

**Carter Plantation Community Association Inc.**  

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**Financial Statements**

**As of November 30, 2022 and for the Month and  
Eleven 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 November 30, 2022 and the related statements of income for the month and eleven 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

December 12, 2022

Carter Plantation Community Association, Inc.

Balance Sheet

As of November 30, 2022

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|  | <u>Nov 30, 22</u>        |
|--|--------------------------|
| <b>ASSETS</b>                          |                          |
| <b>Current Assets</b>                  |                          |
| <b>Checking/Savings</b>                |                          |
| First Bank and Trust, #74994           | 43,056.37                |
| 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>          | 143,809.59               |
| <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>            | 173,310.65               |
| <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>173,460.65</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                          |
| <b>Liabilities</b>                     |                          |
| <b>Current Liabilities</b>             |                          |
| <b>Other Current Liabilities</b>       |                          |
| Construction Deposit                   | 30,000.00                |
| Overpayment                            | <u>850.00</u>            |
| <b>Total Other Current Liabilities</b> | <u>30,850.00</u>         |
| <b>Total Current Liabilities</b>       | 30,850.00                |
| <b>Long Term Liabilities</b>           |                          |
| Loan #110187144                        | <u>20,108.51</u>         |
| <b>Total Long Term Liabilities</b>     | <u>20,108.51</u>         |

Carter Plantation Community Association, Inc.

**Balance Sheet**

As of November 30, 2022

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|                                       | <u>Nov 30, 22</u>        |
|---------------------------------------|--------------------------|
| <b>Total Liabilities</b>              | 50,958.51                |
| <b>Equity</b>                         |                          |
| 32000 · Unrestricted Net Assets       | 62,868.35                |
| Net Income                            | <u>59,633.79</u>         |
| <b>Total Equity</b>                   | <u>122,502.14</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>173,460.65</u></u> |

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

|   | <u>Nov 22</u> | <u>Jan - Nov 22</u> |
|---|---------------|---------------------|
| <b>Ordinary Income/Expense</b>            |               |                     |
| <b>Income</b>                             |               |                     |
| Amenities                                 | 0.00          | 857.50              |
| ARB Review Fees                           | 600.00        | 7,200.00            |
| Bank Interest Income                      | 0.00          | 753.22              |
| Donation                                  | 0.00          | 850.00              |
| Home Owners Association Dues              |               |                     |
| Home Owners Association Dues              | 971.16        | 222,225.17          |
| <b>Total Home Owners Association D...</b> | 971.16        | 222,225.17          |
| Late Fee Income                           | 153.00        | 153.00              |
| Violations                                | 0.00          | 1,316.00            |
| <b>Total Income</b>                       | 1,724.16      | 233,354.89          |
| <b>Expense</b>                            |               |                     |
| <b>Capital Improvements</b>               |               |                     |
| Fitness Center Equipment                  | 609.00        | 8,756.75            |
| Playground Project                        | 0.00          | 36,272.29           |
| <b>Total Capital Improvements</b>         | 609.00        | 45,029.04           |
| <b>Cost of Services</b>                   |               |                     |
| ARB Expenses                              | 400.00        | 3,600.00            |
| <b>Total Cost of Services</b>             | 400.00        | 3,600.00            |
| <b>Fitness Center</b>                     |               |                     |
| Supplies                                  | 0.00          | 178.92              |
| Telephone/Internet                        | 0.00          | 265.93              |
| <b>Total Fitness Center</b>               | 0.00          | 444.85              |
| <b>General &amp; Administrative</b>       |               |                     |
| Accounting and CPA                        | 375.00        | 4,325.00            |
| Bank Charge                               | 0.00          | 35.00               |
| Board Assistant                           | 1,096.68      | 6,815.75            |
| Home Owners Software                      | 0.00          | 1,620.00            |
| Insurance                                 | 0.00          | 21,522.32           |
| Interest Expense                          | 82.39         | 1,260.10            |
| Legal                                     | 273.00        | 3,717.00            |
| Lien Filing Fee                           | 0.00          | 1,182.50            |
| Post Office Box                           | 0.00          | 84.00               |
| Postage and Mailing                       | 0.00          | 58.00               |

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

|   | <u>Nov 22</u>           | <u>Jan - Nov 22</u>     |
|---|-------------------------|-------------------------|
| <b>Social Events</b>                      | 43.66                   | 43.66                   |
| <b>Web Site IT Services</b>               | 0.00                    | 629.80                  |
| <b>Total General &amp; Administrative</b> | 1,870.73                | 41,293.13               |
| <b>Maintenance</b>                        |                         |                         |
| <b>IDA Cleanup</b>                        | 0.00                    | 15,000.00               |
| <b>Landscape &amp; Maintenance</b>        | 1,425.00                | 17,225.00               |
| <b>Total Maintenance</b>                  | 1,425.00                | 32,225.00               |
| <b>Pool Expense</b>                       |                         |                         |
| <b>Pool Cleaning</b>                      | 544.00                  | 9,679.32                |
| <b>Pool Furniture</b>                     | 0.00                    | 3,782.73                |
| <b>Pool Utilities</b>                     | 0.00                    | 935.86                  |
| <b>Pool, Garbage</b>                      | 0.00                    | 361.55                  |
| <b>Total Pool Expense</b>                 | 544.00                  | 14,759.46               |
| <b>Security Services</b>                  |                         |                         |
| <b>Security Camera</b>                    | 0.00                    | 285.00                  |
| <b>Security Cameras Utilities</b>         | 128.10                  | 1,506.63                |
| <b>Security Monitoring</b>                | 2,347.50                | 26,910.00               |
| <b>Security Utilities</b>                 | 0.00                    | 76.41                   |
| <b>Telephone/Internet</b>                 | 0.00                    | 265.93                  |
| <b>Total Security Services</b>            | 2,475.60                | 29,043.97               |
| <b>Utilities</b>                          |                         |                         |
| <b>Electricity</b>                        | 555.36                  | 5,111.98                |
| <b>Internet</b>                           | 290.92                  | 2,213.67                |
| <b>Total Utilities</b>                    | 846.28                  | 7,325.65                |
| <b>Total Expense</b>                      | 8,170.61                | 173,721.10              |
| <b>Net Ordinary Income</b>                | -6,446.45               | 59,633.79               |
| <b>Net Income</b>                         | <u><u>-6,446.45</u></u> | <u><u>59,633.79</u></u> |