

Carter Plantation Community Association Inc.

Financial Statements

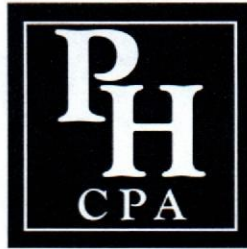
As of September 30, 2019 and for the
Nine Months Then Ended

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Phil Hebert, CPA

A PROFESSIONAL ACCOUNTING CORPORATION

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 September 30, 2019 and the related statements of income for the nine 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

Phil Hebert, CPA
A Professional Accounting Corporation
Ponchatoula, Louisiana

October 25, 2019

Carter Plantation Community Association, Inc.
Statement of Financial Position
As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	121,883.68
Savings and Investments	
First Bank and Trust, #1645	92,174.32
Total Savings and Investme...	92,174.32
Total Checking/Savings	214,058.00
Accounts Receivable	
Accounts Receivable	57,898.43
Total Accounts Receivable	57,898.43
Total Current Assets	271,956.43
Other Assets	
Utility Deposit	150.00
Total Other Assets	150.00
TOTAL ASSETS	272,106.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	12,500.00
Overpayment	850.00
Total Other Current Liabilities	13,350.00
Total Current Liabilities	13,350.00
Total Liabilities	13,350.00
Equity	
Unrestricted Net Assets	171,910.85
Net Income	86,845.58
Total Equity	258,756.43
TOTAL LIABILITIES & EQUITY	272,106.43

Carter Plantation Community Association, Inc.

Statement of Activities

September 2019

	Sep 19	Jan - Sep 19
Ordinary Income/Expense		
Income		
ARB Review Fees	0.00	5,900.00
Bank Interest Income	30.86	89.61
Casino Night Income	3,200.00	3,200.00
Golf Tournament Fees	0.00	12,640.00
HOA Raffle	0.00	1,405.00
Home Owners Association Dues		
Home Owners Association Dues	0.00	160,411.34
Home Owners Association Dues - O...	0.00	247.91
Total Home Owners Association Dues	0.00	160,659.25
Interest Charge	0.00	4,788.57
Late Fee Income	0.00	1,530.00
Violations	(300.00)	75.00
Total Income	2,930.86	190,287.43
Expense		
Capital Improvements		
Beautification	0.00	4,708.00
Capital Improvement, Speed Bump	0.00	(1,184.59)
Security Center	0.00	3,600.87
Total Capital Improvements	0.00	7,124.28
Casino Night Expense	2,475.00	2,475.00
Cost of Services		
ARB Expenses	0.00	3,150.00
Golf Tournament Donations	0.00	4,550.00
Golf Tournament Expense	0.00	8,557.97
Total Cost of Services	0.00	16,257.97
Credit Card Fees	0.00	95.01
General & Administrative		
Accounting and CPA	375.00	3,750.00
Admin Fee	0.00	78.64
Bank Charge	20.00	80.00
Credit Card Fees	35.70	41.82
Insurance	0.00	8,993.76
Legal	1,680.00	4,040.50
Lien Filing Fee	0.00	150.00
Miscellaneous Administrative	0.00	357.00
Post Office Box	0.00	76.00

See Accountant's Compilation Report.

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Carter Plantation Community Association, Inc.

Statement of Activities

September 2019

	<u>Sep 19</u>	<u>Jan - Sep 19</u>
Postage and Mailing	0.00	222.45
Secretary of State Renewal	0.00	15.00
Social Events	0.00	142.28
Utilities	49.20	419.25
Total General & Administrative	2,159.90	18,366.70
Maintenance		
Christmas Lighting	0.00	700.00
Electrical Repairs	0.00	598.35
Landscape & Maintenance	0.00	20,057.27
Mulch and Spring Cleanup	0.00	3,244.00
Street Cleaning	0.00	675.00
Total Maintenance	0.00	25,274.62
Pool Expense		
Pool Cleaning	350.00	3,500.00
Pool Manager	0.00	3,000.00
Pool Repairs	659.42	659.42
Pool Utilities	581.66	3,343.97
Pools & Spa- Supplies	417.43	1,346.85
Total Pool Expense	2,008.51	11,850.24
Security Services		
Security Cameras Utilities	19.83	183.99
Security Guard Services	1,800.00	21,585.00
Security Guard Shack Repairs	0.00	130.00
Security Guard Supplies	0.00	142.47
Security Monitoring	0.00	38.10
Security Utilities	0.00	562.83
Telephone/Internet	94.96	854.64
Total Security Services	1,914.79	23,497.03
Total Expense	8,558.20	104,940.85
Net Ordinary Income	(5,627.34)	85,346.58
Other Income/Expense		
Other Expense		
Bad Debt	0.00	(1,499.00)
Total Other Expense	0.00	(1,499.00)

Carter Plantation Community Association, Inc.

Statement of Activities

September 2019

	<u>Sep 19</u>	<u>Jan - Sep 19</u>
Net Other Income	0.00	1,499.00
Net Income	<u>(5,627.34)</u>	<u>86,845.58</u>