

Form **990**

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2018

Open to Public Inspection

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

- Do not enter social security numbers on this form as it may be made public.
- Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

A For the 2018 calendar year, or tax year beginning 10/01, 2018, and ending 09/30, 2019

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated/Amended return
 Application pending

C Name of organization: HUDSON HIGHLANDS LAND TRUST, INC.
 Doing business as: _____
 Number and street (or P.O. box if mail is not delivered to street address): PO BOX 226 Room/suite: _____
 City or town, state or province, country, and ZIP or foreign postal code: GARRISON, NY 10524

D Employer identification number: 13-3528266

E Telephone number: (845) 424-3358

F Name and address of principal officer: MICHELLE SMITH
PO BOX 226, GARRISON, NY 10524

G Gross receipts \$: 2,777,228.

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. (see instructions)

I Tax-exempt status: 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

J Website: WWW.HHLT.ORG

K Form of organization: Corporation Trust Association Other

L Year of formation: 1989 **M** State of legal domicile: NY

H(c) Group exemption number: _____

Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: <u>HUDSON HIGHLANDS LAND TRUST, INC. (HHLT) PROTECTS AND PRESERVES THE NATURAL RESOURCES, RURAL CHARACTER, AND SCENIC BEAUTY OF THE HUDSON HIGHLANDS, SEE SCHEDULE O.</u>	
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.	
	3	Number of voting members of the governing body (Part VI, line 1a)	<u>3</u> 28.
	4	Number of independent voting members of the governing body (Part VI, line 1b)	<u>4</u> 28.
	5	Total number of individuals employed in calendar year 2018 (Part V, line 2a)	<u>5</u> 8.
	6	Total number of volunteers (estimate if necessary)	<u>6</u> 77.
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	<u>7a</u> 0.
	7b	Net unrelated business taxable income from Form 990-T, line 38	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year: <u>785,918.</u> Current Year: <u>871,646.</u>
	9	Program service revenue (Part VIII, line 2g)	<u>25,146.</u> <u>8,100.</u>
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	<u>812,024.</u> <u>940,748.</u>
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	<u>42,621.</u> <u>22,222.</u>
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	<u>1,665,709.</u> <u>1,842,716.</u>
	Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)
14		Benefits paid to or for members (Part IX, column (A), line 4)	<u>0.</u> <u>0.</u>
15		Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	<u>523,091.</u> <u>581,392.</u>
16a		Professional fundraising fees (Part IX, column (A), line 11e)	<u>0.</u> <u>0.</u>
16b		Total fundraising expenses (Part IX, column (D), line 25)	<u>107,260.</u>
17		Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	<u>445,366.</u> <u>424,499.</u>
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	<u>968,457.</u> <u>1,005,891.</u>
	19	Revenue less expenses. Subtract line 18 from line 12	<u>697,252.</u> <u>836,825.</u>
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	Beginning of Current Year: <u>9,779,627.</u> End of Year: <u>10,630,184.</u>
	21	Total liabilities (Part X, line 26)	<u>589,366.</u> <u>1,143,555.</u>
	22	Net assets or fund balances. Subtract line 21 from line 20	<u>9,190,261.</u> <u>9,486,629.</u>

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer: _____ Date: _____
MICHELLE SMITH EXECUTIVE DIRECTOR
 Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name: MATTHEW H VANDERBECK CPA Preparer's signature: [Signature] Date: 12/23/19 Check if self-employed PTIN: P00874499

Firm's name: PATTISON KOSKEY HOWE BUCCI PC Firm's EIN: 14-1746505
 Firm's address: 1 HUDSON CITY CENTRE STE 203 HUDSON, NY 12534 Phone no.: 518-828-1565

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

For Paperwork Reduction Act Notice, see the separate instructions. Form **990** (2018)

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

ATTACHMENT 1

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 476,616. including grants of \$) (Revenue \$)

LAND CONSERVATION: HHLT ADVANCES THE CONSERVATION AND PRESERVATION OF THE NATURAL RESOURCES, OPEN SPACES, AND SCENIC BEAUTY OF THE HUDSON HIGHLANDS FOR THE BENEFIT OF THE PUBLIC. AT SEPTEMBER 30, 2019, HHLT HELD 92 CONSERVATION EASEMENTS PROTECTING 2,547 ACRES OF PROPERTY AND AN ADDITIONAL 577 ACRES HELD IN FEE IN THE TOWNS OF PHILIPSTOWN, HIGHLANDS, PUTNAM VALLEY AND CORNWALL, NY. WE HAVE ALSO HELPED OTHER LAND TRUSTS AND STATE AGENCIES CONSERVE THOUSANDS MORE ACRES. ALL OF HHLT'S LAND CONSERVATION SERVICES ARE PROVIDED FOR THE BENEFIT OF THE RESIDENT PUBLIC AND SEVERAL MILLION VISITORS TO THIS FEDERALLY RECOGNIZED REGION.

4b (Code:) (Expenses \$ 113,955. including grants of \$) (Revenue \$)

ATTACHMENT 2

4c (Code:) (Expenses \$ 207,212. including grants of \$) (Revenue \$)

NATURAL RESOURCE PLANNING: HHLT WORKS WITH LOCAL MUNICIPALITIES TO DOCUMENT THEIR NATURAL RESOURCES, FAVORITE OPEN SPACES AND HELP THEM PLAN WAYS TO ACHIEVE AN OPTIMAL BALANCE BETWEEN PROTECTION AND DEVELOPMENT. THIS IS ACCOMPLISHED THROUGH THINGS LIKE NATURAL RESOURCE AND OPEN SPACE INVENTORIES, AS WELL AS WATER RESOURCE STUDIES THAT CAN BE USED AS TOOLS TO GUIDE MUNICIPAL PLANNING. HHLT HAS CONTINUED TO ENHANCE OUR PRESENCE IN THE TOWNS AND VILLAGES IN OUR MISSION AREA THROUGH SUCH STUDIES OVER THE YEAR.

4d Other program services (Describe in Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 797,783.

Part IV Checklist of Required Schedules

Table with 3 columns: Question Number, Question Text, Yes, No. Rows include questions 1 through 21 regarding organizational requirements and reporting.

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question, Yes, No. Rows 22-38 covering various IRS schedule requirements.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V. []

Table with 3 columns: Question, Yes, No. Rows 1a-1c regarding Form 1096, W-2G forms, and backup withholding rules.

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No response boxes. Includes questions 2a through 16 regarding employee reporting, tax returns, business income, foreign accounts, prohibited transactions, and charitable contributions.

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include 1a (voting members), 1b (independent members), 2-7a (relationships and governance), 7b (reserved decisions), 8 (documentation), 8a (governing body), 8b (committees), 9 (reachability).

