

Carter Plantation Community Association Inc.

Financial Statements

As of June 30, 2023 and for the Month and
Six Months Then Ended

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A PROFESSIONAL ACCOUNTING CORPORATION

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 June 30, 2023 and the related statements of income and expenses for the month and six 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

July 17, 2023

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	98,897.60
Savings and Investments	
Certificate of Deposit # 5942	100,753.22
Total Savings and Investments	100,753.22
Total Checking/Savings	199,650.82
Accounts Receivable	
11000 · Accounts Receivable	20,988.90
Total Accounts Receivable	20,988.90
Total Current Assets	220,639.72
Fixed Assets	
Pickleball Court	78,000.00
Total Fixed Assets	78,000.00
Other Assets	
Utility Deposit	150.00
Total Other Assets	150.00
TOTAL ASSETS	298,789.72
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
Total Liabilities	38,458.51

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

	<u>Jun 30, 23</u>
Equity	
32000 · Unrestricted Net Assets	113,854.28
Net Income	<u>146,476.93</u>
Total Equity	<u>260,331.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>298,789.72</u></u>

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

	Jun 23	Jan - Jun 23
Ordinary Income/Expense		
Income		
Amenities	0.00	841.00
ARB Review Fees	0.00	1,200.00
Home Owners Association Dues		
Home Owners Association Dues	6,192.77	216,763.35
Total Home Owners Association Dues	6,192.77	216,763.35
Inprocessing Fees	70.00	70.00
Late Fee Income	1,177.50	2,824.00
Total Income	7,440.27	221,698.35
Expense		
Capital Improvements		
Capital Improvements, Signs	0.00	6,534.74
Fitness Center Equipment	609.00	3,654.00
Pickleball Court	0.00	2,821.50
Total Capital Improvements	609.00	13,010.24
Cost of Services		
ARB Expenses	0.00	600.00
Total Cost of Services	0.00	600.00
Fitness Center		
Supplies	65.89	782.67
Total Fitness Center	65.89	782.67
General & Administrative		
Accounting and CPA	375.00	2,460.00
Board Assistant	0.00	1,645.02
Insurance	0.00	14,650.45
Interest Expense	89.39	524.77
Legal	827.60	1,325.02
Miscellaneous Administrative	0.00	174.92
Post Office Box	0.00	231.00
Postage and Mailing	0.00	-10.00
Web Site IT Services	0.00	1,695.00
Total General & Administrative	1,291.99	22,696.18
Maintenance		

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

	<u>Jun 23</u>	<u>Jan - Jun 23</u>
Landscape & Maintenance	1,425.00	8,550.00
Total Maintenance	1,425.00	8,550.00
Pool Expense		
Pool Cleaning	492.67	3,254.45
Total Pool Expense	492.67	3,254.45
Security Services		
Security Cameras Utilities	128.10	771.75
Security Monitoring	3,350.00	19,601.85
Total Security Services	3,478.10	20,373.60
Utilities		
Electricity	599.12	3,518.78
Garbage	0.00	689.98
Internet	290.92	1,745.52
Total Utilities	890.04	5,954.28
Total Expense	8,252.69	75,221.42
Net Ordinary Income	-812.42	146,476.93
Net Income	-812.42	146,476.93