

Carter Plantation Community Association Inc.

Financial Statements

**As of December 31, 2020 and for the Month and
Twelve Months Then Ended**

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**Hebert Johnson
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To Management
Carter Plantation Community Association, Inc.
Hammond, Louisiana 70454

Management is responsible for the accompanying financial statements of Carter Plantation Community Association, Inc. (Homeowners Association), which comprise the balance sheet as of December 31, 2020 and the related statements of income for the month and twelve months then ended in accordance with accounting principles generally accepted in the United States of America. 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 of the 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 company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

I am not independent with respect to Carter Plantation Community Association, Inc.

Phil Hebert

Hebert Johnson & Associates, Inc.
A Professional Accounting Corporation
Ponchatoula, Louisiana

February 6, 2021

Carter Plantation Community Association, Inc.

Balance Sheet

As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	95,191.84
Savings and Investments	
Certificate of Deposit # 2	<u>100,000.00</u>
Total Savings and Investments	<u>100,000.00</u>
Total Checking/Savings	195,191.84
Accounts Receivable	
Accounts Receivable	<u>31,598.66</u>
Total Accounts Receivable	<u>31,598.66</u>
Total Current Assets	226,790.50
Other Assets	
Utility Deposit	<u>150.00</u>
Total Other Assets	<u>150.00</u>
TOTAL ASSETS	<u><u>226,940.50</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>375.00</u>
Total Accounts Payable	375.00
Other Current Liabilities	
Construction Deposit	14,740.00
Overpayment	<u>850.00</u>
Total Other Current Liabilities	<u>15,590.00</u>
Total Current Liabilities	<u>15,965.00</u>
Total Liabilities	15,965.00
Equity	
Unrestricted Net Assets	189,685.07

Carter Plantation Community Association, Inc.

Balance Sheet

As of December 31, 2020

	Dec 31, 20
Net Income	<u>21,290.43</u>
Total Equity	<u>210,975.50</u>
TOTAL LIABILITIES & EQUITY	<u>226,940.50</u>

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
December 2020

	Dec 20	Jan - Dec 20
Ordinary Income/Expense		
Income		
ARB Review Fees	400.00	5,800.00
Bank Interest Income	0.00	290.00
Decals	0.00	12.50
Donation	0.00	850.00
Home Owners Association Dues		
Home Owners Association Dues	88.25	173,242.26
Total Home Owners Association D...	88.25	173,242.26
Interest Charge	0.00	221.70
Late Fee Income	106.54	1,976.54
Other Income	0.00	1,960.00
Violations	0.00	1,100.00
Total Income	594.79	185,453.00
Expense		
Capital Improvements		
Capital Improv., Pool Renov	0.00	37,630.45
Capital Improvements, Equipment	609.00	11,885.00
Fitness Center	0.00	239.80
Total Capital Improvements	609.00	49,755.25
Cost of Services		
ARB Expenses	800.00	4,100.00
Total Cost of Services	800.00	4,100.00
Credit Card Fees	0.00	13.83
Fitness Center		
Supplies	659.53	2,337.70
Total Fitness Center	659.53	2,337.70
General & Administrative		
Accounting and CPA	375.00	4,900.00
Admin Fee	0.00	130.12
Bank Charge	5.09	198.44
Credit Card Fees	0.00	-0.79
Insurance	654.00	10,869.28
Legal	377.00	7,329.98
Lien Filing Fee	0.00	1,320.00

Carter Plantation Community Association, Inc.

Statement of Income and Expenses

December 2020

	<u>Dec 20</u>	<u>Jan - Dec 20</u>
Miscellaneous Administrative	0.00	-35.00
Post Office Box	0.00	76.00
Postage and Mailing	4.10	4.10
Professional Fees	1.00	1.00
Secretary of State Renewal	0.00	55.00
Social Events	50.00	132.35
Utilities	0.00	664.51
Web Site IT Services	0.00	499.95
Total General & Administrative	<u>1,466.19</u>	<u>26,144.94</u>
Maintenance		
Christmas Lighting	0.00	700.00
Landscape & Maintenance	8,376.00	33,851.00
Total Maintenance	<u>8,376.00</u>	<u>34,551.00</u>
Pool Expense		
Pool Cleaning	0.00	6,439.57
Pool Manager	698.68	698.68
Pool Utilities	944.72	4,227.92
Pools & Spa- Supplies	0.00	1,264.78
Total Pool Expense	<u>1,643.40</u>	<u>12,630.95</u>
Security Services		
Security Camera	0.00	152.40
Security Cameras Utilities	0.00	240.89
Security Guard Services	3,000.00	31,982.40
Security Monitoring	0.00	38.10
Security Utilities	38.10	625.12
Telephone/Internet	286.04	1,251.00
Total Security Services	<u>3,324.14</u>	<u>34,289.91</u>
Tax Expense	0.00	270.00
Utilities		
Garbage	0.00	68.99
Total Utilities	<u>0.00</u>	<u>68.99</u>
Total Expense	<u>16,878.26</u>	<u>164,162.57</u>
Net Ordinary Income	<u>-16,283.47</u>	<u>21,290.43</u>

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
December 2020

	<u>Dec 20</u>	<u>Jan - Dec 20</u>
Net Income	<u>-16,283.47</u>	<u>21,290.43</u>