

COMPILED FINANCIAL STATEMENTS  
OF  
COLUMBIA COMMUNITY LAND TRUST  
  
DECEMBER 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 December 31, 2021 and 2020 and the related statement of activities for the month and year 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 December 31, 2021

	TOTAL	
	AS OF DEC 31, 2021	AS OF DEC 31, 2020 (PY)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
First Mid Bank & Trust	132,473.21	113,289.79
First Mid Bank & Trust - Ground Lease Fees	14,998.79	9,556.00
<b>Total Bank Accounts</b>	<b>\$147,472.00</b>	<b>\$122,845.79</b>
Accounts Receivable		
Accounts Receivable (A/R)	480.00	320.00
<b>Total Accounts Receivable</b>	<b>\$480.00</b>	<b>\$320.00</b>
Other Current Assets		
Prepaid Insurance	1,884.93	1,884.93
<b>Total Other Current Assets</b>	<b>\$1,884.93</b>	<b>\$1,884.93</b>
<b>Total Current Assets</b>	<b>\$149,836.93</b>	<b>\$125,050.72</b>
Fixed Assets		
Land Purchases	294,997.58	264,997.58
<b>Total Fixed Assets</b>	<b>\$294,997.58</b>	<b>\$264,997.58</b>
Other Assets		
Construction in Process	162,124.78	42,134.49
<b>Total Other Assets</b>	<b>\$162,124.78</b>	<b>\$42,134.49</b>
<b>TOTAL ASSETS</b>	<b>\$606,959.29</b>	<b>\$432,182.79</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	31.25	69.31
<b>Total Accounts Payable</b>	<b>\$31.25</b>	<b>\$69.31</b>
<b>Total Current Liabilities</b>	<b>\$31.25</b>	<b>\$69.31</b>
Long-Term Liabilities		
Notes Payable - Providence Bank	0.00	0.00
NP - Providence 82070	103,886.56	
<b>Total Notes Payable - Providence Bank</b>	<b>103,886.56</b>	<b>0.00</b>
<b>Total Long-Term Liabilities</b>	<b>\$103,886.56</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$103,917.81</b>	<b>\$69.31</b>
Equity		
Net Assets - With Donor Restrictions	294,998.00	264,998.00
Net Assets - Without Restrictions	137,115.48	-23,416.76
Net Revenue	70,928.00	190,532.24
<b>Total Equity</b>	<b>\$503,041.48</b>	<b>\$432,113.48</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$606,959.29</b>	<b>\$432,182.79</b>

### Note

See Accountants' Compilation Report

# Columbia Community Land Trust

## Statement of Activities

December 2021

	TOTAL		
	DEC 2021	JAN - DEC 2021 (YTD)	JAN - DEC 2020 (PY YTD)
Revenue			
Discounts/Refunds Given		336.00	
Donations	168.91	1,837.96	124,296.74
Donations - InKind	19,548.58	84,582.96	158,444.96
Government Grants		186,272.95	42,134.49
Ground Lease Fees	760.00	5,720.00	4,510.00
Home sales proceeds		822,112.40	249,327.58
Capitalization of CHDO Home Sales	2,000.00	3,000.00	
<b>Total Home sales proceeds</b>	<b>2,000.00</b>	<b>825,112.40</b>	<b>249,327.58</b>
Services		339.55	2,870.23
<b>Total Revenue</b>	<b>\$22,477.49</b>	<b>\$1,104,201.82</b>	<b>\$581,584.00</b>
Cost of Goods Sold			
Cost of Homes Sold	144.80	757,237.52	264,057.71
Lease Subsidy		141,400.00	27,000.00
Settlement and Commission Charges		46,096.29	13,442.01
<b>Total Cost of Goods Sold</b>	<b>\$144.80</b>	<b>\$944,733.81</b>	<b>\$304,499.72</b>
<b>GROSS PROFIT</b>	<b>\$22,332.69</b>	<b>\$159,468.01</b>	<b>\$277,084.28</b>
Expenditures			
Advertising & Marketing	482.64	4,832.59	2,137.98
Bank Charges & Fees			290.44
Insurance	-353.00	7,116.00	7,664.07
Interest Expense	62.15	2,335.45	593.78
Membership Dues & subscriptions	400.00	1,660.00	400.00
Office Rent			3,612.00
Office Supplies & Software		7.00	785.10
Professional Services			
Accounting fees	635.00	2,495.00	2,300.00
Legal Fees	437.00	3,289.00	2,432.00
Professional Fees		5,850.00	5,800.00
<b>Total Professional Services</b>	<b>1,072.00</b>	<b>11,634.00</b>	<b>10,532.00</b>
QuickBooks Payments Fees	12.08	117.21	26.56
Repairs & Maintenance	1,262.50	6,317.00	5,907.15
Salaries - Inkind	4,548.58	54,582.96	54,582.96
Taxes & Licenses			20.00

# Columbia Community Land Trust

## Statement of Activities

December 2021

	TOTAL		
	DEC 2021	JAN - DEC 2021 (YTD)	JAN - DEC 2020 (PY YTD)
Uncategorized Expense		7.00	
<b>Total Expenditures</b>	<b>\$7,486.95</b>	<b>\$88,609.21</b>	<b>\$86,552.04</b>
NET OPERATING REVENUE	<b>\$14,845.74</b>	<b>\$70,858.80</b>	<b>\$190,532.24</b>
Other Revenue			
Other Investment Revenue		69.20	
<b>Total Other Revenue</b>	<b>\$0.00</b>	<b>\$69.20</b>	<b>\$0.00</b>
NET OTHER REVENUE	<b>\$0.00</b>	<b>\$69.20</b>	<b>\$0.00</b>
NET REVENUE	<b>\$14,845.74</b>	<b>\$70,928.00</b>	<b>\$190,532.24</b>

### Note

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