

Carter Plantation Community Association Inc.

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Financial Statements

As of July 31, 2023 and for the Month and  
Seven 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

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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 July 31, 2023 and the related statements of income for the month and seven 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

August 15, 2023

**Carter Plantation Community Association, Inc.**  
**Balance Sheet**  
As of July 31, 2023

	Jul 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank and Trust, #74994	81,579.97
<b>Savings and Investments</b>	
Certificate of Deposit # 5942	100,753.22
<b>Total Savings and Investments</b>	100,753.22
<b>Total Checking/Savings</b>	182,333.19
<b>Accounts Receivable</b>	
11000 - Accounts Receivable	20,988.90
<b>Total Accounts Receivable</b>	20,988.90
<b>Total Current Assets</b>	203,322.09
<b>Fixed Assets</b>	
Pickleball Court	84,400.00
<b>Total Fixed Assets</b>	84,400.00
<b>Other Assets</b>	
Utility Deposit	150.00
<b>Total Other Assets</b>	150.00
<b>TOTAL ASSETS</b>	<b>287,872.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Construction Deposit	17,500.00
Overpayment	850.00
<b>Total Other Current Liabilities</b>	18,350.00
<b>Total Current Liabilities</b>	18,350.00
<b>Long Term Liabilities</b>	
Loan #110187144	20,108.51
<b>Total Long Term Liabilities</b>	20,108.51

**Carter Plantation Community Association, Inc.**  
**Balance Sheet**  
As of July 31, 2023

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	<u>Jul 31, 23</u>
<b>Total Liabilities</b>	38,458.51
<b>Equity</b>	
32000 - Unrestricted Net Assets	113,854.28
Net Income	<u>135,559.30</u>
<b>Total Equity</b>	<u>249,413.58</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>287,872.09</u></u>

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

	Jul 23	Jan - Jul 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Amenities	210.00	1,051.00
ARB Review Fees	0.00	1,200.00
Home Owners Association Dues		
Home Owners Association Dues	0.00	216,763.35
<b>Total Home Owners Association Dues</b>	0.00	216,763.35
Inprocessing Fees	0.00	70.00
Late Fee Income	0.00	2,824.00
<b>Total Income</b>	210.00	221,908.35
<b>Expense</b>		
<b>Capital Improvements</b>		
Capital Improvements, Signs	0.00	6,534.74
Fitness Center Equipment	609.00	4,263.00
Pickleball Court	256.30	3,077.80
<b>Total Capital Improvements</b>	865.30	13,875.54
<b>Cost of Services</b>		
ARB Expenses	0.00	600.00
<b>Total Cost of Services</b>	0.00	600.00
<b>Fitness Center</b>		
Supplies	0.00	782.67
<b>Total Fitness Center</b>	0.00	782.67
<b>General &amp; Administrative</b>		
Accounting and CPA	375.00	2,835.00
Board Assistant	2,193.36	3,838.38
Insurance	0.00	14,650.45
Interest Expense	86.50	611.27
Legal	561.60	1,886.62
Miscellaneous Administrative	0.00	174.92
Post Office Box	66.00	297.00
Postage and Mailing	0.00	-10.00
Web Site IT Services	0.00	1,695.00
<b>Total General &amp; Administrative</b>	3,282.46	25,978.64

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

	<u>Jul 23</u>	<u>Jan - Jul 23</u>
<b>Maintenance</b>		
Landscape & Maintenance	1,425.00	9,975.00
<b>Total Maintenance</b>	1,425.00	9,975.00
<b>Pool Expense</b>		
Pool Cleaning	1,060.48	4,314.93
Pool Repairs	585.06	585.06
<b>Total Pool Expense</b>	1,645.54	4,899.99
<b>Security Services</b>		
Security Cameras Utilities	128.10	899.85
Security Monitoring	2,862.50	22,464.35
<b>Total Security Services</b>	2,990.60	23,364.20
<b>Utilities</b>		
Electricity	587.81	4,106.59
Garbage	0.00	689.98
Internet	330.92	2,076.44
<b>Total Utilities</b>	918.73	6,873.01
<b>Total Expense</b>	11,127.63	86,349.05
<b>Net Ordinary Income</b>	-10,917.63	135,559.30
<b>Net Income</b>	<u>-10,917.63</u>	<u>135,559.30</u>