

CARTER PLANTATION COMMUNITY DEVELOPMENT DISTRICT
PARISH OF LIVINGSTON, STATE OF LOUISIANA

The Board of Supervisors of Carter Plantation Community Development District (the "Board") met on Monday, May 6, 2024, at 5:00 p.m. at the Carter Plantation Clubhouse, located at 23475 Carter Trace, Springfield, Louisiana 70462, concerning matters pertaining to the Carter Plantation Community Development District (the "District"), pursuant to the provisions of Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of La. R. S. 33:9039.11 through 9039.37, inclusive (the "Act").

The minutes for the meeting of the Board of Supervisors of Carter Plantation Community Development District, Parish of Livingston, State of Louisiana (the "District") follow:

May 6, 2024 CP CDD Board Meeting Agenda

Item 1. Call to order.

Item 2. Approval of the minutes for the March 25, 2024 Board Meeting.

Item 3. HCHS Report

Item 4. Financial Report

Item 5. Old Business/Status of Action Items.

- a.) NetDMR 14-Day Notice of DMR. DEQ report.
- b.) Sewer Plant and Lift Station Repairs.
- c.) Sewer Plant expansion report.
- d.) Fairway Gardens Act of Transfer / common area drainage
- e.) Street crack repairs
- f.) CDD Website (Amber Narro)
- g.) Sexual Harassment Policy
- h.) CDD Ownership of other streets

Item 6. Any New Business.

Item 7. Set Date for Next Board Meeting and Adjourn.

Item 1. Call to Order - 5:00 PM by Maurice Welsh with pledge of allegiance and opening prayer shared by Ronnie Morse.

Members present: Maurice Welsh, Paul Marchinko, Ronnie Morse & John Munding.

Others in attendance: Gene Powell Bart LeBlanc John Estess Pat Beauchamp
Troy Phillips Dan Lemoine John Crutchfield

Item 2. Minutes from the March 25, 2024, meeting were reviewed. Ronnie Morse made a motion to approve. Paul Marchinko seconded the motion, and the motion to approve passed unanimously.

Item 3. HCHS Report – Judy Sharp gave a general report on financial standing of the HCHS, showing minor expenses of \$246 and income of \$1835. (See attached) Other than waiting for shutters to be delivered (which are reportedly about 6 weeks out and installed, no significant repairs are in process. They are looking into putting fencing around the property to discourage people from assuming it's okay to enter and use the house and property. It may cost as much as \$20,000, but the Board has money from insurance and fund raisers. They are also putting pricing together for security cameras. Bart LeBlanc recommended they contact IPSB as they have provided security cameras for the homeowner association.

Item 4. Financial Report – The third quarter report was distributed. (see attached) Total operating revenue from water & sewer is at \$279,000, which is \$35,000 ahead of budget. Tax revenue is at

finances to explain how money is collected and spent. A tab where homeowners can ask questions and express concerns has not been set up yet. We would like to set up links to the Carter House and HOA websites. Once it is closer to completion, an announcement will be made to the community concerning its availability.

- g.) **Sexual Harassment Policy** – Board members are required to take a continuing education course on the topic. Once completed, Board members were asked to forward certificates to John Estess. John, Ronnie and Butch have completed the course.
- h.) **CDD Ownership of Other Streets** –Pat Beauchamp has contacted McLin-Taylor to provide a better understanding of what streets the CDD owns and who owns the streets the CDD does not own. They are in the process of generating plans to make it easier to visualize who owns what. The Board will then consider whether to authorize Pat to put together the necessary documentation to allow the CDD to accomplish the long term goal of owning and maintaining all streets, and not have any that are privately owned.

Item 6. **New Business.** – Resolution 2024-01 was introduced by Pat Beauchamp, to designate Maurice Welch as Chairman and John Mundinger as Secretary, being authorized personnel to act on public fund accounts at First Guaranty Bank. Ronnie Morse made a motion to approve the motion as read. Butch Marchinko seconded the motion, and it passed unanimously.

Item 7. Set date for Next Board Meeting and Adjourn - Monday, June 24, 2024, at 5:00 PM.

