

Carter Plantation Community Association Inc.

Financial Statements

As of August 31, 2022 and for the Month and
Eight 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

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 August 31, 2022 and the related statements of income for the month and eight 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

September 12, 2022

Carter Plantation Community Association, Inc.
Balance Sheet
As of August 31, 2022

	Aug 31, 22
ASSETS	
Current Assets	
Checking/Savings	
First Bank and Trust, #74994	66,356.88
Savings and Investments	
Certificate of Deposit # 5942	100,753.22
Total Savings and Investments	100,753.22
Total Checking/Savings	167,110.10
Accounts Receivable	
11000 - Accounts Receivable	27,801.06
Total Accounts Receivable	27,801.06
Other Current Assets	
12000 - Undeposited Funds	1,700.00
Total Other Current Assets	1,700.00
Total Current Assets	196,611.16
Other Assets	
Utility Deposit	150.00
Total Other Assets	150.00
TOTAL ASSETS	196,761.16
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposit	24,740.00
Overpayment	850.00
Total Other Current Liabilities	25,590.00
Total Current Liabilities	25,590.00
Long Term Liabilities	
Loan #110187144	19,859.18
Total Long Term Liabilities	19,859.18

Carter Plantation Community Association, Inc.

Balance Sheet

As of August 31, 2022

	<u>Aug 31, 22</u>
Total Liabilities	45,449.18
Equity	
32000 - Unrestricted Net Assets	62,868.35
Net Income	88,443.63
Total Equity	<u>151,311.98</u>
TOTAL LIABILITIES & EQUITY	<u><u>196,761.16</u></u>

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

	Aug 22	Jan - Aug 22
Ordinary Income/Expense		
Income		
Amenities	680.00	717.50
ARB Review Fees	1,800.00	6,000.00
Bank Interest Income	0.00	753.22
Donation	0.00	850.00
Home Owners Association Dues		
Home Owners Association Dues	1,690.52	219,770.65
Total Home Owners Association D...	1,690.52	219,770.65
Violations	0.00	810.00
Total Income	4,170.52	228,901.37
Expense		
Capital Improvements		
Fitness Center Equipment	609.00	6,929.75
Playground Project	0.00	36,272.29
Total Capital Improvements	609.00	43,202.04
Cost of Services		
ARB Expenses	900.00	3,000.00
Total Cost of Services	900.00	3,000.00
Fitness Center		
Supplies	178.92	178.92
Telephone/Internet	0.00	265.93
Total Fitness Center	178.92	444.85
General & Administrative		
Accounting and CPA	375.00	3,200.00
Bank Charge	0.00	35.00
Board Assistant	1,396.68	5,170.73
Home Owners Software	0.00	1,620.00
Insurance	0.00	15,041.54
Interest Expense	42.42	843.54
Legal	147.00	651.00
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
August 2022

	<u>Aug 22</u>	<u>Jan - Aug 22</u>
Web Site IT Services	0.00	75.00
Total General & Administrative	1,961.10	27,801.31
Maintenance		
IDA Cleanup	0.00	15,000.00
Landscape & Maintenance	1,550.00	12,950.00
Total Maintenance	1,550.00	27,950.00
Pool Expense		
Pool Cleaning	0.00	6,201.45
Pool Furniture	1,583.51	3,782.73
Pool Utilities	0.00	935.86
Pool, Garbage	0.00	361.55
Total Pool Expense	1,583.51	11,281.59
Security Services		
Security Camera	0.00	285.00
Security Cameras Utilities	128.10	1,122.33
Security Monitoring	2,400.00	20,385.00
Security Utilities	0.00	76.41
Telephone/Internet	0.00	265.93
Total Security Services	2,528.10	22,134.67
Utilities		
Electricity	619.85	3,304.58
Internet	270.93	1,338.70
Total Utilities	890.78	4,643.28
Total Expense	10,201.41	140,457.74
Net Ordinary Income	-6,030.89	88,443.63
Net Income	-6,030.89	88,443.63