



Promoting Accountability of Public Resources

## AUDITOR GENERAL'S REPORT



**ON THE FINANCIAL STATEMENT AUDIT  
OF THE LIBERIA LAND  
ADMINISTRATION PROJECT (LLAP)**

**GRANT NO. IDA D2370**

**For the Period Ended December 31,  
2022**

**JUNE 2023**

**P. Garswa Jackson, Sr., ACCA, CFIP, CFC  
Auditor General, R. L.**

**Table of Contents**

Opinion ..... 3  
Basis for Opinion ..... 3  
Management's Responsibility ..... 3  
Auditor's Responsibility ..... 4  
STATEMENT OF FUND BALANCE AND CASH STATUS ..... 6  
STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNTS ..... 7  
STATEMENT OF FINANCIAL POSITION ..... 8  
NOTES TO FINANCIAL STATEMENTS ..... 9



June 30, 2023

Atty. J. Adams Manobah, Sr.  
Chairman  
Liberia Land Authority (LLA)  
Mamba Point  
Monrovia, Liberia

Dear Atty. Manobah

**AUDITOR GENERAL'S REPORT ON THE FINANCIAL STATEMENT AUDIT OF LIBERIA  
LAND ADMINISTRATION PROJECT (LLAP) FOR THE FISCAL PERIOD ENDED  
DECEMBER 31, 2022.**

We have audited the financial statements (Grant No. IDA D2370) of the Liberia Land Administration Project (LLAP), which comprise the statement of Cash Receipts and Payments for the period ended 31 December 2022, the Statement of Comparison Budget and Actual Amounts and a summary of significant accounting policies and other explanatory information.

**Opinion**

In our opinion, the accompanying financial statements (Grant No. IDA D2370) present fairly, in all material respects, the Statement of Receipts and Payments as at December 31, 2022, Statement of Comparison of Budget and Actual Amounts and a summary of other accounting policies and explanatory notes for the fiscal period then ended in accordance with International Public Sector Accounting Standards (IPSAS) Cash Basis of Accounting.

**Basis for Opinion**

We conducted our audit in accordance with International Standards of Supreme Audit Institutions (ISSAIs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements Section of our report. We are independent of the entity in accordance with the Code of Ethics for Supreme Audit Institutions together with the ethical requirements that are relevant to our audit of the financial statements in accordance with the World Bank guideline and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Management's Responsibility**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IPSAS Cash Basis, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is responsible for assessing its ability to continue as a going concern, disclosing,

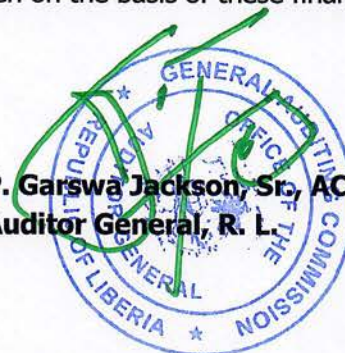


as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to cease operations, or has no realistic alternative but to do so. The LLAP Management is responsible for overseeing the Project's financial reporting process.

### **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISSAIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**P. Garswa Jackson, Sr, ACCA, CFIP, CFC**  
**Auditor General, R. L.**





**Monrovia, Liberia**  
June 2023



STATEMENT OF RECEIPTS AND PAYMENTS  
FOR THE PERIOD ENDED DECEMBER 31, 2022

<i>In United States Dollars</i>	Notes	December 2022	SPECIAL BUDGET YEAR	June 2021	Cumulative
			July 1, 2021 - December 31, 2021		
<b>Receipt</b>					
IDA Grant	4	2,069,212	945,652	1,485,528	6,547,800
<b>Total Receipt</b>		<b>2,069,212</b>	<b>945,652</b>	<b>1,485,528</b>	<b>6,547,800</b>
<b>Payment</b>					
Support to the Liberia Land Authority	5	439,323	531,827	838,134	2,472,484
Support for Inventory & Analysis	6	610,501	-	-	610,501
Development of a Land Adm. System	7	443,791	109,653	400,828	1,087,113
Project Coordination, M & E	8	363,601	395,220	438,903	2,057,473
<b>Total Payments</b>		<b>1,857,216</b>	<b>1,036,700</b>	<b>1,677,865</b>	<b>6,227,571</b>
<b>Excess of receipts over payments (payments over receipts)</b>		<b>211,996</b>	<b>(91,048)</b>	<b>(192,337)</b>	<b>19,660</b>
<b>Fund Balance as at beginning</b>		<b>108,233</b>	<b>199,281</b>	<b>391,617</b>	<b>-</b>
<b>Cumulative fund balance</b>		<b>320,229</b>	<b>108,233</b>	<b>199,280</b>	<b>19,660</b>

PP  June 30, 2023  
Leroy N. Fendler  
Deputy Director, DFPs  
PFMU, MFDP

 8/10/2023  
Daniela Gray-Johnson  
Director of Project, LLAP  
LLA

The notes on pages 8 to 12 are integral part of these project financial report.



