

COMPILED FINANCIAL STATEMENTS  
OF  
COLUMBIA COMMUNITY LAND TRUST

NOVEMBER 30, 2023

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BEARD & ASSOCIATES, PC  
CERTIFIED PUBLIC ACCOUNTANTS  
COLUMBIA, MISSOURI

December 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 November 30, 2023 and 2022 and the related statement of activities for the month and eleven 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 November 30, 2023

	<b>Total</b>	
	As of Nov 30, 2023	As of Nov 30, 2022 (PY)
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
First Mid Bank & Trust	8,232.54	109,193.38
First Mid Bank & Trust - Ground Lease Fees	6,118.42	22,342.18
First Mid Bank & Trust MMDA	90,779.17	
<b>Total Bank Accounts</b>	<b>\$ 105,130.13</b>	<b>\$ 131,535.56</b>
<b>Accounts Receivable</b>		
Accounts Receivable (A/R)	900.00	800.00
<b>Total Accounts Receivable</b>	<b>\$ 900.00</b>	<b>\$ 800.00</b>
<b>Other Current Assets</b>		
Prepaid Expenses	13,887.26	7,803.15
Undeposited Funds	40.00	40.00
<b>Total Other Current Assets</b>	<b>\$ 13,927.26</b>	<b>\$ 7,843.15</b>
<b>Total Current Assets</b>	<b>\$ 119,957.39</b>	<b>\$ 140,178.71</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>TOTAL ASSETS</b>	<b>\$ 414,954.97</b>	<b>\$ 435,176.29</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable (A/P)	1,289.29	366.25
<b>Total Accounts Payable</b>	<b>\$ 1,289.29</b>	<b>\$ 366.25</b>
<b>Total Current Liabilities</b>	<b>\$ 1,289.29</b>	<b>\$ 366.25</b>
<b>Total Liabilities</b>	<b>\$ 1,289.29</b>	<b>\$ 366.25</b>
<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	-21,844.93	-66,346.51
<b>Total Equity</b>	<b>\$ 413,665.68</b>	<b>\$ 434,810.04</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 414,954.97</b>	<b>\$ 435,176.29</b>

**Note**

See Accountants' Compilation Report

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**Columbia Community Land Trust**  
**Statement of Activities**  
November 2023

	<b>Total</b>		
	Nov 2023	Jan - Nov, 2023 (YTD)	Jan - Nov, 2022 (PY YTD)
<b>Revenue</b>			
Donations			5,500.00
Donations - InKind	4,548.58	50,034.38	50,034.38
Ground Lease Fees	760.00	8,360.00	7,880.00
Home sales proceeds			135,000.00
Uncategorized Income		103.56	
<b>Total Revenue</b>	<b>\$ 5,308.58</b>	<b>\$ 58,497.94</b>	<b>\$ 198,414.38</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>\$ 58,497.94</b>	<b>\$ 1,493.04</b>
<b>Expenditures</b>			
Advertising & Marketing			142.44
Bank Charges & Fees	-0.40	-0.40	
Insurance		2,676.00	-1,295.00
Interest Expense			605.99
Office Supplies & Software		1,004.80	922.85
Professional Services			
Accounting fees	155.00	1,470.00	1,550.00
Legal Fees	483.00	4,009.00	4,784.00
Professional Fees		9,109.22	7,212.35
<b>Total Professional Services</b>	<b>\$ 638.00</b>	<b>\$ 14,588.22</b>	<b>\$ 13,546.35</b>
QuickBooks Payments Fees	14.59	218.18	176.61
Repairs & Maintenance	94.00	12,497.30	2,731.56
Salaries - Inkind	4,548.58	50,034.38	50,034.38
Travel			1,038.51
Utilities			-64.14
<b>Total Expenditures</b>	<b>\$ 5,294.77</b>	<b>\$ 81,018.48</b>	<b>\$ 67,839.55</b>
<b>Net Operating Revenue</b>	<b>\$ 13.81</b>	<b>-\$ 22,520.54</b>	<b>-\$ 66,346.51</b>
<b>Other Revenue</b>			
Other Investment Revenue	223.29	675.61	
<b>Total Other Revenue</b>	<b>\$ 223.29</b>	<b>\$ 675.61</b>	<b>\$ 0.00</b>
<b>Net Other Revenue</b>	<b>\$ 223.29</b>	<b>\$ 675.61</b>	<b>\$ 0.00</b>
<b>Net Revenue</b>	<b>\$ 237.10</b>	<b>-\$ 21,844.93</b>	<b>-\$ 66,346.51</b>

**Note**

See Accountants' Compilation Report