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include 10a (local chapters), 10b (policies), 11a (Form 990 distribution), 11b (review process), 12a (conflict of interest), 12b (disclosure requirements), 12c (policy enforcement), 13 (whistleblower), 14 (document retention), 15 (compensation review), 15a (CEO), 15b (other officers), 16a (joint venture), 16b (policy for joint ventures).

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed NY,
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A if applicable), 990, and 990-T (Section 501(c) (3)s only) available for public inspection. Indicate how you made these available. Check all that apply. [X] Own website [X] Another's website [X] Upon request [] Other (explain in Schedule O)
19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records MICHELLE SMITH 20 NAZARETH WAY GARRISON, NY 10524 845-424-3358

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) NANCY BERNER CHAIRPERSON	1.00 0.	X		X				0.	0.	0.
(2) JAMES CROSS, ESQ. VICE CHAIR	1.00 0.	X		X				0.	0.	0.
(3) RUDOLPH RAUCH SECRETARY	1.00 0.	X		X				0.	0.	0.
(4) TOM CAMPANILE TREASURER	1.00 0.	X		X				0.	0.	0.
(5) JEFFREY BUNZEL DIRECTOR	1.00 0.	X						0.	0.	0.
(6) GILMAN BURKE, ESQ. DIRECTOR	1.00 0.	X						0.	0.	0.
(7) SEAMUS CARROLL DIRECTOR	1.00 0.	X						0.	0.	0.
(8) MICHAEL CLARKE DIRECTOR	1.00 0.	X						0.	0.	0.
(9) CHRISTOPHER DAVIS DIRECTOR	1.00 0.	X						0.	0.	0.
(10) IRVINE FLINN ESQ. DIRECTOR	1.00 0.	X						0.	0.	0.
(11) PHOEBE GEER DIRECTOR	1.00 0.	X						0.	0.	0.
(12) JAMES HARTFORD DIRECTOR	1.00 0.	X						0.	0.	0.
(13) HENRY KINGSLEY DIRECTOR	1.00 0.	X						0.	0.	0.
(14) DANIEL J. KRAMER DIRECTOR	1.00 0.	X						0.	0.	0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) LARS KULLESEID, ESQ. ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(16) DOULAS S. LAND ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(17) CLAUDIO MARZOLLO ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(18) ED MCGOWAN. PH.D. ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(19) JAMES MODLIN, PH.D., PE ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(20) THADDEUS PITNEY ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(21) ROBERT RHODES ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(22) FREDERIC RICH, ESQ. ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(23) WILLIAM SHUSTER, PH.D. ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(24) BENITE STRONG ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
(25) ANNE SYMMES ----- DIRECTOR	1.00 ----- 0.	X						0.	0.	0.
1b Sub-total								0.	0.	0.
c Total from continuation sheets to Part VII, Section A								133,000.	0.	1,725.
d Total (add lines 1b and 1c)								133,000.	0.	1,725.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **▶** 1

	Yes	No
3 Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization **▶** 0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

Table with 7 main columns: (A) Name and title, (B) Average hours per week, (C) Position (Individual trustee or director, Institutional trustee, Officer, Key employee, Highest compensated employee, Former), (D) Reportable compensation from the organization (W-2/1099-MISC), (E) Reportable compensation from related organizations (W-2/1099-MISC), (F) Estimated amount of other compensation from the organization and related organizations. Rows include Bonnie Turner, Glennon Watson, Lissa Young, and Michelle Smith.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 1

Table with 3 columns: Question number, Yes, No. Rows 3, 4, 5 regarding compensation reporting and unrelated organizations.

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

Table with 3 columns: (A) Name and business address, (B) Description of services, (C) Compensation. Includes a header row and several empty rows for data entry.

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e		41,339.			
	f All other contributions, gifts, grants, and similar amounts not included above	1f		830,307.			
	g Noncash contributions included in lines 1a-1f: \$			15,407.			
	h Total. Add lines 1a-1f			871,646.			
	Program Service Revenue	2a PROGRAM AND OUTREACH EVENTS	Business Code		8,100.	8,100.	
b _____							
c _____							
d _____							
e _____							
f All other program service revenue							
g Total. Add lines 2a-2f				8,100.			
Other Revenue		3 Investment income (including dividends, interest, and other similar amounts).			132,481.		
	4 Income from investment of tax-exempt bond proceeds			0.			
	5 Royalties			0.			
	6a Gross rents	(i) Real	(ii) Personal				
		b Less: rental expenses					
		c Rental income or (loss)					
		d Net rental income or (loss)			0.		
	7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
		1,342,779.	400,000.				
		b Less: cost or other basis and sales expenses			534,512.	400,000.	
		c Gain or (loss)			808,267.		
	d Net gain or (loss)			808,267.			808,267.
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a	14,996.				
		b Less: direct expenses	b		0.		
		c Net income or (loss) from fundraising events			14,996.		
9a Gross income from gaming activities. See Part IV, line 19	a	0.					
	b Less: direct expenses	b		0.			
	c Net income or (loss) from gaming activities			0.			
10a Gross sales of inventory, less returns and allowances	a	0.					
	b Less: cost of goods sold	b		0.			
	c Net income or (loss) from sales of inventory			0.			
Miscellaneous Revenue			Business Code				
11a OTHER INCOME			7,226.	7,226.			
	b _____						
	c _____						
	d All other revenue						
	e Total. Add lines 11a-11d			7,226.			
12 Total revenue. See instructions.			1,842,716.	15,326.		955,744.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX X

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	0.			
2 Grants and other assistance to domestic individuals. See Part IV, line 22	0.			
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16	0.			
4 Benefits paid to or for members	0.			
5 Compensation of current officers, directors, trustees, and key employees	133,000.	109,060.	11,970.	11,970.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0.			
7 Other salaries and wages	398,118.	295,133.	36,210.	66,775.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	10,124.	7,828.	899.	1,397.
9 Other employee benefits	0.			
10 Payroll taxes	40,150.	30,555.	3,642.	5,953.
11 Fees for services (non-employees):				
a Management	0.			
b Legal	33,188.	33,188.		
c Accounting	10,384.		10,384.	
d Lobbying	0.			
e Professional fundraising services. See Part IV, line 17	0.			
f Investment management fees	0.			
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.) ATCH 3	203,430.	196,355.		7,075.
12 Advertising and promotion	0.			
13 Office expenses	38,888.	30,068.	3,453.	5,367.
14 Information technology	0.			
15 Royalties	0.			
16 Occupancy	23,447.	18,129.	2,082.	3,236.
17 Travel	0.			
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	0.			
19 Conferences, conventions, and meetings	0.			
20 Interest	0.			
21 Payments to affiliates	0.			
22 Depreciation, depletion, and amortization	1,331.		1,331.	
23 Insurance	28,253.	21,845.	2,509.	3,899.
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a LAND CONSERVATION EXPENSES	26.	26.		
b OUTREACH EXPENSES	9,799.	9,799.		
c COMMUNICATIONS AND PUBLICITY	15,463.	15,463.		
d PUBLIC POLICY EXPENSES				
e All other expenses	60,290.	30,334.	28,368.	1,588.
25 Total functional expenses. Add lines 1 through 24e	1,005,891.	797,783.	100,848.	107,260.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)	0.			