**STATEMENT OF FUND BALANCE AND CASH STATUS  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

<i>In United States Dollars</i>	Note s	December 2022	SPECIAL BUDGET YEAR July 1, 2021 - December 31, 2021	June 2021
<b>A Fund Balance</b>				
<b>Balance of Project Fund</b>		108,233	199,281	391,617
Add: Total Receipts during the period		2,069,212	945,652	1,485,528
Total Fund available for operations		2,177,445	1,144,933	1,877,145
Less: Total Payments during the period		1,857,216	1,036,700	1,677,864
<b>Balance of project fund at the end of the year</b>		320,229	108,233	199,281
<b>B Cash Status:</b>				
Cash at Bank		320,229	108,233	199,281
<b>Total Cash on hand and in bank</b>		320,229	108,233	199,281
<b>Difference between A and B</b>		-	0	-

The notes on pages 8 to 12 are integral part of these project financial report.

**STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2022**

<b>Activities Within Components</b>	<b>Project Allocation</b>	<b>Annual Budget</b>	<b>Year to date Expenditure</b>	<b>Variance</b>
<b>Uses of Funds By Activity Within Components</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Support to the Liberia Land Authority	2,290,000	972,151	971,151	1,000.00
Support for Inventory & Analysis	1,120,000	1,249,620	610,501	639,119
Development of a Land Adm. System	1,570,000	1,509,790	553,444	956,346
Project Coordination, M & E	2,020,000	759,821	758,822	1,000
<b>Grand Total</b>	<b>7,000,000</b>	<b>4,491,382</b>	<b>2,893,918</b>	<b>1,597,465</b>

**Variance Explanation**

This change is the result of the signing of a contract and initiation of field activities including scoping exercises in pilot communities, the development of a draft field manual for the systematic registration of customary land as well as a draft Stakeholder Engagement Strategy, and a draft Grievance Redress Mechanism document for the implementation of piloting of registration of customary land.

This is as a result of the procurement and delivery of GNSS equipment to the LLA and the commencement of renovation works at three County Land Offices (CLOs) and also bad road, and M&E results did not meet the target.

The notes on pages 8 to 12 are integral part of these project financial report.



*Auditor General's Report on the Financial Statement Audit of the  
Liberia Land Administration Project (LLAP)  
For the Fiscal Period Ended December 31, 2022*

**STATEMENT OF FINANCIAL POSITION**

AS AT DECEMBER 31, 2022

<i>In United States Dollars</i>	Notes	December 2022	SPECIAL BUDGET YEAR July 1, 2021 - December 31, 2021	June 2021
<b>Assets</b>				
Cash and cash equivalent		320,229	108,233	199,281
Total Assets		320,229	108,233	199,281
<b>Fund Balance</b>				
Grants		320,229	108,233	199,281
Accumulated Fund Balance		320,229	108,233	199,281

The notes on pages 8 to 12 are integral part of these project financial report.





## NOTES TO FINANCIAL STATEMENTS

6

### 1. Background and Information of the Project

With support from the International Development Association; the Liberia Land Administration Project (LLAP)-project is to strengthen the institutional capacity of the Liberia Land Authority and establish a Land Administration System. The World Bank approved the LLAP project on October 27, 2017 with a grant amount of USD 7,000,000.00. The Project consists of the following parts:

#### Part 1 Support to the Liberia Land Authority

Provision of support to operationalize the LLA in carrying out its core responsibilities including:

- a. drafting of policies, laws, regulations and administrative procedures pertaining to land;
- b. establishment of business systems, plans and processes and developing a strategic investment strategy for LLA's financial sustainability;
- c. reviewing the findings of a 2015 training needs assessment for LLA staff and devising and implementing capacity building strategies based on said analysis;
- d. carrying out communication and awareness raising campaigns for the public and other stakeholders (including communities, vulnerable groups such as women, private surveyors, banks and microfinance institutions) to apprise them of the land law, land institutions, dispute resolution mechanisms and any other topic as needed;
- e. acquisition of office equipment, furniture, supplies and vehicles to enable LLA to discharge its responsibilities; and
- f. carrying out minor renovation of LLA's offices

#### Part 2: Support for inventory and analysis of Tribal Land Certificates

Establishing a central database and collecting, analyzing and in putting new and existing data on tribal land including Tribal Land Certificates in said database.

#### Part 3: Development of a Land Administration System

Provision of support to establish a Land Administration System including:

- a. supplying and installing the Geodetic Network and implementing activities for operation of said network;
- b. creating an inventory of existing maps and GIS data on the Recipient's
- c. territory;
- d. carrying out pilots and assessments for development of a long-term vision for the Recipient's work on land records, recording of land rights, valuation of land and land use planning; and
- e. developing a plan for decentralizing the LLA's services to the local level.

