

Carter Plantation Community Association Inc.  

---

**Financial Statements**

As of September 30, 2022 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.  
Hammond, Louisiana 70454

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, 2022 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, 2022

Carter Plantation Community Association, Inc.

Balance Sheet

As of September 30, 2022

---

	<u>Sep 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank and Trust, #74994	53,460.96
Savings and Investments	
Certificate of Deposit # 5942	<u>100,753.22</u>
<b>Total Savings and Investments</b>	<u>100,753.22</u>
<b>Total Checking/Savings</b>	154,214.18
<b>Accounts Receivable</b>	
11000 - Accounts Receivable	<u>27,801.06</u>
<b>Total Accounts Receivable</b>	27,801.06
<b>Other Current Assets</b>	
12000 - Undeposited Funds	<u>1,700.00</u>
<b>Total Other Current Assets</b>	<u>1,700.00</u>
<b>Total Current Assets</b>	183,715.24
<b>Other Assets</b>	
Utility Deposit	<u>150.00</u>
<b>Total Other Assets</b>	<u>150.00</u>
<b>TOTAL ASSETS</b>	<b><u><u>183,865.24</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Construction Deposit	27,240.00
Overpayment	<u>850.00</u>
<b>Total Other Current Liabilities</b>	<u>28,090.00</u>
<b>Total Current Liabilities</b>	28,090.00
<b>Long Term Liabilities</b>	
Loan #110187144	<u>19,859.18</u>
<b>Total Long Term Liabilities</b>	<u>19,859.18</u>

**Carter Plantation Community Association, Inc.**

**Balance Sheet**

As of September 30, 2022

---

	<u>Sep 30, 22</u>
<b>Total Liabilities</b>	47,949.18
<b>Equity</b>	
32000 · Unrestricted Net Assets	62,868.35
Net Income	<u>73,047.71</u>
<b>Total Equity</b>	<u>135,916.06</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>183,865.24</u></u>

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

	<u>Sep 22</u>	<u>Jan - Sep 22</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Amenities	140.00	857.50
ARB Review Fees	400.00	6,400.00
Bank Interest Income	0.00	753.22
Donation	0.00	850.00
Home Owners Association Dues		
Home Owners Association Dues	1,743.36	221,514.01
Total Home Owners Association Dues	1,743.36	221,514.01
Violations	506.00	1,316.00
<b>Total Income</b>	2,789.36	231,690.73
<b>Expense</b>		
<b>Capital Improvements</b>		
Fitness Center Equipment	609.00	7,538.75
Playground Project	0.00	36,272.29
Total Capital Improvements	609.00	43,811.04
<b>Cost of Services</b>		
ARB Expenses	200.00	3,200.00
Total Cost of Services	200.00	3,200.00
<b>Fitness Center</b>		
Supplies	0.00	178.92
Telephone/Internet	0.00	265.93
Total Fitness Center	0.00	444.85
<b>General &amp; Administrative</b>		
Accounting and CPA	375.00	3,575.00
Bank Charge	0.00	35.00
Board Assistant	548.34	5,719.07
Home Owners Software	0.00	1,620.00
Insurance	6,480.78	21,522.32
Interest Expense	0.00	843.54
Legal	2,037.00	2,688.00
Lien Filing Fee	0.00	1,022.50
Post Office Box	0.00	84.00
Postage and Mailing	0.00	58.00

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

	<u>Sep 22</u>	<u>Jan - Sep 22</u>
Web Site IT Services	0.00	75.00
<b>Total General &amp; Administrative</b>	<b>9,441.12</b>	<b>37,242.43</b>
<b>Maintenance</b>		
IDA Cleanup	0.00	15,000.00
Landscape & Maintenance	1,425.00	14,375.00
<b>Total Maintenance</b>	<b>1,425.00</b>	<b>29,375.00</b>
<b>Pool Expense</b>		
Pool Cleaning	2,304.55	8,506.00
Pool Furniture	0.00	3,782.73
Pool Utilities	0.00	935.86
Pool, Garbage	0.00	361.55
<b>Total Pool Expense</b>	<b>2,304.55</b>	<b>13,586.14</b>
<b>Security Services</b>		
Security Camera	0.00	285.00
Security Cameras Utilities	128.10	1,250.43
Security Monitoring	3,000.00	23,385.00
Security Utilities	0.00	76.41
Telephone/Internet	0.00	265.93
<b>Total Security Services</b>	<b>3,128.10</b>	<b>25,262.77</b>
<b>Utilities</b>		
Electricity	636.42	3,941.00
Internet	441.09	1,779.79
<b>Total Utilities</b>	<b>1,077.51</b>	<b>5,720.79</b>
<b>Total Expense</b>	<b>18,185.28</b>	<b>158,643.02</b>
<b>Net Ordinary Income</b>	<b>-15,395.92</b>	<b>73,047.71</b>
<b>Net Income</b>	<b>-15,395.92</b>	<b>73,047.71</b>