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X X

		(A) Beginning of year		(B) End of year	
Assets	1	Cash - non-interest-bearing	38,624.	1	64,032.
	2	Savings and temporary cash investments	399,654.	2	327,807.
	3	Pledges and grants receivable, net	175.	3	15,677.
	4	Accounts receivable, net	0.	4	0.
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L	0.	5	0.
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L	0.	6	0.
	7	Notes and loans receivable, net	0.	7	0.
	8	Inventories for sale or use	0.	8	0.
	9	Prepaid expenses and deferred charges	1,613.	9	10,359.
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	2,437,266.		
	10b	Less: accumulated depreciation	29,908.		
	10c		1,216,030.	10c	2,407,358.
	11	Investments - publicly traded securities	6,876,286.	11	6,206,313.
	12	Investments - other securities. See Part IV, line 11	1,247,245.	12	1,598,638.
	13	Investments - program-related. See Part IV, line 11	0.	13	0.
	14	Intangible assets	0.	14	0.
15	Other assets. See Part IV, line 11	0.	15	0.	
16	Total assets. Add lines 1 through 15 (must equal line 34)	9,779,627.	16	10,630,184.	
Liabilities	17	Accounts payable and accrued expenses	14,366.	17	18,555.
	18	Grants payable	0.	18	0.
	19	Deferred revenue	0.	19	50,000.
	20	Tax-exempt bond liabilities	0.	20	0.
	21	Escrow or custodial account liability. Complete Part IV of Schedule D	0.	21	0.
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L	0.	22	0.
	23	Secured mortgages and notes payable to unrelated third parties	0.	23	0.
	24	Unsecured notes and loans payable to unrelated third parties	0.	24	0.
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	575,000.	25	1,075,000.
	26	Total liabilities. Add lines 17 through 25	589,366.	26	1,143,555.
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> X and complete lines 27 through 29, and lines 33 and 34.				
	27	Unrestricted net assets	9,072,234.	27	9,431,355.
	28	Temporarily restricted net assets	118,027.	28	55,274.
	29	Permanently restricted net assets	0.	29	0.
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds		30	
	31	Paid-in or capital surplus, or land, building, or equipment fund		31	
	32	Retained earnings, endowment, accumulated income, or other funds		32	
33	Total net assets or fund balances	9,190,261.	33	9,486,629.	
34	Total liabilities and net assets/fund balances	9,779,627.	34	10,630,184.	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI.

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,842,716.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,005,891.
3	Revenue less expenses. Subtract line 2 from line 1	3	836,825.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	9,190,261.
5	Net unrealized gains (losses) on investments	5	-540,457.
6	Donated services and use of facilities	6	0.
7	Investment expenses	7	0.
8	Prior period adjustments	8	0.
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	9,486,629.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1 Accounting method used to prepare the Form 990: Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a Were the organization's financial statements compiled or reviewed by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b Were the organization's financial statements audited by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.
- 3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.

	Yes	No
2a		X
2b	X	
2c	X	
3a		X
3b		

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

OMB No. 1545-0047

2018

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization

HUDSON HIGHLANDS LAND TRUST, INC.

Employer identification number

13-3528266

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2 A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives: (1) more than 33 1/3 % of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3 % of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2)**. (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4)**.
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**.
Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Table with 7 columns: (a) 2014, (b) 2015, (c) 2016, (d) 2017, (e) 2018, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Tax revenues levied for the organization's benefit; 3 The value of services or facilities furnished by a governmental unit; 4 Total. Add lines 1 through 3; 5 The portion of total contributions by each person; 6 Public support. Subtract line 5 from line 4.

Section B. Total Support

Table with 7 columns: (a) 2014, (b) 2015, (c) 2016, (d) 2017, (e) 2018, (f) Total. Rows include: 7 Amounts from line 4; 8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 9 Net income from unrelated business activities; 10 Other income; 11 Total support; 12 Gross receipts from related activities; 13 First five years.

Section C. Computation of Public Support Percentage

Table with 2 columns: Line number, Percentage. Rows include: 14 Public support percentage for 2018 (48.49%); 15 Public support percentage from 2017 Schedule A, Part II, line 14 (49.22%); 16a 33 1/3% support test - 2018 (checked); 16b 33 1/3% support test - 2017; 17a 10%-facts-and-circumstances test - 2018; 17b 10%-facts-and-circumstances test - 2017; 18 Private foundation.

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Table with 7 columns: (a) 2014, (b) 2015, (c) 2016, (d) 2017, (e) 2018, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions, merchandise sold or services performed; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total. Add lines 1 through 5; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; 7b Amounts included on lines 2 and 3 received from other than disqualified persons; 7c Add lines 7a and 7b; 8 Public support. (Subtract line 7c from line 6.)

Section B. Total Support

Table with 7 columns: (a) 2014, (b) 2015, (c) 2016, (d) 2017, (e) 2018, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 10b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; 10c Add lines 10a and 10b; 11 Net income from unrelated business activities not included in line 10b; 12 Other income. Do not include gain or loss from the sale of capital assets; 13 Total support. (Add lines 9, 10c, 11, and 12.)

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here.

Section C. Computation of Public Support Percentage

Table with 2 columns: Line number, Percentage. Row 15: Public support percentage for 2018 (line 8, column (f), divided by line 13, column (f)) 15%. Row 16: Public support percentage from 2017 Schedule A, Part III, line 15 16%.

Section D. Computation of Investment Income Percentage

Table with 2 columns: Line number, Percentage. Row 17: Investment income percentage for 2018 (line 10c, column (f), divided by line 13, column (f)) 17%. Row 18: Investment income percentage from 2017 Schedule A, Part III, line 17 18%.

19a 33 1/3% support tests - 2018. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization.

19b 33 1/3% support tests - 2017. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization.

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions.

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

Table with 3 columns: Question, Yes, No. Row 11: Has the organization accepted a gift or contribution from any of the following persons? 11a: A person who directly or indirectly controls... 11b: A family member... 11c: A 35% controlled entity...

Section B. Type I Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect... Row 2: Did the organization operate for the benefit of any supported organization other than the supported organization(s)...

Section C. Type II Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)...

Section D. All Type III Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year... Row 2: Were any of the organization's officers, directors, or trustees either (i) appointed or elected... Row 3: By reason of the relationship described in (2), did the organization's supported organizations have a significant voice...