BOARD OF SUPERVISORS
CARTER PLANTATION COMMUNITY DEVELOPMENT DISTRICT
PARISH OF LIVINGSTON, STATE OF LOUISIANA



By:

John Mundinger, Secretary

**HISTORIC CARTER HOUSE SOCIETY, INC.
INCOME STATEMENT AS OF APRIL 30, 2024**

INCOME

	<i>April, 2024</i>	<i>Year to Date, 2024</i>
RENTAL INCOME		
CARTER HOUSE	\$ 100.00	\$ 2,325.00
GUEST HOUSE	\$ 1,150.00	\$ 4,600.00
PHOTOS	\$ 300.00	\$ 600.00
TOTAL RENTAL INCOME	\$ 1,550.00	\$ 7,525.00
OTHER INCOME		
DONATIONS	-	\$ 645.00
FUNDRAISERS	205.00	\$ 1,622.84
MEMBERSHIP DUES	80.00	\$ 1,009.14
MISCELLANEOUS	-	\$ 39.04
SALES - GIFT SHOP	-	\$ -
OPEN HOUSE/TOURS	-	\$ 30.00
TOTAL OTHER INCOME	\$ 285.00	\$ 3,346.02
GROSS INCOME	\$ 1,835.00	\$ 10,871.02

EXPENSES

EXPENSES		
CLEANING	\$ -	\$ 300.00
DUES	-	-
FUNDRAISERS	5.34	1,132.20
GARBAGE SERVICE	-	75.00
INSURANCE EXPENSE	-	696.83
MAINTENANCE	241.00	859.35
MISCELLANEOUS	-	166.00
MO-DAD SYSTEM	-	-
PHONE SERVICE	-	-
PROFESSIONAL SERVICE	-	10.00
RESTORATION WORK	-	-
TOTAL EXPENSES	\$ 246.34	\$ 3,239.38

NET OPERATING INCOME	\$ 1,588.66	\$ 7,631.64
-----------------------------	--------------------	--------------------

Carter Plantation Community Development District
Statement of Revenues, Expenses, and Change in Net Assets
For The Three Quarters Ended March 31, 2024

	First Quarter Jul '23-Sep '23	Second Quarter Oct '23-Dec '23	Third Quarter Jan '24-Mar '24	Fourth Quarter Apr '24-Jun '24	Three Quarters Year To Date	Three Quarters Budget	Budget Variance
Operating Revenues							
302 Water Service Charges	41,994.20	33,109.66	31,321.39		106,425.25	91,500.00	14,925.25
303 Sewer Service Charges	42,846.09	31,615.49	33,160.87		107,622.45	91,500.00	16,122.45
304 Water Tap Fees	3,150.00	3,150.00	7,350.00		13,650.00	12,000.00	1,650.00
305 Sewer Tap Fees	15,006.46	5,500.00	26,000.00		46,506.46	48,000.00	(1,493.54)
306 Late Fee Charges	1,789.44	2,145.19	800.12		4,734.75		4,734.75
Total Operating Revenues	104,786.19	75,520.34	98,632.38	0.00	278,938.91	243,000.00	35,938.91
Operating Expenses							
410 Water Svc Operating Exp	6,996.42	13,940.61	24,577.30		45,514.33	48,000.00	(2,485.67)
411 Sewer Svc Operating Exp	14,583.69	23,998.92	19,999.02		58,581.63	70,500.00	(11,918.37)
412 Water Tap Fee Exp		8,629.82	8,753.26		17,383.08	12,000.00	5,383.08
413 Sewer Tap Fee Exp		27,000.00	22,750.00		49,750.00	48,000.00	1,750.00
Total Operating Expenses	21,580.11	73,569.35	76,079.58	0.00	171,229.04	178,500.00	(7,270.96)
Operating Income (Loss)	83,206.08	1,950.99	22,552.80	0.00	107,709.87	64,500.00	43,209.87
Non-Operating Expenses (Revenues)							
506 Assessor/Tax Collector Fees	314.42		27,402.00		27,716.42	23,500.00	4,216.42
507 Legal & Accounting	20,199.60	5,509.11	24,441.85		50,150.56	35,519.00	14,631.56
508 Utilities	2,899.19	6,518.93	7,335.79		16,753.91	12,000.00	4,753.91
509 Insurance	3,647.75		14,995.17		18,642.92	17,500.00	1,142.92
515 Office Expenses			1,116.90		1,116.90		1,116.90
512 Bank Charges		57.49			57.49		57.49
516 Licenses and Permits		784.80			784.80	400.00	384.80
538 Per Diem	600.00	600.00	975.00		2,175.00	1,150.00	1,025.00
Total Non-Operating Expenses	27,660.96	13,470.33	76,266.71	0.00	117,398.00	90,069.00	27,329.00
Chng in Net Assets Before Other Exp & Depreciation	55,545.12	(11,519.34)	(53,713.91)	0.00	(9,688.13)	(25,569.00)	15,880.87
Other Expense (Income)							
307 Interest on Maintenance Assess	(246.00)		(143.96)		(389.96)	(300.00)	(89.96)
308 Maintenance Assessment	(4,100.00)		(228,350.00)		(232,450.00)	(217,500.00)	(14,950.00)
530 Infrastructure Maintenance	9,430.09	4,511.82	6,368.35		20,310.26	36,000.00	(15,689.74)
532 Carter House Expenses	4,140.34	2,010.39	3,354.18		9,504.91	4,725.00	4,779.91
595 Capital Expenditures	6,600.00	21,176.00			27,776.00	67,500.00	(39,724.00)
Total Other Exp (Income)	15,824.43	27,698.21	(218,771.43)	0.00	(175,248.79)	(109,575.00)	(65,673.79)
Depreciation							
475 Water Depreciation Exp	6,749.43	6,749.43	6,749.43		20,248.29	20,248.29	0.00
476 Sewer Depreciation Exp	6,869.25	6,869.25	6,869.25		20,607.75	20,607.75	0.00
575 Depreciation Expense	80,598.75	80,598.75	80,598.75		241,796.25	241,796.25	0.00
Total Depreciation	94,217.43	94,217.43	94,217.43	0.00	282,652.29	282,652.29	0.00
Change in Net Assets	(54,496.74)	(133,434.98)	70,840.09	0.00	(117,091.63)	(198,646.29)	81,554.66

