

Carter Plantation Community Association Inc.
Financial Statements

As of December 31, 2022 and for the Month and
Twelve 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 December 31, 2022 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

January 12, 2023

Carter Plantation Community Association, Inc.

Balance Sheet

As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	40,478.28
Savings and Investments	
Certificate of Deposit # 5942	<u>100,753.22</u>
Total Savings and Investments	<u>100,753.22</u>
Total Checking/Savings	141,231.50
Accounts Receivable	
11000 · Accounts Receivable	<u>20,988.90</u>
Total Accounts Receivable	<u>20,988.90</u>
Total Current Assets	162,220.40
Other Assets	
Utility Deposit	<u>150.00</u>
Total Other Assets	<u>150.00</u>
TOTAL ASSETS	<u><u>162,370.40</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	30,000.00
Overpayment	<u>850.00</u>
Total Other Current Liabilities	<u>30,850.00</u>
Total Current Liabilities	30,850.00
Long Term Liabilities	
Loan #110187144	<u>20,108.51</u>
Total Long Term Liabilities	<u>20,108.51</u>
Total Liabilities	50,958.51
Equity	
32000 · Unrestricted Net Assets	62,868.35
Net Income	<u>48,543.54</u>
Total Equity	<u>111,411.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>162,370.40</u></u>

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
December 2022

	<u>Dec 22</u>	<u>Jan - Dec 22</u>
Ordinary Income/Expense		
Income		
Amenities	0.00	857.50
ARB Review Fees	0.00	7,200.00
Bank Interest Income	0.00	753.22
Donation	0.00	850.00
Home Owners Association Dues		
Home Owners Association Dues	149.34	222,374.51
Total Home Owners Association Dues	149.34	222,374.51
Late Fee Income	0.00	153.00
Violations	0.00	1,316.00
Total Income	149.34	233,504.23
Expense		
Capital Improvements		
Fitness Center Equipment	609.00	9,365.75
Playground Project	0.00	36,272.29
Total Capital Improvements	609.00	45,638.04
Cost of Services		
ARB Expenses	0.00	3,600.00
Total Cost of Services	0.00	3,600.00
Fitness Center		
Supplies	0.00	178.92
Telephone/Internet	0.00	265.93
Total Fitness Center	0.00	444.85
General & Administrative		
Accounting and CPA	375.00	4,700.00
Bank Charge	0.00	35.00
Board Assistant	0.00	6,815.75
Home Owners Software	0.00	1,620.00
Insurance	679.00	22,201.32
Interest Expense	86.50	1,346.60
Legal	147.00	3,864.00
Lien Filing Fee	480.00	1,662.50
Miscellaneous Administrative	1,207.96	1,207.96
Post Office Box	0.00	84.00

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
December 2022

	<u>Dec 22</u>	<u>Jan - Dec 22</u>
Postage and Mailing	0.00	58.00
Social Events	1,317.79	1,361.45
Web Site IT Services	0.00	629.80
Total General & Administrative	4,293.25	45,586.38
Maintenance		
Christmas Lighting	750.00	750.00
IDA Cleanup	0.00	15,000.00
Landscape & Maintenance	1,425.00	18,650.00
Total Maintenance	2,175.00	34,400.00
Pool Expense		
Pool Cleaning	350.00	10,029.32
Pool Furniture	0.00	3,782.73
Pool Utilities	0.00	935.86
Pool, Garbage	0.00	361.55
Total Pool Expense	350.00	15,109.46
Security Services		
Security Camera	0.00	285.00
Security Cameras Utilities	128.10	1,634.73
Security Monitoring	2,898.75	29,808.75
Security Utilities	0.00	76.41
Telephone/Internet	0.00	265.93
Total Security Services	3,026.85	32,070.82
Utilities		
Electricity	494.57	5,606.55
Internet	290.92	2,504.59
Total Utilities	785.49	8,111.14
Total Expense	11,239.59	184,960.69
Net Ordinary Income	(11,090.25)	48,543.54
Net Income	(11,090.25)	48,543.54