

COMPILED FINANCIAL STATEMENTS  
OF  
COLUMBIA COMMUNITY LAND TRUST  
  
DECEMBER 31, 2020 and 2019



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

January 5, 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, 2020 and 2019 and the related statement of activities for the month ended December 31, 2020 and twelve months ended December 31, 2020 and 2019. 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, 2020

	TOTAL	
	AS OF DEC 31, 2020	AS OF DEC 31, 2019 (PY)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
Providence Bank	113,219.98	21,616.60
Providence Bank - Ground Lease Fees	9,556.00	5,160.00
<b>Total Bank Accounts</b>	<b>\$122,775.98</b>	<b>\$26,776.60</b>
Accounts Receivable		
Accounts Receivable (A/R)	320.00	240.00
<b>Total Accounts Receivable</b>	<b>\$320.00</b>	<b>\$240.00</b>
<b>Total Current Assets</b>	<b>\$123,095.98</b>	<b>\$27,016.60</b>
Fixed Assets		
Land Purchases	264,997.58	164,747.58
<b>Total Fixed Assets</b>	<b>\$264,997.58</b>	<b>\$164,747.58</b>
Other Assets		
Construction in Process	42,134.49	119,415.78
<b>Total Other Assets</b>	<b>\$42,134.49</b>	<b>\$119,415.78</b>
<b>TOTAL ASSETS</b>	<b>\$430,228.05</b>	<b>\$311,179.96</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	-0.50	130.40
<b>Total Accounts Payable</b>	<b>\$ -0.50</b>	<b>\$130.40</b>
<b>Total Current Liabilities</b>	<b>\$ -0.50</b>	<b>\$130.40</b>
Long-Term Liabilities		
Notes Payable - Providence Bank	0.00	69,468.32
<b>Total Long-Term Liabilities</b>	<b>\$0.00</b>	<b>\$69,468.32</b>
<b>Total Liabilities</b>	<b>\$ -0.50</b>	<b>\$69,598.72</b>
Equity		
Net Assets	241,581.24	103,502.86
Net Revenue	188,647.31	138,078.38
<b>Total Equity</b>	<b>\$430,228.55</b>	<b>\$241,581.24</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$430,228.05</b>	<b>\$311,179.96</b>

### Note

See Accountants' Compilation Report

# Columbia Community Land Trust

## STATEMENT OF ACTIVITIES

December 2020

	TOTAL		
	DEC 2020	JAN - DEC 2020 (YTD)	JAN - DEC 2019 (PY YTD)
Revenue			
Donations		124,296.74	14,538.19
Donations - InKind	4,548.58	154,832.96	136,964.66
Government Grants	42,134.49	42,134.49	50,000.00
Ground Lease Fees	400.00	4,510.00	3,480.00
Home sales proceeds	114,327.58	249,327.58	
Capitalization of CHDO Home Sales			3,000.00
<b>Total Home sales proceeds</b>	<b>114,327.58</b>	<b>249,327.58</b>	<b>3,000.00</b>
Services		2,870.23	
<b>Total Revenue</b>	<b>\$161,410.65</b>	<b>\$577,972.00</b>	<b>\$207,982.85</b>
Cost of Goods Sold			
Cost of Homes Sold	114,550.75	264,057.71	
Lease Subsidy		27,000.00	
Settlement and Commission Charges	6,020.81	13,442.01	
<b>Total Cost of Goods Sold</b>	<b>\$120,571.56</b>	<b>\$304,499.72</b>	<b>\$0.00</b>
GROSS PROFIT	<b>\$40,839.09</b>	<b>\$273,472.28</b>	<b>\$207,982.85</b>
Expenditures			
Advertising & Marketing	383.76	2,137.98	872.55
Bank Charges & Fees		290.44	
Client Assistance			2,160.18
Conference Expense			62.11
Insurance		9,549.00	1,553.00
Interest Expense	84.24	593.78	52.54
Membership Dues & subscriptions		400.00	
Office Supplies & Software		785.10	755.00
Professional Services			
Accounting fees	155.00	2,300.00	1,800.00
Legal Fees	368.00	2,432.00	2,276.00
Professional Fees		5,800.00	64.50
<b>Total Professional Services</b>	<b>523.00</b>	<b>10,532.00</b>	<b>4,140.50</b>
Purchases			997.50
QuickBooks Payments Fees	4.23	26.56	
Repairs & Maintenance	2,222.50	5,907.15	3,710.35
Salaries - Inkind	4,548.58	54,582.96	54,583.00
Taxes & Licenses		20.00	10.50
Travel			1,007.24
<b>Total Expenditures</b>	<b>\$7,766.31</b>	<b>\$84,824.97</b>	<b>\$69,904.47</b>
<b>NET OPERATING REVENUE</b>	<b>\$33,072.78</b>	<b>\$188,647.31</b>	<b>\$138,078.38</b>
<b>NET REVENUE</b>	<b>\$33,072.78</b>	<b>\$188,647.31</b>	<b>\$138,078.38</b>

### Note

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