserved community members to provide input.

See the full plan and how you can get involved at [avlt.org/conservation-plan](http://avlt.org/conservation-plan).

# THANK YOU, DONORS!

You turn ideas into reality

You protect all that is special about the places we love. Every dollar you give is an investment in clean air and water, your local community, and future generations. Thank you.

List includes gifts from 1/1/2021 - 1/10/2022. We apologize for any misprints or omissions. Please contact [avlt@avlt.org](mailto:avlt@avlt.org) for any corrections.

- ★ Gave for last 5-9 consecutive years
- ★★ Gave for last 10-14 consecutive years
- ★★★ Gave for last 15-19 consecutive years
- ★★★★ Gave for last 20+ consecutive years

## AVLT'S STEWARDSHIP CIRCLE

Help us build capacity and save more priority land, now, while we have the chance. By joining the Stewardship Circle, you can help create a healthier future for our wild and human communities.

<b>Founder</b>	<b>\$100,000 +</b>
<b>Guardian</b>	<b>\$25,000 +</b>
<b>Champion</b>	<b>\$10,000 +</b>
<b>Conservator</b>	<b>\$5,000 +</b>
<b>Steward</b>	<b>\$1,000 +</b>

*(levels based on annual giving)*

## STEWARDSHIP CIRCLE CORE

AVLT's Stewardship Circle Core is reserved for the dedicated supporters who have made a four-year pledge to the Stewardship Circle. This leadership gift enables us to care for all the special places forever protected over the past 55 years.

Contact us at [jeff@avlt.org](mailto:jeff@avlt.org) or (970) 963-8440 to learn more about how to join the Stewardship Circle or Stewardship Circle **Core** and invest in the future of these valleys.

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(1/1/2021 through 1/10/2022)

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- ★★★ John Stickney and Lee Beck
- ★★★ Bridget Strang
- ★★ Tripp and Gabriella Sutro  
R Bailey Teague Jr
- ★★ Jennifer and George Tempest, Lathrop Strang  
Memorial Fund, Hause Family R3 Fund,  
Red Hill, *in honor of JoAnn Coffman*

# A WILDLIFE WONDERLAND, FOREVER PROTECTED

Last winter, the Ringer family conserved their 240-acre White Owl Ranch, just south of New Castle along Garfield Creek. Rolling hills covered with shrublands, meadows, and pastures are now protected for wildlife, seasonal cattle grazing, and the community's scenic enjoyment, forever.

White Owl Ranch provides vital habitat for elk, mule deer, black bears, mountain lions, raptors, migratory birds, and a multitude of other species. The ranch is primarily surrounded by public land, which connects the property to the Garfield Creek State Wildlife Area. The conservation of this ranch, together with other conserved private lands, serves an important role in creating corridors for wildlife to move freely.

As this wildlife continues freely raising their young here, the Ringers will also continue raising their three boys on this ranch, and provide a piece of Colorado's natural character for all future generations to enjoy.

***“The rich diversity of animals and the unimpeded views are a constant reminder that we have made a very rewarding decision.” - Matthew Ringer***





# 2021 SUPPORTERS

(1/1/2021 through 1/10/2022)

## PROTECTOR SUPPORTERS (CONT.)

- Robert Van Wetter
- Heidi and Paul Wade
- ★ Matthew Webster
- Jay and Patti Webster
- ★★ Sylvia Wendrow
- Alix and Fabrizio Zangrilli

## PATHFINDER SUPPORTERS (\$100-\$249)

- ★ Marcella Ach
- ★ Jo Anne Ahrens
- ★ Matt and Sue Annabel
- Anonymous
- Jim Armstrong and Sharon Sturges
- Nathaniel Bates
- Skip Behrhorst and Donna Fisher
- Tracy and Robert Bennett
- ★ Jeff and Janette Bier
- Verena Bishop, *in memory of Shirley Hunt*
- ★★★ John and Myra Bone
- Kitty Boone
- Scott and Betsy Bowie
- Wes Boyd
- Barbara Boyles
- Victoria Broyles
- Valerie and Jim Byrnes
- Eric Calderon, *in honor of Kit Strang*
- ★★★ Jim and Michele Cardamone
- ★★★ Roger and Helen Carlsen
- ★ David and Kathy Chase
- ★ Steve and Molly Child
- ★ Christine Chisholm and Robert Tures, *in memory of Bert Chisholm*
- ★ Mark and Jeanie Clark
- Spirit of Unlimited Loving Ministries
- ★★★ John and Susan Cottle
- Paul D'Amato and Beth Cashdan
- ★ Susan Darrow
- Peter and Cay Davis
- Philip and Christine Davis
- Davis Horn
- Davlyn Family
- ★ Jerome Dayton
- ★ Paula Derevensky

