

Carter Plantation Community Association Inc.

Financial Statements

As of April 30, 2023 and for the Month and
Four Months Then Ended

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A P R O F E S S I O N A L A C C O U N T I N G C O R P O R A T I O N

To Management

Carter Plantation Community Association, Inc.

Springfield, Louisiana 70462

Management is responsible for the accompanying financial statements of Carter Plantation Community Association, Inc. (Homeowners Association), which comprise the balance sheet as of April 30, 2023 and the related statements of income for the month and four 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

May 15, 2023

Carter Plantation Community Association, Inc.

Balance Sheet

As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	116,607.74
Savings and Investments	
Certificate of Deposit # 5942	100,753.22
Total Savings and Investments	100,753.22
Total Checking/Savings	217,360.96
Accounts Receivable	
11000 - Accounts Receivable	20,988.90
Total Accounts Receivable	20,988.90
Total Current Assets	238,349.86
Fixed Assets	
Pickleball Court	68,000.00
Total Fixed Assets	68,000.00
Other Assets	
Utility Deposit	150.00
Total Other Assets	150.00
TOTAL ASSETS	306,499.86
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	17,500.00
Overpayment	850.00
Total Other Current Liabilities	18,350.00
Total Current Liabilities	18,350.00
Long Term Liabilities	
Loan #110187144	20,108.51
Total Long Term Liabilities	20,108.51

Carter Plantation Community Association, Inc.
Balance Sheet
As of April 30, 2023

	<u>Apr 30, 23</u>
Total Liabilities	38,458.51
Equity	
32000 · Unrestricted Net Assets	112,429.28
Net Income	<u>155,612.07</u>
Total Equity	<u>268,041.35</u>
TOTAL LIABILITIES & EQUITY	<u><u>306,499.86</u></u>

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
 April 2023

	Apr 23	Jan - Apr 23
Ordinary Income/Expense		
Income		
Amenities	210.00	456.00
ARB Review Fees	1,200.00	1,200.00
Home Owners Association Dues		
Home Owners Association Dues	9,271.58	205,768.08
Total Home Owners Association D...	9,271.58	205,768.08
Late Fee Income	1,085.50	1,646.50
Total Income	11,767.08	209,070.58
Expense		
Capital Improvements		
Capital Improvements, Signs	1,632.00	6,534.74
Fitness Center Equipment	609.00	2,436.00
Pickleball Court	917.00	2,821.50
Total Capital Improvements	3,158.00	11,792.24
Cost of Services		
ARB Expenses	600.00	600.00
Total Cost of Services	600.00	600.00
Fitness Center		
Supplies	0.00	716.78
Total Fitness Center	0.00	716.78
General & Administrative		
Accounting and CPA	375.00	1,710.00
Board Assistant	0.00	1,645.02
Insurance	0.00	10,804.55
Interest Expense	89.38	348.88
Legal	0.00	347.42
Miscellaneous Administrative	98.37	141.12
Post Office Box	126.00	231.00
Web Site IT Services	0.00	1,695.00
Total General & Administrative	688.75	16,922.99
Maintenance		
Landscape & Maintenance	1,425.00	5,700.00

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
April 2023

	<u>Apr 23</u>	<u>Jan - Apr 23</u>
Total Maintenance	1,425.00	5,700.00
Pool Expense		
Pool Cleaning	<u>671.13</u>	<u>2,076.30</u>
Total Pool Expense	671.13	2,076.30
Security Services		
Security Cameras Utilities	128.10	515.55
Security Monitoring	<u>2,762.50</u>	<u>10,926.85</u>
Total Security Services	2,890.60	11,442.40
Utilities		
Electricity	609.47	2,354.14
Garbage	0.00	689.98
Internet	<u>290.92</u>	<u>1,163.68</u>
Total Utilities	900.39	4,207.80
Total Expense	<u>10,333.87</u>	<u>53,458.51</u>
Net Ordinary Income	<u>1,433.21</u>	<u>155,612.07</u>
Net Income	<u><u>1,433.21</u></u>	<u><u>155,612.07</u></u>