

COMPILED FINANCIAL STATEMENTS
OF
COLUMBIA COMMUNITY LAND TRUST

OCTOBER 31, 2021

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

January 14, 2021

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 financial position as of October 31, 2021 and 2020 and the related statement of activities for the month and ten months then ended. 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.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows 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, the 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
Columbia, MO

Columbia Community Land Trust

Statement of Financial Position

As of October 31, 2021

	TOTAL	
	AS OF OCT 31, 2021	AS OF OCT 31, 2020 (PY)
ASSETS		
Current Assets		
Bank Accounts		
First Mid Bank & Trust	142,475.20	126,132.55
First Mid Bank & Trust - Ground Lease Fees	13,785.37	9,005.87
Total Bank Accounts	\$156,260.57	\$135,138.42
Accounts Receivable		
Accounts Receivable (A/R)	360.00	160.00
Total Accounts Receivable	\$360.00	\$160.00
Other Current Assets		
Prepaid Insurance	1,884.93	
Total Other Current Assets	\$1,884.93	\$0.00
Total Current Assets	\$158,505.50	\$135,298.42
Fixed Assets		
Land Purchases	279,997.58	264,997.58
Total Fixed Assets	\$279,997.58	\$264,997.58
Other Assets		
Construction in Process	270,068.87	108,306.77
Total Other Assets	\$270,068.87	\$108,306.77
TOTAL ASSETS	\$708,571.95	\$508,602.77
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	367.25	520.26
Total Accounts Payable	\$367.25	\$520.26
Total Current Liabilities	\$367.25	\$520.26
Long-Term Liabilities		
Notes Payable - Central Bank	107,944.09	108,306.77
Notes Payable - Providence Bank	0.00	0.00
NP - Providence 82070	104,019.08	
Total Notes Payable - Providence Bank	104,019.08	0.00
Total Long-Term Liabilities	\$211,963.17	\$108,306.77
Total Liabilities	\$212,330.42	\$108,827.03
Equity		
Net Assets - With Donor Restrictions	279,998.00	
Net Assets - Without Restrictions	152,115.48	241,581.24
Net Revenue	64,128.05	158,194.50
Total Equity	\$496,241.53	\$399,775.74
TOTAL LIABILITIES AND EQUITY	\$708,571.95	\$508,602.77

Note

See Accountants' Compilation Report

Columbia Community Land Trust

Statement of Activities

October 2021

	TOTAL		
	OCT 2021	JAN - OCT, 2021 (YTD)	JAN - OCT, 2020 (PY YTD)
Revenue			
Discounts/Refunds Given		336.00	
Donations		1,669.05	124,296.74
Donations - InKind	4,548.58	60,485.80	145,735.80
Government Grants		186,272.95	
Ground Lease Fees	560.00	4,440.00	3,790.00
Home sales proceeds		685,112.40	135,000.00
Capitalization of CHDO Home Sales		1,000.00	
Total Home sales proceeds		686,112.40	135,000.00
Services		339.55	2,870.23
Total Revenue	\$5,108.58	\$939,655.75	\$411,692.77
Cost of Goods Sold			
Cost of Homes Sold	76.77	648,910.54	147,887.16
Lease Subsidy		114,000.00	27,000.00
Settlement and Commission Charges		38,718.35	7,421.20
Total Cost of Goods Sold	\$76.77	\$801,628.89	\$182,308.36
GROSS PROFIT	\$5,031.81	\$138,026.86	\$229,384.41
Expenditures			
Advertising & Marketing		4,349.95	1,754.22
Bank Charges & Fees			290.44
Insurance	-581.00	6,598.00	9,031.00
Interest Expense	90.54	1,415.63	410.26
Membership Dues & subscriptions		1,260.00	400.00
Office Supplies & Software		7.00	785.10
Professional Services			
Accounting fees	310.00	1,550.00	1,540.00
Legal Fees	345.00	2,484.00	2,064.00
Professional Fees		5,850.00	5,800.00
Total Professional Services	655.00	9,884.00	9,404.00
QuickBooks Payments Fees	14.50	90.63	16.69
Repairs & Maintenance	1,344.00	4,870.00	3,592.40
Salaries - Inkind	4,548.58	45,485.80	45,485.80
Taxes & Licenses			20.00
Uncategorized Expense		7.00	
Total Expenditures	\$6,071.62	\$73,968.01	\$71,189.91
NET OPERATING REVENUE	\$ -1,039.81	\$64,058.85	\$158,194.50
Other Revenue			
Other Investment Revenue		69.20	
Total Other Revenue	\$0.00	\$69.20	\$0.00
NET OTHER REVENUE	\$0.00	\$69.20	\$0.00
NET REVENUE	\$ -1,039.81	\$64,128.05	\$158,194.50

Note

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