See Accountant's Report

Estess CPAs

128 Lakewood Drive Luling, LA 70070

Carter Plantation Community Improvement District
Change in Net Assets Schedule - Twelve Periods - MANAGEMENT USE ONLY
For The Twelve Months Ended June 30, 2024

	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total	Without Tap Fees
Operating Revenues														
302 Water Service C	10,937	14,629	16,428	12,410	11,203	9,496	11,067	10,728	9,526	11,815	11,815	11,815	141,869	141,869
303 Sewer Service C	12,573	15,430	14,844	12,493	9,218	9,904	11,916	9,820	11,424	11,958	11,958	11,958	143,496	143,496
304 Water Tap Fees	1,050	2,100		3,150			5,250	2,100					13,650	
305 Sewer Tap Fees	5,000	10,006		5,500			20,500	5,500					46,506	
306 Late Fee Charge	162	966	661	1,705	(22)	462	156	181	462				4,733	4,733
307 Interest on Mail	246							48	96				390	390
308 Maintenance Ass	4,100						29,500	194,050	4,800				232,450	232,450
Total Operating	34,067	43,132	31,933	35,258	20,399	19,863	78,390	222,427	26,308	23,773	23,773	23,773	583,096	522,938
Operating Expenses														
410 Water Svc Opera	3,671		3,326	2,741	11,200	0	6,042	9,268	9,268	5,057	5,057	5,057	60,687	60,687
411 Sewer Svc Opera	2,666		11,918	12,536	4,378	7,085	11,176	4,411	4,411	6,509	6,509	6,509	78,108	78,108
412 Water Tap Fee E					5,950	2,680	2,678		6,075				17,383	
413 Sewer Tap Fee E				9,000	18,000				22,750				49,750	
Total Operating	6,336		15,244	24,276	21,528	27,765	19,896	13,679	42,504	11,566	11,566	11,566	205,926	138,795
Operating Income (Loss)	27,731	43,132	16,689	10,982	(1,129)	(7,902)	58,494	208,748	(16,196)	12,207	12,207	12,207	377,170	384,143
Non-Operating Expenses (Revenues)														
506 Assessor/Tax Co	314						3,540	23,286	576				27,716	27,716
507 Legal & Account	1,488	1,488	17,223	1,488	1,488	2,532	2,977	1,488	19,977	1,488	1,488	1,488	54,613	54,613
508 Utilities	38	2,861		3,462	2,392	1,497	1,899	1,869	3,567	1,861	1,861	1,861	23,168	23,168
509 Insurance			3,648				6,645	315	8,036				18,644	18,644
515 Office Expenses							1,117	1,117					1,117	1,117
530 Infrastructure	353	225	8,853	1,198	1,110	2,214	1,184	654	4,531	2,257	2,257	2,257	27,093	27,093
532 Carter House Ex		3,300	840	1,045	590	376	622	1,182	1,549	1,056	1,056	1,056	12,672	12,672
538 Per Diem	300	300		150	75	375	300	150	525	225	225	225	2,850	2,850
595 Capital Expenditures			6,600	21,176									27,776	27,776
Total Non-Operating	2,493	8,175	37,163	28,519	5,655	6,994	17,168	30,051	38,761	6,887	6,887	6,887	195,649	195,649
Chng in Net Assets Before	25,237	34,957	(20,474)	(17,537)	(6,784)	(14,896)	41,326	178,687	(54,957)	5,320	5,320	5,320	181,519	188,494