

COMPILED FINANCIAL STATEMENTS  
OF  
COLUMBIA COMMUNITY LAND TRUST

DECEMBER 31, 2022

\*  
\* \*  
\* \* \*  
\* \* \* \*  
\* \* \* \* \*  
\* \* \* \* \* \*  
\* \* \* \* \*  
\* \* \* \*  
\* \* \*  
\* \*  
\*

BEARD & ASSOCIATES, PC  
CERTIFIED PUBLIC ACCOUNTANTS  
COLUMBIA, MISSOURI

May 26, 2023

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, 2022 and 2021 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 & Associates, PC  
Columbia, MO

**Columbia Community Land Trust**  
**Statement of Financial Position**  
As of December 31, 2022

	Total	
	As of Dec 31, 2022	As of Dec 31, 2021 (PY)
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
First Mid Bank & Trust	109,057.50	132,473.21
First Mid Bank & Trust - Ground Lease Fees	23,276.20	14,998.79
<b>Total Bank Accounts</b>	<b>\$ 132,333.70</b>	<b>\$ 147,472.00</b>
<b>Accounts Receivable</b>		
Accounts Receivable (A/R)	640.00	480.00
<b>Total Accounts Receivable</b>	<b>\$ 640.00</b>	<b>\$ 480.00</b>
<b>Other Current Assets</b>		
Prepaid Expenses	7,945.58	0.00
<b>Total Other Current Assets</b>	<b>\$ 7,945.58</b>	<b>\$ 0.00</b>
<b>Total Current Assets</b>	<b>\$ 140,919.28</b>	<b>\$ 147,952.00</b>
<b>Fixed Assets</b>		
Land Purchases	294,997.58	294,997.58
<b>Total Fixed Assets</b>	<b>\$ 294,997.58</b>	<b>\$ 294,997.58</b>
<b>Other Assets</b>		
Construction In Process	0.00	162,124.78
<b>Total Other Assets</b>	<b>\$ 0.00</b>	<b>\$ 162,124.78</b>
<b>TOTAL ASSETS</b>	<b>\$ 435,916.86</b>	<b>\$ 605,074.36</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable (A/P)	406.25	31.25
<b>Total Accounts Payable</b>	<b>\$ 406.25</b>	<b>\$ 31.25</b>
<b>Total Current Liabilities</b>	<b>\$ 406.25</b>	<b>\$ 31.25</b>
<b>Long-Term Liabilities</b>		
Notes Payable - Providence Bank	0.00	0.00
NP - Providence 82070	0.00	103,886.56
<b>Total Notes Payable - Providence Bank</b>	<b>\$ 0.00</b>	<b>\$ 103,886.56</b>
<b>Total Long-Term Liabilities</b>	<b>\$ 0.00</b>	<b>\$ 103,886.56</b>
<b>Total Liabilities</b>	<b>\$ 406.25</b>	<b>\$ 103,917.81</b>
<b>Equity</b>		
Net Assets - With Donor Restrictions	294,998.00	294,998.00
Net Assets - Without Restrictions	206,158.55	137,115.48
Net Revenue	-65,645.94	69,043.07
<b>Total Equity</b>	<b>\$ 435,510.61</b>	<b>\$ 501,156.55</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 435,916.86</b>	<b>\$ 605,074.36</b>

**Note**

See Accountants' Compilation Report

# Columbia Community Land Trust Statement of Activities

December 2022

	Total		
	Dec 2022	Jan - Dec 2022 (YTD)	Jan - Dec 2021 (PY YTD)
<b>Revenue</b>			
Discounts/Refunds Given			336.00
Donations		5,500.00	1,837.96
Donations - InKind	4,548.58	54,582.96	84,582.96
Government Grants			186,272.95
Ground Lease Fees	760.00	8,640.00	5,720.00
Home sales proceeds		135,000.00	822,112.40
Capitalization of CHDO Home Sales	1,000.00	1,000.00	3,000.00
<b>Total Home sales proceeds</b>	<b>\$ 1,000.00</b>	<b>\$ 136,000.00</b>	<b>\$ 825,112.40</b>
Services			339.55
<b>Total Revenue</b>	<b>\$ 6,308.58</b>	<b>\$ 204,722.96</b>	<b>\$ 1,104,201.82</b>
<b>Cost of Goods Sold</b>			
Cost of Homes Sold		162,378.34	757,237.52
Lease Subsidy		27,000.00	141,400.00
Settlement and Commission Charges		7,543.00	46,096.29
<b>Total Cost of Goods Sold</b>	<b>\$ 0.00</b>	<b>\$ 196,921.34</b>	<b>\$ 944,733.81</b>
<b>Gross Profit</b>	<b>\$ 6,308.58</b>	<b>\$ 7,801.62</b>	<b>\$ 159,468.01</b>
<b>Expenditures</b>			
Advertising & Marketing	347.88	490.32	4,832.59
insurance		-1,295.00	9,000.93
interest Expense		605.99	2,335.45
Membership Dues & subscriptions	420.00	420.00	1,660.00
Office Supplies & Software		922.85	14.00
<b>Professional Services</b>			
Accounting fees	155.00	1,705.00	2,495.00
Legal Fees	253.00	5,037.00	3,289.00
Professional Fees		7,069.92	5,850.00
<b>Total Professional Services</b>	<b>\$ 408.00</b>	<b>\$ 13,811.92</b>	<b>\$ 11,634.00</b>
QuickBooks Payments Fees	25.98	202.59	117.21
Repairs & Maintenance		2,731.56	6,317.00
Salaries - Inkind	4,548.58	54,582.96	54,582.96
Travel		1,038.51	
Utilities		-64.14	
<b>Total Expenditures</b>	<b>\$ 5,750.44</b>	<b>\$ 73,447.56</b>	<b>\$ 90,494.14</b>
<b>Net Operating Revenue</b>	<b>\$ 558.14</b>	<b>-\$ 65,645.94</b>	<b>\$ 68,973.87</b>
<b>Other Revenue</b>			
Other Investment Revenue			69.20
<b>Total Other Revenue</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 69.20</b>
<b>Net Other Revenue</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 69.20</b>
<b>Net Revenue</b>	<b>\$ 558.14</b>	<b>-\$ 65,645.94</b>	<b>\$ 69,043.07</b>

## Note

See Accountants' Compilation Report

Friday, May 26, 2023 01:41 PM GMT-05:00