- Robert and Margaret Devan
- ★ Chuck and Doris Downey
- Don and Susan Edmonds
- ★ Stephen and Jennifer Ellsperman
- Scott Ely and Chrissy Leonard
- Philip Ensign
- Sally Faison, *in memory of Patricia Hecker*
- Kathy and Greg Feinsinger
- Boots Ferguson and Carolyn Miller
- Alex and Nona Feuer
- ★ Max Fischer, Hause Family R3 Fund
- Joe Forsman, *in memory of Beverly Forsman*
- ★ Cici Fox
- Ginna and Tim Francis
- Robert Frantz
- Karen Friedberg, *in memory of Marc Friedberg*
- Chris and Marni George
- ★ Susan Gessner
- Anne Goldberg
- Evan and Flossie Gull
- David Hamilton
- Susan Hartnett
- ★★★ Michael Hassig and Olivia Emery
- Ruth Hatfield, *in memory of Jack Hatfield*
- Richard, Marie, and Sheryl Hatfield, *in memory of Jack Hatfield*
- Ted and Robin Haugland
- Jeanne Hayes
- Joe Herbst and Linda Vitti
- ★ Bob and Sue Hess
- Brian and Emily Hightower
- ★★★ Teddy Hill and Elizabeth Penfield
- Andrea Holland-Sears and Jim Sears
- Judy and Nick Huston
- Molly Irwin and Josh Fogg, *in honor of Joe R. Irwin*
- ★★★ Francie Jacober
- Jim Jensen and Jeannie Russell, *in honor of Bob Waterman*
- Joseph John
- Leann and Richard Katchuk
- Susan Katz
- ★ Gideon Kaufman
- Dale and Shelly Kaup
- ★ Mary Jo Kimbrough and James Harrison
- ★ Laura Kirk and David Carpenter
- ★ Amy and Nick Krick
- Marian Krogh, Community Education Fund

- Bob and Dori Libson
- ★★ Bill and Carol Lightstone
- Laurie Loeb
- Jennifer and Greg Long
- Jesse Low
- Max Macdonell
- Tom McDermott and Dorothy Hargrove
- Holly McLain
- Ken and Patti Miely
- Pam Moore
- ★ Rick Moore
- ★★ Tom and Carolyn Moore
- Mary Jo Murphy
- Richard Neiley
- Bland Nesbit
- ★★ Rick and Virginia Newton
- Peter Nichols
- Elizabeth Nix and Chris Curran
- ★ Dr. Steven O'Brien
- Cathy O'Connell and Fred Venrick
- Trina Ortega, *in honor of Joe and Nona Ortega*
- Otten Johnson Robinson Neff + Ragonetti PC
- Matthew and Jessica Owings
- ★★★ Ginny Parker
- Henrik Parker
- Robert and Marci Pattillo
- Tom Paxton
- ★★ Norman and Melinda Payson
- ★★★ Fred and Sandra Peirce
- Donna Phelps and Bruce Pearson
- Liz and Bill Phillips
- Laura and Ron Pickman
- ★ Bob and Sue Pietrzak
- Nancy and Barb Pitman
- ★ Geoffrey and Hope Platt, Lathrop Strang Memorial Fund, *in memory of Lathrop Strang*
- Les and Cynthia Price
- Kelley and Mark Purnell
- Bob Purvis
- ★ Erin and Colin Quinn
- ★★ Ken and Emily Ransford
- Katherine Reppa
- Diane and Murray Reynolds
- ★ Clark and Katy Rieves
- Ben and Elizabeth Roos
- Will Roush
- ★★ Edward Sands
- ★ Mike Sawyer
- ★★ Barbara Schomaker
- Robert Schultz
- Elizabeth Selzer
- Meagan and Stephen Shapiro
- Mary Ellen Sheridan

