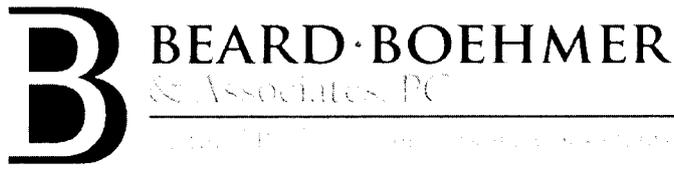


COMPILED FINANCIAL STATEMENTS
OF
COLUMBIA COMMUNITY LAND TRUST

APRIL 30, 2019

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BEARD-BOEHMER & ASSOCIATES, PC
CERTIFIED PUBLIC ACCOUNTANTS
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May 7, 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 April 30, 2019 and 2018 and the related statement of revenue and expense—modified cash basis for the month and four months 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 ASSETS, LIABILITIES, AND NET ASSETS - MODIFIED CASH BASIS

As of April 30, 2019

	TOTAL	
	AS OF APR 30, 2019	AS OF APR 30, 2018 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Providence Bank	18,096.42	118,759.52
Providence Bank - Ground Lease Fees	2,620.00	
Total Bank Accounts	\$20,716.42	\$118,759.52
Total Current Assets	\$20,716.42	\$118,759.52
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	128,374.94
Total Other Assets	\$0.00	\$128,374.94
TOTAL ASSETS	\$103,082.34	\$292,134.46
LIABILITIES AND EQUITY		
Liabilities		
Long-Term Liabilities		
Notes Payable - Providence Bank	0.00	
NP - Providence Bank #107	0.00	56,520.99
NP - Providence Bank #109	0.00	41,027.23
NP - Providence Bank #111	0.00	53,736.58
NP - Providence Bank #113	0.00	-37,926.87
Total Notes Payable - Providence Bank	0.00	113,357.93
NP - City of Columbia	0.00	40,000.00
Total Long-Term Liabilities	\$0.00	\$153,357.93
Total Liabilities	\$0.00	\$153,357.93
Equity		
Net Assets	103,393.26	230,626.16
Net Revenue	-310.92	-91,849.63
Total Equity	\$103,082.34	\$138,776.53
TOTAL LIABILITIES AND EQUITY	\$103,082.34	\$292,134.46

Note

See Accountants' Compilation Report

Columbia Community Land Trust

STATEMENT OF REVENUE AND EXPENSES - MODIFIED CASH BASIS

April 2019

	TOTAL		
	APR 2019	APR 2018 (PY)	JAN - APR, 2019 (YTD)
Revenue			
Donations	265.00	322.45	3,270.85
Government Grants		20,000.00	
Ground Lease Fees	240.00		800.00
Home sales proceeds		234,000.00	
Unapplied Cash Payment Revenue	0.00		20.00
Total Revenue	\$505.00	\$254,322.45	\$4,090.85
Cost of Goods Sold			
Cost of Homes Sold		222,835.81	
Lease Subsidy		46,800.00	
Settlement and Commission Charges		15,199.80	
Total Cost of Goods Sold	\$0.00	\$284,835.61	\$0.00
GROSS PROFIT	\$505.00	\$ -30,513.16	\$4,090.85
Expenditures			
Advertising & Marketing	13.74		13.74
Client Assistance			2,160.18
Construction Costs - Unsold		-50,885.35	
Insurance			800.00
Interest Expense		272.94	
Professional Services			
Accounting fees			450.00
Legal Fees	537.50		537.50
Total Professional Services	537.50		987.50
Repairs & Maintenance			440.35
Unapplied Cash Bill Payment Expenditure			0.00
Total Expenditures	\$551.24	\$ -50,612.41	\$4,401.77
NET OPERATING REVENUE	\$ -46.24	\$20,099.25	\$ -310.92
NET REVENUE	\$ -46.24	\$20,099.25	\$ -310.92

Note

See Accountants' Compilation Report