

Carter Plantation Community Association Inc.  

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**Financial Statements**

As of December 31, 2021 and for the Month and  
Twelve Months Then Ended

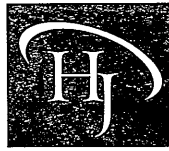
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A P R O F E S S I O N A L A C C O U N T I N G C O R P O R A T I O N

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To Management  
Carter Plantation Community Association, Inc.  
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 December 31, 2021 and the related statements of income for the month and twelve 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

January 21, 2022

Carter Plantation Community Association, Inc.

Balance Sheet

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Bank and Trust, #74994	23,446.97
<b>Savings and Investments</b>	
Certificate of Deposit # 2	<u>100,000.00</u>
<b>Total Savings and Investments</b>	<u>100,000.00</u>
<b>Total Checking/Savings</b>	123,446.97
<b>Accounts Receivable</b>	
Accounts Receivable	<u>19,720.56</u>
<b>Total Accounts Receivable</b>	<u>19,720.56</u>
<b>Total Current Assets</b>	143,167.53
<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>143,317.53</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	<u>375.00</u>
<b>Total Accounts Payable</b>	375.00
<b>Other Current Liabilities</b>	
Construction Deposit	29,740.00
Overpayment	<u>850.00</u>
<b>Total Other Current Liabilities</b>	<u>30,590.00</u>
<b>Total Current Liabilities</b>	30,965.00
<b>Long Term Liabilities</b>	
Loan #110187144	<u>49,859.18</u>
<b>Total Long Term Liabilities</b>	<u>49,859.18</u>

**Carter Plantation Community Association, Inc.**  
**Balance Sheet**  
As of December 31, 2021

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	<u>Dec 31, 21</u>
<b>Total Liabilities</b>	80,824.18
<b>Equity</b>	
<b>Unrestricted Net Assets</b>	204,206.24
<b>Net Income</b>	<u>-141,712.89</u>
<b>Total Equity</b>	<u>62,493.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>143,317.53</u></u>

**Carter Plantation Community Association, Inc.**  
**Statement of Income and Expenses**  
December 2021

	<u>Dec 21</u>	<u>Jan - Dec 21</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Amenities</b>	105.00	245.00
<b>ARB Review Fees</b>	1,400.00	11,200.00
<b>Home Owners Association Dues</b>		
Home Owners Association Dues	610.12	192,253.05
<b>Total Home Owners Association D...</b>	610.12	192,253.05
<b>Interest Charge</b>	42.50	2,312.88
<b>Late Fee Income</b>	0.00	1,191.00
<b>Other Income</b>	737.95	1,212.95
<b>Violations</b>	100.00	505.00
<b>Total Income</b>	2,995.57	208,919.88
<b>Expense</b>		
<b>Capital Improvements</b>		
Capital Improv., Pool Renov	0.00	147,458.97
Capital Improvements, Signs	140.34	2,513.89
Fitness Center Equipment	609.00	7,308.00
Playground Project	0.00	54,194.48
<b>Total Capital Improvements</b>	749.34	211,475.34
<b>Cost of Services</b>		
ARB Expenses	300.00	4,300.00
<b>Total Cost of Services</b>	300.00	4,300.00
<b>Fitness Center</b>		
Supplies	246.12	684.90
<b>Total Fitness Center</b>	246.12	684.90
<b>General &amp; Administrative</b>		
Accounting and CPA	410.00	4,535.00
Bank Charge	5.00	92.00
Board Assistant	333.34	5,486.88
Credit Card Fees	0.00	7.48
Home Owners Software	150.00	1,800.00
Insurance	659.00	21,903.33
Legal	0.00	3,072.69
Postage and Mailing	0.00	207.00
Social Events	1,890.54	3,896.05

**Carter Plantation Community Association, Inc.**  
**Statement of Income and Expenses**  
December 2021

	<u>Dec 21</u>	<u>Jan - Dec 21</u>
Utilities	0.00	72.76
Web Site IT Services	0.00	19.95
<b>Total General &amp; Administrative</b>	<b>3,447.88</b>	<b>41,093.14</b>
<b>Maintenance</b>		
Electrical Repairs	0.00	150.00
IDA Cleanup	0.00	2,095.46
Landscape & Maintenance	4,100.00	27,547.00
<b>Total Maintenance</b>	<b>4,100.00</b>	<b>29,792.46</b>
<b>Pool Expense</b>		
Pool Cleaning	0.00	3,651.89
Pool Utilities	876.33	3,281.74
<b>Total Pool Expense</b>	<b>876.33</b>	<b>6,933.63</b>
<b>Security Services</b>		
Security Cameras Utilities	69.84	296.85
Security Guard Services	3,128.10	50,240.78
Security Guard Shack Repairs	0.00	344.76
Security Utilities	155.99	774.59
Telephone/Internet	390.74	2,456.28
<b>Total Security Services</b>	<b>3,744.67</b>	<b>54,113.26</b>
<b>Utilities</b>		
Garbage	0.00	687.20
Gas	0.00	499.98
<b>Total Utilities</b>	<b>0.00</b>	<b>1,187.18</b>
<b>Total Expense</b>	<b>13,464.34</b>	<b>349,579.91</b>
<b>Net Ordinary Income</b>	<b>-10,468.77</b>	<b>-140,660.03</b>
<b>Other Income/Expense</b>		
Other Expense		
Bad Debt	1,052.86	1,052.86
<b>Total Other Expense</b>	<b>1,052.86</b>	<b>1,052.86</b>
<b>Net Other Income</b>	<b>-1,052.86</b>	<b>-1,052.86</b>

**Carter Plantation Community Association, Inc.**  
**Statement of Income and Expenses**  
December 2021

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	<u>Dec 21</u>	<u>Jan - Dec 21</u>
<b>Net Income</b>	<u><u>-11,521.63</u></u>	<u><u>-141,712.89</u></u>