

Carter Plantation Community Association Inc.

Financial Statements

As of April 30, 2024 and for the Month and
Four 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 April 31, 2024 and the related statements of income for the month and four 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

May 8, 2024

Carter Plantation Community Association, Inc.

Balance Sheet

As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	185,901.67
Savings and Investments	
Certificate of Deposit # 5942	<u>104,289.26</u>
Total Savings and Investments	<u>104,289.26</u>
Total Checking/Savings	290,190.93
Accounts Receivable	
11000 · Accounts Receivable	<u>41,769.62</u>
Total Accounts Receivable	<u>41,769.62</u>
Total Current Assets	331,960.55
Other Assets	
Utility Deposit	<u>150.00</u>
Total Other Assets	<u>150.00</u>
TOTAL ASSETS	<u><u>332,110.55</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	<u>17,500.00</u>
Total Other Current Liabilities	<u>17,500.00</u>
Total Current Liabilities	17,500.00
Long Term Liabilities	
Loan #110187144	<u>20,108.51</u>
Total Long Term Liabilities	<u>20,108.51</u>
Total Liabilities	37,608.51
Equity	
32000 · Unrestricted Net Assets	118,306.77
Net Income	<u>176,195.27</u>

Carter Plantation Community Association, Inc.

Balance Sheet

As of April 30, 2024

	<u>Apr 30, 24</u>
Total Equity	<u>294,502.04</u>
TOTAL LIABILITIES & EQUITY	<u><u>332,110.55</u></u>

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
April 2024

	<u>Apr 24</u>	<u>Jan - Apr 24</u>
Ordinary Income/Expense		
Income		
Amenities	35.00	105.00
ARB Review Revenue	0.00	400.00
Home Owners Association Dues		
Home Owners Association Dues	0.00	270,035.03
Total Home Owners Association D...	0.00	270,035.03
Late Fee Income	0.00	1,292.54
Other Income	0.00	6.37
Total Income	35.00	271,838.94
Expense		
Capital Improvements		
Capital Improvements, Signs	0.00	91.76
Pickleball Court	0.00	22.80
Total Capital Improvements	0.00	114.56
Fitness Center		
Cleaning	0.00	230.00
Rent	609.00	10,386.00
Total Fitness Center	609.00	10,616.00
General & Administrative		
Accounting and CPA	375.00	2,350.00
Home Owners Software	0.00	2,344.65
Insurance	0.00	10,804.55
Interest Expense	89.39	352.07
Legal	0.00	104.00
Miscellaneous Administrative	0.00	163.00
Post Office Box	0.00	216.00
Postage and Mailing	0.00	204.80
Secretary of State Renewal	0.00	15.00
Social Events	180.00	180.00
Total General & Administrative	644.39	16,734.07
Maintenance		
Landscape & Maintenance	1,468.76	5,743.76

Carter Plantation Community Association, Inc.
Statement of Income and Expenses
 April 2024

	<u>Apr 24</u>	<u>Jan - Apr 24</u>
Total Maintenance	1,468.76	5,743.76
Pool Expense		
Lease	0.00	31,800.00
Pool Cleaning	2,382.59	3,826.74
Pool Repairs	0.00	1,340.00
Total Pool Expense	2,382.59	36,966.74
Security Services		
Security Cameras Utilities	128.10	512.40
Security Monitoring	6,707.25	20,502.25
Security Supplies	0.00	10.90
Total Security Services	6,835.35	21,025.55
Utilities		
Electricity	710.86	2,436.63
Garbage	0.00	665.69
Internet	528.86	1,340.67
Total Utilities	1,239.72	4,442.99
Total Expense	13,179.81	95,643.67
Net Ordinary Income	-13,144.81	176,195.27
Net Income	<u><u>-13,144.81</u></u>	<u><u>176,195.27</u></u>