- ★★★★ Carolyn and Dick Shohet
  - Gregory and Gayle Shugars
  - Susann Siebert
  - Sandy Smith
  - Lauren and Nicholas Sontag
  - Ron and Lisa Speaker
  - John and Erin Spiess
  - John Starr
  - ★ Barry Stout, *in honor of Suzanne Stephens*
  - Henry and Alyssa Strazza
  - ★★ Mark and Melissa Sumera
  - Henderson Supplee
  - Kathy Sydoryk
  - Maurine and John Taufer
  - ★ Lois Harlamert Teegarden
  - ★ Tony and Sheila Thelen, Hause Family R3 Fund, *in honor of Kea and Ian Hause*
  - Jackie and LewRon Thompson
  - ★★ Alexander and Dorothea Thomson
  - Nancy Thorpe
  - ★ Vicki Tobia and Sean Sunkel
  - Sara and Bud Tymczyszyn
  - Eden Vardy and River Morgan, *in honor of Jeff Davlyn*
  - ★★ Gregg Velasquez and Theresa Zelenka
  - Lois Veltus
  - ★ Bob and Ruth Wade
  - Jim and Valerie Wahlstrom
  - Paula Walbert
  - Abbott Wallis
  - Craig and Becky Ward
  - Bruce and Jane Warren
  - Ken and Debbie Whaley
  - ★ Pierre and Beth Wille
  - Jan and Kirk Williams
  - Julie Winger
  - Joyce Woltman
  - Robert Zupancis and Deborah Stein
  - Antonia Zurcher, *in memory of Paula Zurcher*
- ## EXPLORER SUPPORTERS (\$50-\$99)
- ★ Jackie Amthor
  - Ryan and Bridgette Anslyn
  - Brian Beazley
  - Melinda Beck
  - Carly Bolliger and Molly DeMarr
  - Patty and Eric Brendlinger
  - Mary and Greg Bright
  - Sarah P. Carleton, *in honor of Carol Duell*
  - Jeanie Child
  - Jane Cobb, *in honor of Eliot, Talon and Lucas*

- ## Carballeira
- Bruce and Betty Collins
  - ★ Susan Cuseo, Lathrop Strang Memorial Fund
  - Steven Deliyianis
  - Delta Dental
  - ★ Dave Erickson and Kate Cardamone, Community Education Fund, *in honor of Gary Knaus*
  - Norris and Susan Ewalt
  - Katie Fales and Howie Kuhn
  - Molly Fales
  - Mary Lou and Joe Farrell, Community Education Fund
  - ★ Marguerite Flett
  - Christy and Nathan Garfield, *in honor of Kalli Sinclair*
  - ★★★ Sara Garton
  - Michael Gerard, *in honor of William McKenna Masters*
  - ★★ Jon Gibans
  - ★ Randy Gold and Dawn Shepard
  - Larry Gottlieb and Kay Knickerbocker
  - Barb Hanrahan
  - ★ Jamin and Caitlin Heady-Smith
  - ★★ Ann Hodges
  - Kate Hudson
  - Michael Hutton and PJ Wallace
  - Shael Johnson
  - Nancy Kahn
  - ★ Jackie Kasabach
  - Michael and Linda Keefe
  - Megan Lamb
  - Norma Laven
  - Susan and Jenna Linden, *in memory of Randy Linden*
  - ★ Ken and Joani Lubrant
  - Joani Matranga
  - Jack McKay and Leslie Gallagher
  - Anthony and Sheryl Merkel
  - Kevin and Martha Milbery, *in memory of Marion Glasbrenner*
  - Ellie Moller, *in honor of William Moller*
  - Rebecca Moller
  - ★ Mountain, Valley and Plains, Inc
  - Billy and Natalie Newman, *in honor of Julie and Steven Schlafer*
  - Karin Reid Offield
  - Tom Oken and Janie Lowe
  - ★★★ Bob Olenick
  - Grace Oliphant
  - Patricia and Mike Pilburn, *in honor of Rex and Jo Coffman, in memory of Anita Witt*
  - ★ Ken and Bonnie Pletcher

- Douglas and Cheryl Polson
- John Putnam
- Ron Reed
- Holly and Dan Richardson
- Rebecca Schild and Chris Barlow
- Marty Schlein and Susy Ellison
- Steve Smith and Heather McGregor
- Kim Stacey
- Peggy Steldt
- Lynn Tanno
- Eileen Tucker
- ★★ Tom Turnbull
- Tarn Udall
- Genevieve Joëlle Villamizar, *in memory of Carol Tutbill*
- Wolf Gensch Construction Co

