

Carter Plantation Community Association Inc.  
Financial Statements

As of September 30, 2023 and for the Month and  
Nine Months Then Ended

CHARLES P. HEBERT, CPA

CHRISTOPHER S. JOHNSON, CPA, MBA

ADAM C. HEBERT, CPA

MEMBER

American Institute of Certified Public Accountants  
Society of Louisiana Certified Public Accountants



Hebert Johnson  
& Associates, Inc.  
Certified Public Accountants

18435 HIGHWAY 22, STE. 2  
P.O. BOX 1151  
PONCHATOULA, LA 70454  
(985) 386-5740 • FAX (985) 386-5742

18890 FLORIDA BLVD., STE A  
P.O. BOX 520  
ALBANY, LA 70711  
(225) 209-6627 • FAX (225) 209-6625

---

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 September 30, 2023 and the related statements of income for the month and 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*

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

October 10, 2023

Carter Plantation Community Association, Inc.

Balance Sheet

As of September 30, 2023

	<u>Sep 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	60,599.43
Savings and Investments	
Certificate of Deposit # 59...	<u>103,464.57</u>
Total Savings and Investme...	<u>103,464.57</u>
Total Checking/Savings	164,064.00
Accounts Receivable	
11000 - Accounts Receivable	<u>20,988.90</u>
Total Accounts Receivable	<u>20,988.90</u>
Total Current Assets	185,052.90
Fixed Assets	
Pickleball Court	<u>84,400.00</u>
Total Fixed Assets	84,400.00
Other Assets	
Utility Deposit	<u>150.00</u>
Total Other Assets	<u>150.00</u>
<b>TOTAL ASSETS</b>	<b><u><u>269,602.90</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	20,000.00
Overpayment	<u>850.00</u>
Total Other Current Liabiliti...	<u>20,850.00</u>
Total Current Liabilities	20,850.00
Long Term Liabilities	
Loan #110187144	<u>20,108.51</u>
Total Long Term Liabilities	<u>20,108.51</u>

Carter Plantation Community Association, Inc.

Balance Sheet

As of September 30, 2023

---

	<u>Sep 30, 23</u>
Total Liabilities	40,958.51
Equity	
32000 - Unrestricted Net Ass...	113,854.28
Net Income	114,790.11
Total Equity	<u>228,644.39</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>269,602.90</u></u></b>

**Carter Plantation Community Association, Inc.**  
**Statement of Income and Expenses Cash Basis**  
September 2023

	Sep 23	Jan - Sep 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Amenities	0.00	1,086.00
ARB Review Fees	800.00	2,400.00
Bank Interest Income	0.00	2,711.35
Home Owners Association Dues		
Home Owners Association Dues	850.00	217,975.30
Total Home Owners Association D...	850.00	217,975.30
Inprocessing Fees	70.00	245.00
Late Fee Income	0.00	2,824.00
<b>Total Income</b>	1,720.00	227,241.65
<b>Expense</b>		
Capital Improvements		
Capital Improvements, Signs	0.00	6,534.74
Fitness Center Equipment	609.00	5,481.00
Pickleball Court	0.00	4,377.80
Total Capital Improvements	609.00	16,393.54
Cost of Services		
ARB Expenses	400.00	1,200.00
Total Cost of Services	400.00	1,200.00
Fitness Center		
Supplies	0.00	782.67
Total Fitness Center	0.00	782.67
General & Administrative		
Accounting and CPA	375.00	3,585.00
Bank Charge	0.00	117.90
Board Assistant	0.00	3,838.38
Insurance	6,845.41	21,495.86
Interest Expense	89.38	790.03
Legal	0.00	1,886.62
Miscellaneous Administrative	0.00	174.92
Post Office Box	0.00	402.00
Postage and Mailing	0.00	-10.00
Social Events	351.43	351.43

**Carter Plantation Community Association, Inc.**  
**Statement of Income and Expenses Cash Basis**  
September 2023

	<u>Sep 23</u>	<u>Jan - Sep 23</u>
Web Site IT Services	0.00	1,695.00
<b>Total General &amp; Administrative</b>	<b>7,661.22</b>	<b>34,327.14</b>
<b>Maintenance</b>		
Electrical Repairs	200.00	200.00
Landscape & Maintenance	1,425.00	13,325.00
<b>Total Maintenance</b>	<b>1,625.00</b>	<b>13,525.00</b>
<b>Pool Expense</b>		
Pool Cleaning	1,241.85	6,974.09
Pool Repairs	0.00	585.06
<b>Total Pool Expense</b>	<b>1,241.85</b>	<b>7,559.15</b>
<b>Security Services</b>		
Security Cameras Utilities	0.00	1,027.95
Security Monitoring	3,515.60	28,879.95
<b>Total Security Services</b>	<b>3,515.60</b>	<b>29,907.90</b>
<b>Utilities</b>		
Electricity	626.73	5,327.88
Garbage	0.00	689.98
Internet	330.92	2,738.28
<b>Total Utilities</b>	<b>957.65</b>	<b>8,756.14</b>
<b>Total Expense</b>	<b>16,010.32</b>	<b>112,451.54</b>
<b>Net Ordinary Income</b>	<b>-14,290.32</b>	<b>114,790.11</b>
<b>Net Income</b>	<b>-14,290.32</b>	<b>114,790.11</b>