#### Part 4: Project Coordination, Monitoring and Evaluation

Strengthening the institutional capacity of the LLA for Project management and implementation support including:

- a. preparing Project reports;
- b. undertaking baseline studies, preparing social assessments and project evaluation studies;
- c. coordinating the various institutions participating in the Project;
- d. monitoring and evaluating Project progress and results; and
- e. the AMCU field supervision in connection with the Project all through provision of goods, works, technical advisory services, Training and Operating Costs.

### 2. Use of Grant Proceeds

The table below sets out the categories of items to be financed out of the grant proceeds, the allocation of the amounts of the grant to each category and the percentage of expenditures for items to be financed in each category:

**NOTES TO FINANCIAL STATEMENTS** (continued)

7

<b>Amount of</b>	<b>grant allocated</b>	<b>% of</b>
<b>Category</b>	<b>expressed in</b>	<b>expenditure</b>
	<b>US\$</b>	<b>to be financed</b>
Support to the Liberia Land Authority	2,290,000	100
Support for inventory and analysis of tribal land certificates	1,120,000	100
Development of a land administration system	1,570,000	100
Project coordination, monitoring and evaluation	2,020,000	100
<b>Total</b>	<b>7,000,000</b>	
	=====	

All categories of expenditure shown in these financial statements are fully financed based on the percentage below:

	<b>% of Expenditure</b>
IDA grant	100
<b>Total</b>	<b>100</b>
	=====

**3. Significant Accounting Policies**

**Basis of accounting**

The financial statements have been prepared in accordance with the Cash Basis International Public Sector Accounting Standards (IPSAS) and in the manner required by the Project Grant Agreement as required by the World Bank's Operating Policies and Procedures and PFMU's Financial Management manual. This implies that all expenditures are expensed whether they are revenue or capital in nature and income is recognized when funds are received from the World Bank.

**Reporting currency**

Financial reports have been presented in United States Dollars. Transactions denominated in other currencies are translated into United States Dollars and recorded at the rate of exchange ruling at the date of transactions. Balances denominated in other currencies are translated into United States Dollars at the rate of exchange prevailing on the reporting date.



**NOTES TO THE FINANCIAL STATEMENTS (continued)**

<i>In United States Dollars</i>	<b>SPECIAL BUDGET YEAR</b>			
	<b>December 2022</b>	<b>July 1, 2021 - December 31, 2021</b>	<b>June 2021</b>	<b>Cumulative</b>
<b>4 Grant</b>				
IDA Grant A0929	2,069,212	945,652	1,485,528	6,547,328
Sale of Bid Document	-	-	-	472
	2,069,212	945,652	1,485,528	6,547,800
<b>5 Support to the Liberia Land Authority</b>	439,323	531,827	838,134	2,472,484
<b>6 Support for Inventory &amp; Analysis Development of a Land Adm. System</b>	610,501	-	-	610,501
<b>7 Project Coordination, M &amp; E</b>	443,791	109,653	400,828	1,087,113
	363,601	395,220	438,903	2,057,473
	1,857,216	1,036,700	1,677,865	6,227,571
<b>9 Cash receipts through grant and other Sources</b>				
IDA grant	2,069,212	945,652	1,485,528	6,547,800
<b>10 Cash paid</b>				
Support to the Liberia Land Authority	439,323	531,827	838,134	2,472,484
Support for Inventory & Analysis Development of a Land Adm. System	610,501	-	-	610,501
Project Coordination, M & E	443,791	109,653	400,828	1,087,113
Total Payments	363,601	395,220	438,903	2,057,473
	1,857,216	1,036,700	1,677,865	6,227,571



**NOTES TO THE FINANCIAL STATEMENTS (Continue)**

**PROJECT DESIGNATED ACCOUNT STATEMENT**

**Account Number:** 00111002798901  
**Account Type:** Current Account  
**Depository Bank:** GN Bank (Liberia) Limited  
**Address:** Luke Building, Broad Street  
 Monrovia, Liberia

**Currency:** United States Dollar

	<i>In United States Dollars</i>	<b>SPECIAL BUDGET YEAR July 1, 2021 - December 31, 2021</b>	June 2021
	<b>December 2022</b>	<b>December 31, 2021</b>	
Total Grant Received	<b>2,069,212</b>	<b>945,652</b>	1,485,528
<b>Total grant income reported</b>	<b>2,069,212</b>	<b>945,652</b>	1,485,528
Amount spent	<b>1,857,216</b>	<b>1,036,700</b>	1,677,864
Balance as at beginning	<b>108,233</b>	<b>199,281</b>	391,617
<b>Balance as at December 31, 2022</b>	<b>320,229</b>	<b>108,233</b>	199,281
<b>Closing Balance Consist of:</b>			
GN Bank (00111002798901)	<b>320,036</b>	<b>107,315</b>	198,171
Cash on Hand-Petty Cash	<b>193</b>	<b>918</b>	1,110
	<b>320,229</b>	<b>108,233</b>	<b>199,281</b>