## SEEDLING SUPPORTERS

- (\$35 & under)
- Anonymous
  - ★ Ellen and Bill Birk
  - Jennifer Brown
  - Janet Buck
  - Eliza and Andrew Burlingame
  - Carolyn Cipperly
  - Ali Cottle, *in honor of Jane Wade*
  - Linda and Paul Froning
  - Alyson Gish
  - Stephanie Janiga
  - Ann Larson
  - ★★★ Terry Lee
  - Andrea Palm-Porter
  - ★ Niall Parker
  - Daniel Perlman and Bryna Ram
  - Nancy Peterson, *in honor of Linda and Mark*
  - Rachel Richards
  - Terri and Dave Ritchie
  - Eric Sayre
  - Leonard Simmons
  - ★ Jon Sirkis
  - ★ Edward Sullivan
  - John Thackston
  - Nancy Turner
  - Michael Woodward
  - Keiko Woodyard
  - Luis and Aimee Yllanes
- ★ *Gave for last 5 consecutive years*  
 ★★ *Gave for last 10 consecutive years*  
 ★★★ *Gave for last 15 consecutive years*  
 ★★★★ *Gave for last 20+ consecutive years*

## THANK YOU, VOLUNTEERS!

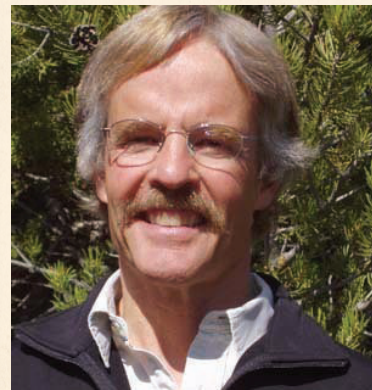
Last year, there were more opportunities than ever for our community to help steward and commit to the places you love. Whether with Roaring Fork Outdoor Volunteers, the OUR LANDS art show, at Coffman Ranch, or AVL T fundraising events, thank you to everyone who gave a hand last year! We could not do this work without your help.



Painting of Coffman Ranch  
courtesy of Tamie Lane

## THANK YOU, IN-KIND DONORS

- Judy Anderson
- Richard Arnold
- Aspen Mini Donuts
- Aspen Tree Service
- ★ DHM Design
- Francescas Pasta Market & Empanadas
- Free Range Kitchen
- ★★★★ Gran Farnum
- Mark Fuller
- Holland & Hart, LLP
- George Hendrix
- JAK Innovations, LLC
- Karp, Neu, and Hanlon PC
- MANAUS
- Mawa's Kitchen
- Ann L Ramsey
- Robert J Ross
- Brad Tucker
- Waterlaw: Patrick, Miller, Noto
- Theresa Zelenka



## VOLUNTEER OF THE YEAR

DOUG GRAYBEAL

Doug Graybeal, a long-time supporter and former board member, went above and beyond orchestrating the Aspen Chapel Gallery's OUR LANDS art exhibit in 2021. Doug worked with each artist to organize a contribution of an additional painting to be sold with one-hundred percent proceeds benefitting local conservation. Doug helped coordinate opportunities for the artists to access conserved private properties to capture the value of conservation. We appreciate all of Doug's donated time, energy, and talent!



## OUR LANDS ART SHOW

Over the course of two years, ten local artists visited properties conserved through AVL T from Aspen to Rifle and captured the essence of these special places. The Aspen Chapel Gallery hosted an exhibit of these artists' work last fall with proceeds benefitting AVL T. Seeing all of the talent shared and the beauty of these forever protected places at the OUR LANDS exhibit was an inspiring and humbling experience for which we are so grateful!

# THANK YOU, SPONSORS!

## NORTH STAR



**Alpine Bank**  
Member FDIC

**THE ASPEN TIMES**

## SKY MOUNTAIN



## CROWN MOUNTAIN



**Aspen Daily News**



**DHM DESIGN**  
www.dhmdesign.com



**RAVEN GALLERY**

### FLYING DOG

Conservation Law, PC  
Dalby, Wendland & Co., PC  
Free Range Kitchen & Wine Bar  
Garfield & Hecht, PC

### COMMUNITY

Bristlecone Mountain Sports  
Land Title Guarantee Company  
Larry D. Harvey, PC

## BUSINESS PARTNER OF THE YEAR



DHM Design has been a dedicated supporter of conservation in this region for many years and has generously provided time, skill, and expertise to numerous AVLT projects. The DHM team understands the necessity of preserving the essence of the West and leveraging this uniqueness to create healthier spaces to share with all community members and future generations.