Section E. Type III Functionally Integrated Supporting Organizations

Table with 3 columns: Question, Yes, No. Row 1: Check the box next to the method that the organization used to satisfy the Integral Part Test... Row 2: Activities Test. Answer (a) and (b) below. 2a: Did substantially all of the organization's activities during the tax year directly further the exempt purposes... 2b: Did the activities described in (a) constitute activities that, but for the organization's involvement... Row 3: Parent of Supported Organizations. Answer (a) and (b) below. 3a: Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees... 3b: Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations...

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	
Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e Discount claimed for blockage or other factors (explain in detail in Part VI):			
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions.	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	
9 Distributable amount for 2018 from Section C, line 6	
10 Line 8 amount divided by line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2018	(iii) Distributable Amount for 2018
1 Distributable amount for 2018 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2018 (reasonable cause required - explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2018			
a From 2013			
b From 2014			
c From 2015			
d From 2016			
e From 2017			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2018 distributable amount			
i Carryover from 2013 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2018 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2018 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2018, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2018. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2019. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2014			
b Excess from 2015			
c Excess from 2016			
d Excess from 2017			
e Excess from 2018			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

SCHEDULE C (Form 990 or 990-EZ)

Political Campaign and Lobbying Activities

OMB No. 1545-0047

2018

Open to Public Inspection

For Organizations Exempt From Income Tax Under section 501(c) and section 527

Complete if the organization is described below. Attach to Form 990 or Form 990-EZ. Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury Internal Revenue Service

If the organization answered "Yes," on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes," on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Table with 2 columns: Name of organization (HUDSON HIGHLANDS LAND TRUST, INC.) and Employer identification number (13-3528266)

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. (see instructions for definition of "political campaign activities")
2 Political campaign activity expenditures (see instructions) \$
3 Volunteer hours for political campaign activities (see instructions)

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955. \$
2 Enter the amount of any excise tax incurred by organization managers under section 4955. \$
3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
4a Was a correction made? Yes No
b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities. \$
2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities. \$
3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b. \$
4 Did the filing organization file Form 1120-POL for this year? Yes No
5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

Table with 5 columns: (a) Name, (b) Address, (c) EIN, (d) Amount paid from filing organization's funds, (e) Amount of political contributions received and promptly and directly delivered to a separate political organization.

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule C (Form 990 or 990-EZ) 2018

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

A Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

B Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals												
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)														
b Total lobbying expenditures to influence a legislative body (direct lobbying)	2,718.													
c Total lobbying expenditures (add lines 1a and 1b)	2,718.													
d Other exempt purpose expenditures														
e Total exempt purpose expenditures (add lines 1c and 1d)	2,718.													
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.	544.													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">If the amount on line 1e, column (a) or (b) is:</th> <th style="text-align: left;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>	If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:													
Not over \$500,000	20% of the amount on line 1e.													
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.													
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.													
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.													
Over \$17,000,000	\$1,000,000.													
g Grassroots nontaxable amount (enter 25% of line 1f)	136.													
h Subtract line 1g from line 1a. If zero or less, enter -0-	0.	0.												
i Subtract line 1f from line 1c. If zero or less, enter -0-	2,174.	0.												
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No												

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below.

See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) Total
2a Lobbying nontaxable amount	218,439.	185,918.	170,269.	544.	575,170.
b Lobbying ceiling amount (150% of line 2a, column (e))					862,755.
c Total lobbying expenditures	851.	2,560.	2,412.	2,718.	8,541.
d Grassroots nontaxable amount	54,610.	46,480.	42,567.	136.	143,793.
e Grassroots ceiling amount (150% of line 2d, column (e))					215,690.
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

Table with 3 main columns: (a) Yes/No, (b) Amount. Rows include: 1 During the year, did the filing organization attempt to influence foreign, national, state, or local legislation...; 2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?; b If "Yes," enter the amount of any tax incurred under section 4912; c If "Yes," enter the amount of any tax incurred by organization managers under section 4912; d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

Table with 3 columns: Question, Yes, No. Rows include: 1 Were substantially all (90% or more) dues received nondeductible by members?; 2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?; 3 Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No," OR (b) Part III-A, line 3, is answered "Yes."

Table with 2 main columns: Question, Amount. Rows include: 1 Dues, assessments and similar amounts from members; 2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid); 3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues; 4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?; 5 Taxable amount of lobbying and political expenditures (see instructions)

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

SEE PAGE 4

Part IV Supplemental Information (continued)

ADDITIONAL INFORMATION

HHLT FILED FORM 5768 (ELECTION UNDER SECTION 501(H)) IN 1992. HHLT'S STAFF PARTICIPATES IN NYS LEGISLATIVE LOBBY DAYS ORGANIZED BY THE LAND TRUST ALLIANCE AND AMERICAN FARMLAND TRUST TO ADVOCATE FOR CONTINUED FULL RESOURCING OF THE STATE'S ENVIRONMENTAL PROTECTION FUND, LOCAL FARMLAND PROTECTION, AND OTHER CONSERVATION PROGRAMS. ADDITIONALLY, HHLT STAFF WORKS WITH LOCAL MUNICIPALITIES ON DOCUMENTING THEIR NATURAL RESOURCES AND SPECIAL OPEN SPACES, AS WELL AS WATER RESOURCE STUDIES, IN ORDER TO HELP GUIDE MUNICIPAL PLANNING EFFORTS.

SCHEDULE D (Form 990)

Supplemental Financial Statements

OMB No. 1545-0047

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

2018

Attach to Form 990.

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization

Employer identification number

HUDSON HIGHLANDS LAND TRUST, INC.

13-3528266

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 2 columns: (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate value of contributions, grants, and end of year, and two questions about donor advisement.

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 2 columns: Description, Held at the End of the Tax Year. Rows include purpose(s) of conservation easements, total number of easements, acreage, and number of easements on historic structures.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 2 columns: Description, Amount. Rows include questions about reporting art, historical treasures, or other similar assets.

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) 2018

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):
a Public exhibition
b Scholarly research
c Preservation for future generations
d Loan or exchange programs
e Other
4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?
b If "Yes," explain the arrangement in Part XIII and complete the following table:
Table with columns: Amount, 1c Beginning balance, 1d Additions during the year, 1e Distributions during the year, 1f Ending balance
2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?
b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

Table with 6 columns: (a) Current year, (b) Prior year, (c) Two years back, (d) Three years back, (e) Four years back. Rows include: 1a Beginning of year balance, b Contributions, c Net investment earnings, gains, and losses, d Grants or scholarships, e Other expenditures for facilities and programs, f Administrative expenses, g End of year balance.

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
a Board designated or quasi-endowment %
b Permanent endowment %
c Temporarily restricted endowment %
The percentages on lines 2a, 2b, and 2c should equal 100%.

- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
(i) unrelated organizations
(ii) related organizations
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Table with 5 columns: (a) Cost or other basis (investment), (b) Cost or other basis (other), (c) Accumulated depreciation, (d) Book value. Rows include: 1a Land, b Buildings, c Leasehold improvements, d Equipment, e Other, Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

Table with 3 columns: (a) Description of security or category, (b) Book value, (c) Method of valuation. Includes rows for Financial derivatives, Closely-held equity interests, and Other (A-H). Total: 1,598,638.

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

Table with 3 columns: (a) Description of investment, (b) Book value, (c) Method of valuation. Includes rows (1) through (9) and a Total line.

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

Table with 2 columns: (a) Description, (b) Book value. Includes rows (1) through (9) and a Total line.

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

Table with 2 columns: (a) Description of liability, (b) Book value. Includes rows for Federal income taxes, MORTGAGE NOTES PAYABLE, and rows (3) through (9). Total: 1,075,000.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII [X]

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Table with 5 main rows and sub-rows (a-e) for adjustments. Total revenue reported as 1,842,716.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Table with 5 main rows and sub-rows (a-e) for adjustments. Total expenses reported as 1,005,891.

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SEE PAGE 5

Part XIII Supplemental Information (continued)

SCHEDULE D, PART II, LINE 9

LAND CONSERVATION EASEMENTS RESTRICTING THE USE OF THE UNDERLYING PROPERTY, ARE TO BE HELD IN PERPETUITY, AND ARE NOT SEPARATELY MARKETABLE. CONSEQUENTLY, HUDSON HIGHLANDS LAND TRUST, INC. FOLLOWS THE GENERALLY ACCEPTED ACCOUNTING PRINCIPLE OF NOT ASSIGNING ANY VALUE TO DONATED CONSERVATION EASEMENTS IN ITS BALANCE SHEETS OR ITS STATEMENT OF ACTIVITIES. COSTS FOR CONSERVATION EASEMENT STEWARDSHIP AND CONSERVATION EASEMENT ENFORCEMENT ARE EXPENSED AS INCURRED IN THE STATEMENT OF ACTIVITIES.

SCHEDULE D, PART II, LINE 5

HUDSON HIGHLANDS LAND TRUST, INC. HAS SEPARATE BOARD-ADOPTED POLICIES FOR CONSERVATION EASEMENT STEWARDSHIP AND CONSERVATION EASEMENT ENFORCEMENT. THE STEWARDSHIP POLICY OUTLINES THE PURPOSE AND GOALS OF OUR STEWARDSHIP PROGRAM, PROVIDES DETAILS CONCERNING SPECIFIC REQUIREMENTS AND ACTION STEPS UNDERTAKEN BEFORE, DURING, AND FOLLOWING OUR ANNUAL MONITORING VISITS TO PROPERTIES PROTECTED BY CONSERVATION EASEMENTS HELD BY THE ORGANIZATION, AND OUTLINES LANDOWNER GUIDELINES FOR VIOLATION RESPONSE AND ENFORCEMENT, VIOLATION PREVENTION STRATEGIES, AND SPECIFIC ACTION STEPS UNDERTAKEN IN CASE OF A VIOLATION. THESE INCLUDE INITIAL LANDOWNER NOTIFICATION PROCEDURES, AND THEN THE ESCALATION OF ACTIONS AVAILABLE TO HHLT BASED ON LANDOWNER RESPONSE. NEITHER POLICY IS SPECIFICALLY CITED IN OUR CONSERVATION EASEMENTS, BUT THERE ARE INDIVIDUAL COVENANT PARAGRAPHS IN ALL EASEMENTS DETAILING BOTH COMPLIANCE MONITORING INSPECTIONS, AND THE ENFORCEMENT OBLIGATIONS AND PROCEDURES OF HHLT.

Part XIII Supplemental Information (continued)

SCHEDULE D, PART XIII FIN 48 FOOTNOTE

THE LAND TRUST HAS EVALUATED ANY UNCERTAIN TAX POSITIONS AND RELATED INCOME TAX CONTINGENCIES AND DETERMINED UNCERTAIN POSITIONS, IF ANY, ARE NOT MATERIAL TO THE FINANCIAL STATEMENTS, ACCORDING TO FASB ASC 740-10. PENALTIES AND INTEREST ASSESSED BY INCOME TAXING AUTHORITIES ARE INCLUDED IN OPERATING EXPENSES, IF INCURRED. THE LAND TRUST IS NO LONGER SUBJECT TO EXAMINATION BY FEDERAL AND STATE TAXING AUTHORITIES FOR YEARS PRIOR TO THE FISCAL YEAR ENDED SEPTEMBER 30, 2016.

SCHEDULE D, PART II, LINE 3

OSI-CLOUDBANK EASEMENT: THE CLOUDBANK CONSERVATION EASEMENT WAS ASSIGNED TO THE HHLT BY THE OPEN SPACE INSTITUTE, INC. ON DECEMBER 21, 2018. CONCURRENTLY, THE HHLT AMENDED THE CONSERVATION EASEMENT TO EXTINGUISH THE BUILDING RIGHTS AND CLARIFY AMBIGUITIES. THE AMENDED AND RESTATED CONSERVATION EASEMENT RETAINED THE ORIGINAL PURPOSE AND RESULTED IN A NET BENEFICIAL EFFECT ON THE CONSERVATION VALUES PROTECTED BY THE ORIGINAL CONSERVATION EASEMENT. THE RESULT IS A DOCUMENT THAT PROVIDES FOR THE CONTINUED PRESERVATION OF OPEN SPACE YIELDING SIGNIFICANT PUBLIC BENEFIT FOR THE SCENIC ENJOYMENT OF THE GENERAL PUBLIC BY EXTINGUISHING A HOUSE SITE, BETTER ARTICULATING THE RESTRICTIONS ON THE PROPERTY, AND ALLOWING FOR IMPROVED STEWARDSHIP AND DEFENSE.

ROBERTS II: THE PROPERTY BUFFERS CLARENCE FAHNESTOCK MEMORIAL STATE PARK AND IS VERY VISIBLE FROM ONE OF THE PARK'S SCENIC VIEWPOINTS. THE PROPERTY ALSO INCLUDES (1) A TRAIL HEAD/TRAIL LEADING FROM THE PUBLIC ROAD INTO THE PARK, AND (2) A CONNECTOR TRAIL ON ANOTHER POPULAR PARK ROUTE. THE BUILD AREA IN THE ORIGINAL CONSERVATION EASEMENT PERMITTED (A)

Part XIII Supplemental Information *(continued)*

A TWO STORY RESIDENCE WITH A FOOTPRINT OF 2,500 SQUARE FEET; THUS A 5,000 SQUARE FOOT RESIDENTIAL STRUCTURE, AND (B) A DETACHED GARAGE/ACCESSORY STRUCTURE (WITH NO SIZE LIMITATION).

