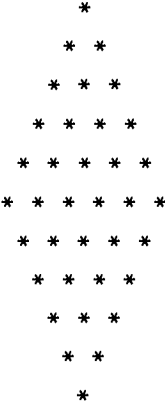


COMPILED FINANCIAL STATEMENTS
OF
COLUMBIA COMMUNITY LAND TRUST

JANUARY 31, 2019



BEARD-BOEHMER & ASSOCIATES, PC
CERTIFIED PUBLIC ACCOUNTANTS
COLUMBIA, MISSOURI

February 4, 2019

ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors of
Columbia Community Land Trust

Management is responsible for the accompanying financial statements of Columbia Community Land Trust (a nonprofit organization), which comprise the statement of assets, liabilities, and net assets—modified cash basis as of January 31, 2019, and 2018 and the related statement of revenue and expense—modified cash basis for the month then ended in accordance with the modified cash basis of accounting, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures required by the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, changes in net assets, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Columbia Community Land Trust.

Beard-Boehmer & Associates, PC

Beard-Boehmer & Associates, PC
Columbia, MO

Columbia Community Land Trust

STATEMENT OF FINANCIAL POSITION

As of January 31, 2019

| | TOTAL | |
|--|---------------------|-------------------------|
| | AS OF JAN 31, 2019 | AS OF JAN 31, 2018 (PY) |
| ASSETS | | |
| Current Assets | | |
| Bank Accounts | | |
| Providence Bank | 20,897.11 | 41,262.17 |
| Providence Bank - Ground Lease Fees | 2,040.00 | |
| Total Bank Accounts | \$22,937.11 | \$41,262.17 |
| Total Current Assets | \$22,937.11 | \$41,262.17 |
| Fixed Assets | | |
| Land Purchases | | |
| Lynn Cottages Land | 82,365.92 | 45,000.00 |
| Total Land Purchases | 82,365.92 | 45,000.00 |
| Total Fixed Assets | \$82,365.92 | \$45,000.00 |
| Other Assets | | |
| Construction in Process - Prior Year | 0.00 | 240,715.21 |
| Total Other Assets | \$0.00 | \$240,715.21 |
| TOTAL ASSETS | \$105,303.03 | \$326,977.38 |
| LIABILITIES AND EQUITY | | |
| Liabilities | | |
| Long-Term Liabilities | | |
| Notes Payable - Providence Bank | | |
| NP - Providence Bank #107 | 0.00 | 41,747.68 |
| NP - Providence Bank #109 | 0.00 | 18,678.68 |
| NP - Providence Bank #111 | 0.00 | 26,458.38 |
| NP - Providence Bank #113 | 0.00 | 24,825.78 |
| Total Notes Payable - Providence Bank | 0.00 | 111,710.52 |
| NP - City of Columbia | 0.00 | 40,000.00 |
| Total Long-Term Liabilities | \$0.00 | \$151,710.52 |
| Total Liabilities | \$0.00 | \$151,710.52 |
| Equity | | |
| Net Assets | 103,393.26 | 230,626.16 |
| Net Revenue | 1,909.77 | -55,359.30 |
| Total Equity | \$105,303.03 | \$175,266.86 |
| TOTAL LIABILITIES AND EQUITY | \$105,303.03 | \$326,977.38 |

Columbia Community Land Trust

STATEMENT OF REVENUE AND EXPENSES - MODIFIED CASH BASIS

January 2019

| | TOTAL | | |
|------------------------------------|-------------------|----------------------|-------------------|
| | JAN 2019 | JAN 2018 (PY) | JAN 2019 (YTD) |
| Revenue | | | |
| Donations | 1,819.77 | 25.49 | 1,819.77 |
| Ground Lease Fees | 160.00 | | 160.00 |
| Unapplied Cash Payment Revenue | 80.00 | | 80.00 |
| Total Revenue | \$2,059.77 | \$25.49 | \$2,059.77 |
| GROSS PROFIT | \$2,059.77 | \$25.49 | \$2,059.77 |
| Expenditures | | | |
| Construction Costs - Unsold | | 55,384.79 | |
| Professional Services | | | |
| Accounting fees | 150.00 | | 150.00 |
| Total Professional Services | 150.00 | | 150.00 |
| Total Expenditures | \$150.00 | \$55,384.79 | \$150.00 |
| NET OPERATING REVENUE | \$1,909.77 | \$ -55,359.30 | \$1,909.77 |
| NET REVENUE | \$1,909.77 | \$ -55,359.30 | \$1,909.77 |

Note

See Accountants' Compilation Report