In 2021, DHM donated 273 hours of professional services for four AVLT projects as well as general consultation and support. We are incredibly grateful for this astounding contribution, a history of partnership, and a promising future of collaboration.



Photo courtesy of Ann L Ramsey

# WHAT WILL YOUR LEGACY BE?

Land conservation is one of the few investments that can last forever. By planning a gift to Aspen Valley Land Trust, you will help ensure the protected open lands, wildlife habitat, clean water, and local agriculture that is here today will be here for future generations. By planning a legacy gift to conservation, you can help protect these special places and the benefits they provide for both human and wild lives. Some of your options include:

- Leaving a simple bequest through your will.
- Designating a gift through your life insurance plan or retirement account.
- Donating a gift of real estate that can be conserved or sold to benefit conservation.

To learn more about how you can invest in the future of our valleys, contact Jeff Davlyn at [jeff@avlt.org](mailto:jeff@avlt.org).



Photo courtesy of George Hendrix

# 2021 FINANCIALS

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the year ending December 31, 2021  
(based on audited financial statements and includes Coffman Ranch)

	2021	2020
<b>CURRENT ASSETS</b>		
CURRENT ASSETS	207,328	297,373
INVESTMENTS	4,622,934	4,111,462
RESTRICTED INVESTMENTS	1,010,099	384,175
INVESTMENTS HELD ON BEHALF OF OTHERS*	1,316,849	1,187,009
PROPERTY & EQUIPMENT, net of depreciation	4,761,824	945,885
<b>TOTAL ASSETS</b>	<b>\$ 11,919,034</b>	<b>\$ 6,925,904</b>
<b>CURRENT LIABILITIES</b>		
CURRENT LIABILITIES		
Accounts Payable & Accrued Expenses	32,923	3,020
Amounts Held on Behalf of Others <sup>1</sup>	1,316,849	1,187,009
Short-Term Loan <sup>2</sup>	1,202,923	0
<b>TOTAL LIABILITIES</b>	<b>\$2,552,695</b>	<b>\$1,190,029</b>
<b>UNRESTRICTED NET ASSETS</b>		
UNRESTRICTED NET ASSETS		
Operating Investments	1,845,435	2,007,862
Board Designated Stewardship Investments	2,273,273	1,958,490
Land (Coffman Ranch, Marble Basecamp) <sup>3</sup>	4,059,991	226,550
Net Property, & Equipment	356,654	374,156
<b>NET ASSETS WITH DONOR RESTRICTIONS</b>		
NET ASSETS WITH DONOR RESTRICTIONS		
Temporarily Restricted Cash & Investments	485,807	823,638
Land Held Permanently for Conservation	345,179	345,179
<b>TOTAL NET ASSETS</b>	<b>\$ 9,366,339</b>	<b>\$ 5,735,875</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 11,919,034</b>	<b>\$ 6,925,904</b>

<sup>1</sup> Investments held on behalf of others: Sutey Ranch Management Fund is an endowment held on behalf of BLM exclusively for management of BLM's Sutey Ranch; AVL T also held less than \$25,000 for Highwater Farm in 2020-2021 as its fiscal sponsor.

<sup>2</sup> Short-Term Loan for purchase of Coffman Ranch was paid off in full April, 2022.

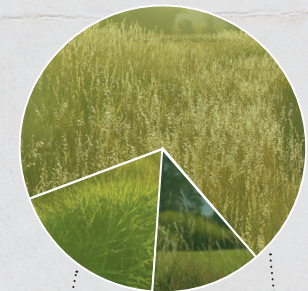
<sup>3</sup> Coffman Ranch was purchased for \$6.5M in August, 2021; a conservation easement immediately granted to Pitkin County reduced its booked value to \$3.8M.

## 2021 REVENUE



Investment Gains 7%  
Program Revenue 2%  
Contributions and Special Events 81%  
(including donor restricted contributions)

## 2021 EXPENSES



Fundraising 18%  
Administration 12%  
Conservation and Education Programs 70%