THE LANDOWNER AND LAND TRUST AGREED TO REVISE THE ORIGINAL EASEMENT TO (A) ADJUST THE HOUSE HEIGHT AND FOOTPRINT SO THAT A 4,300 SQUARE FOOT HOUSE MAY BE BUILT, BUT THE HOUSE MAY BE NO MORE THAN ONE STORY IN HEIGHT; (B) ADJUST THE GARAGE/ACCESSORY STRUCTURE TO BE NO MORE THAN 900 SQUARE FEET; (C) ADDED RESTRICTIONS; (D) CLARIFIED AMBIGUITIES; AND (E) ADDED PERMANENT PUBLIC ACCESS TO THE EXISTING TRAILS USED BY NYS PARKS VISITORS. THE AMENDED AND RESTATED CONSERVATION EASEMENT RETAINED THE ORIGINAL PURPOSE AND RESULTED IN A NET BENEFICIAL EFFECT ON THE CONSERVATION VALUES PROTECTED BY THE ORIGINAL CONSERVATION EASEMENT. THE RESULT IS A DOCUMENT THAT BETTER PROTECTS THE PROPERTY'S CONSERVATION VALUES, ADDS PERMANENT ACCESS TO/ACROSS THE ADJOINING NYS PARKLAND, ALLOWS FOR BETTER STEWARDSHIP AND DEFENSE, AND ENSURES THE CONTINUED PRESERVATION OF OPEN SPACE YIELDING SIGNIFICANT PUBLIC BENEFIT FOR THE SCENIC ENJOYMENT OF THE GENERAL PUBLIC.

SCHEDULE L
(Form 990 or 990-EZ)

Transactions With Interested Persons

OMB No. 1545-0047

2018

Department of the Treasury
Internal Revenue Service

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.**

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

Open To Public Inspection

Name of the organization: HUDSON HIGHLANDS LAND TRUST, INC. Employer identification number: 13-3528266

Part I Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and 501(c)(29) organizations only).
Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b.

1	(a) Name of disqualified person	(b) Relationship between disqualified person and organization	(c) Description of transaction	(d) Corrected?	
				Yes	No
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					

2 Enter the amount of tax incurred by the organization managers or disqualified persons during the year under section 4958 ▶ \$ _____

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization, ▶ \$ _____

Part II Loans to and/or From Interested Persons.
Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a or Form 990, Part IV, line 26; or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22.

1	(a) Name of interested person	(b) Relationship with organization	(c) Purpose of loan	(d) Loan to or from the organization?		(e) Original principal amount	(f) Balance due	(g) In default?		(h) Approved by board or committee?		(i) Written agreement?	
				To	From			Yes	No	Yes	No	Yes	No
				(1)									
(2)													
(3)													
(4)													
(5)													
(6)													
(7)													
(8)													
(9)													
(10)													
Total ▶							\$						

Part III Grants or Assistance Benefiting Interested Persons.
Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

1	(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of assistance	(d) Type of assistance	(e) Purpose of assistance
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
(10)					

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
ATTACHMENT 1					
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
(10)					

Part V Supplemental Information

Provide additional information for responses to questions on Schedule L (see instructions).

PART IV, LINE 1 - CHRISTOPHER BUCK

BEGINNING MAY 1, 2012, HHLT LEASED OFFICE SPACE FROM AN ENTITY WHOLLY OWNED BY CHRISTOPHER BUCK, A FORMER BOARD MEMBER OF HHLT. TOTAL RENT PAID IN FISCAL 2019 WAS \$23,448. HHLT RENTS THE OFFICE SPACE AT FAIR MARKET VALUE, AS DOCUMENTED BY A LICENSED REAL ESTATE BROKER. HHLT ALSO PAID A SECURITY DEPOSIT, AS REQUIRED BY THE LEASE AGREEMENT. THE LEASE AGREEMENT WAS RENEWED IN APRIL 2018 FOR THREE ADDITIONAL YEARS THROUGH APRIL 2021.

PART IV, LINE 2 - RUDOLPH RAUCH

RUDOLPH RAUCH IS A CURRENT BOARD DIRECTOR OF HHLT AND IS THE FATHER-IN-LAW OF AN EMPLOYEE OF HHLT. THIS EMPLOYEE RECEIVED A SALARY OF \$27,563 AND RELATED EMPLOYER CONTRIBUTION TO THEIR 403(B) RETIREMENT ACCOUNT OF \$863 IN THE CURRENT FISCAL YEAR.

PART IV, LINE 3 - GLENNON WATSON

GLENNON WATSON IS A CURRENT BOARD DIRECTOR AND IS ALSO ONE OF THE PRINCIPALS OF THE SURVEYING FIRM BADEY & WATSON. DURING THE CURRENT FISCAL YEAR, HHLT PAID \$51,461 TO BADEY & WATSON FOR SURVEYING SERVICES RENDERED THROUGHOUT THE YEAR. THIS PRICING WAS CHECKED AGAINST THE MARKET

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
(10)					

Part V Supplemental Information

Provide additional information for responses to questions on Schedule L (see instructions).

BY SEEKING COMPETITIVE QUOTES, AND FOUND TO BE THE MOST COMPETITIVE, WITH MORE TIMELY DELIVERY OF SERVICES.

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
(10)					

Part V Supplemental Information

Provide additional information for responses to questions on Schedule L (see instructions).

ATTACHMENT 1

SCHEDULE L, PART IV

(A) NAME OF INTERESTED PERSON CHRISTOPHER BUCK
 (B) RELATIONSHIP FORMER BOARD MEMBER
 (C) AMOUNT 23,448.
 (D) DESCRIPTION OF TRANSACTION OFFICE SPACE RENTAL
 (E) SHARING ORGANIZATION REVENUE? YES X NO

(A) NAME OF INTERESTED PERSON RUDOLPH RAUCH
 (B) RELATIONSHIP FATHER-IN-LAW OF HHLT EMPLOYEE
 (C) AMOUNT 28,426.
 (D) DESCRIPTION OF TRANSACTION RELATED TO HHLT EMPLOYEE
 (E) SHARING ORGANIZATION REVENUE? YES X NO

(A) NAME OF INTERESTED PERSON GLENNON WATSON
 (B) RELATIONSHIP CURRENT BOARD DIRECTOR
 (C) AMOUNT 51,461.
 (D) DESCRIPTION OF TRANSACTION SURVEYING SERVICES
 (E) SHARING ORGANIZATION REVENUE? YES X NO

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2018

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

- ▶ Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
- ▶ Attach to Form 990.
- ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization

HUDSON HIGHLANDS LAND TRUST, INC.

