

COMPILED FINANCIAL STATEMENTS  
OF  
COLUMBIA COMMUNITY LAND TRUST

JULY 31, 2023

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BEARD & ASSOCIATES, PC  
CERTIFIED PUBLIC ACCOUNTANTS  
COLUMBIA, MISSOURI

August 10, 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 July 31, 2023 and 2022 and the related statement of activities for the month and seven 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 & Associates, PC  
Columbia, MO

**Columbia Community Land Trust**  
**Statement of Financial Position**  
As of July 31, 2023

	Total	
	As of Jul 31, 2023	As of Jul 31, 2022 (PY)
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
First Mid Bank & Trust	98,561.48	109,130.72
First Mid Bank & Trust - Ground Lease Fees	28,371.64	19,723.40
<b>Total Bank Accounts</b>	\$ 126,933.12	\$ 128,854.12
<b>Accounts Receivable</b>		
Accounts Receivable (A/R)	640.00	600.00
<b>Total Accounts Receivable</b>	\$ 640.00	\$ 600.00
<b>Other Current Assets</b>		
Prepaid Expenses	4,976.63	0.00
Undeposited Funds	80.00	40.00
<b>Total Other Current Assets</b>	\$ 5,056.63	\$ 40.00
<b>Total Current Assets</b>	\$ 132,629.75	\$ 129,494.12
<b>Fixed Assets</b>		
Land Purchases	294,997.58	294,997.58
<b>Total Fixed Assets</b>	\$ 294,997.58	\$ 294,997.58
<b>TOTAL ASSETS</b>	\$ 427,627.33	\$ 424,491.70
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable (A/P)	468.25	642.25
<b>Total Accounts Payable</b>	\$ 468.25	\$ 642.25
<b>Total Current Liabilities</b>	\$ 468.25	\$ 642.25
<b>Long-Term Liabilities</b>		
<b>Total Liabilities</b>	\$ 468.25	\$ 642.25
<b>Equity</b>		
Net Assets - With Donor Restrictions	294,998.00	294,998.00
Net Assets - Without Restrictions	140,512.61	206,158.55
Net Revenue	-8,351.53	-77,307.10
<b>Total Equity</b>	\$ 427,159.08	\$ 423,849.45
<b>TOTAL LIABILITIES AND EQUITY</b>	\$ 427,627.33	\$ 424,491.70

**Note**

See Accountants' Compilation Report

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**Columbia Community Land Trust**  
**Statement of Activity**  
July 2023

	Total		
	Jul 2023	Jan - Jul, 2023 (YTD)	Jan - Jul, 2022 (PY YTD)
<b>Revenue</b>			
Donations			5,500.00
Donations - InKind	4,548.58	31,840.06	31,840.06
Ground Lease Fees	760.00	5,320.00	5,000.00
Home sales proceeds			135,000.00
<b>Total Revenue</b>	<b>\$ 5,308.58</b>	<b>\$ 37,160.06</b>	<b>\$ 177,340.06</b>
<b>Cost of Goods Sold</b>			
Cost of Homes Sold			162,378.34
Lease Subsidy			27,000.00
Settlement and Commission Charges			7,543.00
<b>Total Cost of Goods Sold</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 196,921.34</b>
<b>Gross Profit</b>	<b>\$ 5,308.58</b>	<b>\$ 37,160.06</b>	<b>-\$ 19,581.28</b>
<b>Expenditures</b>			
Advertising & Marketing			142.44
Insurance		2,676.00	3,159.00
Interest Expense			605.99
Office Supplies & Software		34.80	
Professional Services			
Accounting fees		850.00	930.00
Legal Fees	276.00	1,594.00	3,772.00
Professional Fees		2,968.95	15,000.00
<b>Total Professional Services</b>	<b>\$ 276.00</b>	<b>\$ 5,412.95</b>	<b>\$ 19,702.00</b>
QuickBooks Payments Fees	24.77	144.56	115.39
Repairs & Maintenance	470.00	5,403.22	1,903.56
Salaries - Inkind	4,548.58	31,840.06	31,840.06
Travel			321.52
Utilities			-64.14
<b>Total Expenditures</b>	<b>\$ 5,319.35</b>	<b>\$ 45,511.59</b>	<b>\$ 57,725.82</b>
<b>Net Operating Revenue</b>	<b>-\$ 10.77</b>	<b>-\$ 8,351.53</b>	<b>-\$ 77,307.10</b>
<b>Net Revenue</b>	<b>-\$ 10.77</b>	<b>-\$ 8,351.53</b>	<b>-\$ 77,307.10</b>

**Note**

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