

COMPILED FINANCIAL STATEMENTS
OF
COLUMBIA COMMUNITY LAND TRUST

SEPTEMBER 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 September 30, 2023 and 2022 and the related statement of activities for the month and nine 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 Activities
September 2023

	Total		
	Sep 2023	Jan - Sep, 2023 (YTD)	Jan - Sep, 2022 (PY YTD)
Revenue			
Donations			5,500.00
Donations - InKind	4,548.58	40,937.22	40,937.22
Ground Lease Fees	760.00	6,840.00	6,440.00
Home sales proceeds			135,000.00
Uncategorized Income		103.56	
Total Revenue	\$ 5,308.58	\$ 47,880.78	\$ 187,877.22
Cost of Goods Sold			
Cost of Homes Sold			162,378.34
Lease Subsidy			27,000.00
Settlement and Commission Charges			7,543.00
Total Cost of Goods Sold	\$ 0.00	\$ 0.00	\$ 196,921.34
Gross Profit	\$ 5,308.58	\$ 47,880.78	-\$ 9,044.12
Expenditures			
Advertising & Marketing			142.44
Insurance		2,676.00	3,159.00
Interest Expense			605.99
Office Supplies & Software		1,004.80	922.85
Professional Services			
Accounting fees	155.00	1,315.00	1,240.00
Legal Fees	1,035.00	2,629.00	4,784.00
Professional Fees	2,563.32	9,079.22	15,000.00
Total Professional Services	\$ 3,753.32	\$ 13,023.22	\$ 21,024.00
QuickBooks Payments Fees	14.50	186.34	144.79
Repairs & Maintenance	465.04	11,844.26	2,363.56
Salaries - Inkind	4,548.58	40,937.22	40,937.22
Travel			1,038.51
Utilities			-64.14
Total Expenditures	\$ 8,781.44	\$ 69,671.84	\$ 70,274.22
Net Operating Revenue	-\$ 3,472.86	-\$ 21,791.06	-\$ 79,318.34
Other Revenue			
Other Investment Revenue	214.77	214.77	
Total Other Revenue	\$ 214.77	\$ 214.77	\$ 0.00
Net Other Revenue	\$ 214.77	\$ 214.77	\$ 0.00
Net Revenue	-\$ 3,258.09	-\$ 21,576.29	-\$ 79,318.34

Note

See Accountants' Compilation Report

Columbia Community Land Trust
Statement of Financial Position
As of September 30, 2023

	Total	
	As of Sep 30, 2023	As of Sep 30, 2022 (PY)
ASSETS		
Current Assets		
Bank Accounts		
First Mid Bank & Trust	10,155.58	105,524.88
First Mid Bank & Trust - Ground Lease Fees	4,869.86	21,134.00
First Mid Bank & Trust MMDA	90,318.33	
Total Bank Accounts	\$ 105,343.77	\$ 126,658.88
Accounts Receivable		
Accounts Receivable (A/R)	580.00	400.00
Total Accounts Receivable	\$ 580.00	\$ 400.00
Other Current Assets		
Prepaid Expenses	13,887.26	0.00
Undeposited Funds	120.00	240.00
Total Other Current Assets	\$ 14,007.26	\$ 240.00
Total Current Assets	\$ 119,931.03	\$ 127,298.88
Fixed Assets		
Land Purchases	294,997.58	294,997.58
Total Fixed Assets	\$ 294,997.58	\$ 294,997.58
TOTAL ASSETS	\$ 414,928.61	\$ 422,296.46
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)	994.29	458.25
Total Accounts Payable	\$ 994.29	\$ 458.25
Total Current Liabilities	\$ 994.29	\$ 458.25
Total Liabilities	\$ 994.29	\$ 458.25
Equity		
Net Assets - With Donor Restrictions	294,998.00	294,998.00
Net Assets - Without Restrictions	140,512.61	206,158.55
Net Revenue	-21,576.29	-79,318.34
Total Equity	\$ 413,934.32	\$ 421,838.21
TOTAL LIABILITIES AND EQUITY	\$ 414,928.61	\$ 422,296.46

Note

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