Employer identification number

13-3528266

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art - Works of art				
2 Art - Historical treasures				
3 Art - Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles.				
7 Boats and planes				
8 Intellectual property				
9 Securities - Publicly traded	X	8 .	15,407 .	FMV
10 Securities - Closely held stock				
11 Securities - Partnership, LLC, or trust interests				
12 Securities - Miscellaneous				
13 Qualified conservation contribution - Historic structures				
14 Qualified conservation contribution - Other				
15 Real estate - Residential				
16 Real estate - Commercial				
17 Real estate - Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ▶ ()				
26 Other ▶ ()				
27 Other ▶ ()				
28 Other ▶ ()				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement **29** 1 .

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?		X
b If "Yes," describe the arrangement in Part II.		
31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	X	
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?	X	
b If "Yes," describe in Part II.		
33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule M (Form 990) 2018

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

LINE 32B

DONATIONS OF CORPORATE SECURITIES, BONDS, MUTUAL FUNDS, OR OTHER FINANCIAL INSTRUMENTS NORMALLY WILL BE SOLD UPON RECEIPT, AND THE PROCEEDS OF THE SALE TRANSFERRED TO THE APPROPRIATE LAND TRUST ACCOUNT TO FULFILL THE DONOR'S INTENT. IT IS THE POLICY OF THE LAND TRUST TO HOLD AND MANAGE A DIVERSIFIED PORTFOLIO OF SECURITIES AND FINANCIAL INSTRUMENTS, UNDER THE SUPERVISION OF THE FINANCE AND AUDIT COMMITTEE AND WORKING WITH PROFESSIONAL INVESTMENT ADVISORS, AND NOT TO HOLD AND MANAGE INDIVIDUAL FINANCIAL INSTRUMENTS THAT MAY BE DONATED. EXCEPTIONS TO THIS APPROACH (SUCH AS A STIPULATED GIFT FROM A DONOR) MUST BE APPROVED BY THE FINANCE AND AUDIT COMMITTEE.

**SCHEDULE O
(Form 990 or 990-EZ)**

Supplemental Information to Form 990 or 990-EZ

OMB No. 1545-0047

2018

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

Name of the organization

HUDSON HIGHLANDS LAND TRUST, INC.

Employer identification number

13-3528266

PART VI, LINE 11B

HHLT'S PROCESS FOR BOARD REVIEW OF THE FORM 990, BOTH IN WRITTEN POLICY AND IMPLEMENTATION, BEGINS WITH THE STAFF AND CERTIFIED PUBLIC ACCOUNTANT (FORM 990 PREPARER) PRESENTATION OF THE DRAFT COPY OF THE FORM 990 TO THE BOARD'S FINANCE COMMITTEE IN DECEMBER. FOLLOWING REVIEW, COMMENT, AND REVISION BY THIS COMMITTEE, THE DRAFT FORM 990 IS PRESENTED TO THE EXECUTIVE COMMITTEE FOR FURTHER REVIEW, COMMENT, AND REVISION. FOLLOWING THE EXECUTIVE COMMITTEE'S REVIEW AND APPROVAL OF THE DRAFT, IT IS THEN PROVIDED ELECTRONICALLY TO THE FULL BOARD OF DIRECTORS FOR PRELIMINARY REVIEW IN LATE JANUARY, WITH AT LEAST A WEEK AFFORDED TO THE FULL BOARD FOR REVIEW OF THE DOCUMENT. THE FORM 990 IS THEN PRESENTED BY STAFF TO THE FULL BOARD OF DIRECTORS AT ITS 2ND QUARTER MEETING IN LATE JANUARY OR EARLY FEBRUARY, WHERE FINAL REVIEW, QUESTIONS, AND RECOMMENDED REVISIONS ARE RECEIVED, WITH A MAJORITY OF THE FULL BOARD OF DIRECTORS VOTING TO APPROVE THE FORM 990 AS PRESENTED (WITH APPROVED REVISIONS BY THE FULL BOARD). THE FINAL, BOARD-APPROVED FORM 990 IS THEN FILED BY FEBRUARY 15TH.

PART VI, LINE 12C

IN ACCORDANCE WITH HHLT'S CONFLICT OF INTEREST POLICY, ALL MEMBERS OF THE BOARD OF DIRECTORS AND ALL MEMBERS OF HHLT STAFF, ANNUALLY REVIEW AND ATTEST IN WRITING THAT THEY ARE AWARE OF, AND THEN ABIDE BY, THE ORGANIZATION'S CONFLICT OF INTEREST POLICY, INCLUDING THAT THEY HAVE NOT ENGAGED IN ANY ACTIVITIES THAT CONSTITUTE A CONFLICT. ADDITIONALLY,

Name of the organization HUDSON HIGHLANDS LAND TRUST, INC.	Employer identification number 13-3528266
---	--

MEMBERS OF THE BOARD OF DIRECTORS REGULARLY RECUSE THEMSELVES FROM ANY DECISION OF THE BOARD WHERE A PERCEIVED OR ACTUAL CONFLICT, AS OUTLINED IN THE POLICY, MAY EXIST. THE CONFLICTS OF INTEREST POLICY IS FORMALLY REVIEWED AT LEAST ONCE EVERY FIVE YEARS, WITH THE LAST AMENDMENT IN 2014.

PART VI, SECTION V, LINE 15A

IN ACCORDANCE WITH HHLT'S FINANCIAL MANAGEMENT POLICY, WHEN HIRING THE EXECUTIVE DIRECTOR, AND THEREAFTER ON AN ANNUAL BASIS, THE BOARD PERFORMS A THOROUGH REVIEW TO DETERMINE SUITABLE COMPENSATION. THIS PROCESS INVOLVES REVIEW OF SALARY COMPARABILITY DATA FROM PUBLIC SOURCES (FORM 990S OF SIMILAR NON-PROFIT ORGANIZATIONS IN THE REGION) BY THE INDEPENDENT MEMBERS OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS, AND THEN REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR'S SALARY, AS ONE COMPONENT OF THE ORGANIZATION'S FISCAL YEAR BUDGET, BY THE INDEPENDENT BOARD OF DIRECTORS AT ITS ANNUAL MEETING. THE EXECUTIVE DIRECTOR'S DISCRETIONARY BONUS IS BASED ON AN END OF CALENDAR YEAR PERFORMANCE REVIEW, IS NOT CONTINGENT UPON HHLT PROFITS OR REVENUES, AND IS REVIEWED AND APPROVED BY THE INDEPENDENT MEMBERS OF THE BOARD'S EXECUTIVE COMMITTEE. IN ACCORDANCE WITH HHLT'S RECORDS POLICY, THE BOARD RETAINS INDEFINITELY THE DOCUMENTATION OF THE COMPARABILITY DATA, THE REVIEW DELIBERATION, AND ITS FINAL DECISION FOR BOTH SALARY AND BONUS.

PART VI, SECTION C, LINE 19

THE LATEST FORM 990 IS AVAILABLE TO THE PUBLIC UPON REQUEST FROM HHLT OR THE NEW YORK DEPARTMENT OF LAW, CHARITIES BUREAU. ADDITIONALLY, THE CURRENT AND PREVIOUS YEARS' FORM 990S ARE AVAILABLE TO THE PUBLIC ON

Name of the organization

HUDSON HIGHLANDS LAND TRUST, INC.

Employer identification number

13-3528266

HHLT'S WEBSITE AND ON THE GUIDESTAR WEBSITE. REQUESTS RECEIVED AT HHLT IN WRITING, OR BY PHONE, FAX, OR EMAIL MEANS, WILL BE HONORED WITHIN ONE WEEK'S TIME. WE PUBLISH AN ANNUAL REPORT WHICH IS MAILED TO OVER 2000 HOUSEHOLDS IN OUR PROGRAM AREA, IS POSTED ON HHLT'S WEBSITE, AND IS AVAILABLE TO THE PUBLIC THROUGHOUT THE YEAR THROUGH MULTIPLE PUBLIC EVENTS AND VENUES. OUR MISSION AND VISION STATEMENTS, ETHICS STATEMENT, CONFLICTS OF INTEREST POLICY, A LISTING OF OUR BOARD OF DIRECTORS AND ANNUAL REPORTS OF THE CURRENT AND PREVIOUS FIVE YEARS ARE FOUND ON THE ORGANIZATION'S WEBSITE IN PDF FORMAT. WE ALSO SUBMIT A SUMMARY ANNUAL REPORT, INCLUDING FINANCIAL INFORMATION AND COMPLETED LAND CONSERVATION PROJECTS, TO LOCAL NEWS PUBLICATIONS WITHIN HHLT'S PROGRAM AREA.

PART III, LINE 4D

IN ADDITION TO ITS WORK IN THE PRIMARY AREAS OF LAND CONSERVATION, NATURAL RESOURCE PLANNING AND OUTREACH AND EDUCATION, HHLT IS INVOLVED IN A VARIETY OF OTHER PROGRAM INITIATIVES. THESE INCLUDE WORK IN NATURAL RESOURCES PROTECTION, WORKING WITH OUR PARTNERS TO ADDRESS ISSUES AS DIVERSE AS INVASIVE SPECIES CONTROL TO STORMWATER MANAGEMENT. THE STAFF AND BOARD ALSO COLLABORATE ON MULTIPLE PROJECTS TO FURTHER HHLT'S GOALS, SPANNING ALL ASPECTS OF OUR PROGRAMS, INCLUDING LIGHT POLLUTION REDUCTION PROGRAMS, PROMOTION OF LAND PRESERVATION OPTIONS, AND SUPPORT OF HIGHLANDS CONSERVATION ACT INITIATIVES. ALTHOUGH RESOURCES DEVOTED TO THESE PROGRAMS ARE MUCH SMALLER IN SCALE THAN THE PRIMARY AREAS OF RESOURCE ALLOCATION, COLLECTIVELY THEY REPRESENT AN IMPORTANT SEGMENT OF HHLT'S WORK BENEFITTING THE PUBLIC.

Name of the organization HUDSON HIGHLANDS LAND TRUST, INC.	Employer identification number 13-3528266
---	--

ATTACHMENT 1

FORM 990, PART III, LINE 1 - ORGANIZATION'S MISSION

HUDSON HIGHLANDS LAND TRUST, INC. PROTECTS AND PRESERVES THE NATURAL RESOURCES, RURAL CHARACTER AND SCENIC BEAUTY OF THE HUDSON HIGHLANDS. OUR VISION IS FOR THE HUDSON HIGHLANDS TO REMAIN FOREVER A PLACE OF UNDIMINISHED NATURAL ABUNDANCE, SCENIC BEAUTY AND HISTORICAL SIGNIFICANCE -- SHARED AND PROTECTED BY ENGAGED COMMUNITIES FOR THE BENEFIT OF ALL.

ATTACHMENT 2

FORM 990, PART III - PROGRAM SERVICE, LINE 4B

OUTREACH AND EDUCATION: THROUGH THE ORGANIZATION'S OUTREACH EVENTS AND PROGRAMS, HHLT SEEKS TO CREATE PUBLIC AWARENESS ON A NUMBER OF ISSUES, INCLUDING CONSERVATION AND SUSTAINABILITY, AND CELEBRATES THE NATURAL SPLENDOR OF THE HUDSON HIGHLANDS WITH COMMUNITY MEMBERS OF ALL AGES. OUR OUTREACH PROGRAMMING AIMS TO INSTILL A SENSE OF THE IMPORTANCE OF STEWARDSHIP IN RESIDENTS AND VISITORS TO THE HUDSON HIGHLANDS, THROUGH A DIVERSE ARRAY OF ACTIVITIES AND EVENTS. MAJOR OUTREACH PROGRAMS INCLUDE: A FREE ANNUAL COMMUNITY SUSTAINABILITY FORUM ATTENDED BY OVER 100 RESIDENTS AND VISITORS; HIKES AND VOLUNTEER DAYS ON SITE ON CONSERVED PROPERTIES, AND PARTNERSHIPS WITH TRAIL GROUPS TO EDUCATE THE MANY VISITORS TO OUR AREA ABOUT OUR NATURAL RESOURCES.

ATTACHMENT 3

PUBLIC INSPECTION COPY

Name of the organization HUDSON HIGHLANDS LAND TRUST, INC.	Employer identification number 13-3528266
---	--

ATTACHMENT 3 (CONT'D)

FORM 990, PART IX - OTHER FEES

DESCRIPTION	(A) TOTAL FEES	(B) PROGRAM SERVICE EXP.	(C) MANAGEMENT AND GENERAL	(D) FUNDRAISING EXPENSES
CONTRACTORS	203,430.	196,355.		7,075.
TOTALS	<u>203,430.</u>	<u>196,355.</u>		<u>7,075.</u>

ATTACHMENT 4

FORM 990, PART X - PREPAID EXPENSES AND DEFERRED CHARGES

DESCRIPTION	ENDING BOOK VALUE
DEPOSITS	1,613.
PREPAID EXPENSES	8,746.
TOTALS	<u>10,359.</u>

ATTACHMENT 5

FORM 990, PART X - INVESTMENTS - PUBLICLY TRADED SECURITIES

DESCRIPTION	ENDING BOOK VALUE	COST OR FMV
COMMON STOCKS	6,206,313.	FMV
TOTALS	<u>6,206,313.</u>	

ATTACHMENT 6

Name of the organization HUDSON HIGHLANDS LAND TRUST, INC.	Employer identification number 13-3528266
---	--

ATTACHMENT 6 (CONT'D)

FORM 990, PART X - DEFERRED REVENUE

<u>DESCRIPTION</u>	<u>ENDING BOOK VALUE</u>
DEFERRED REVENUE	50,000.
TOTALS	<u>50,000.</u>