

COVELER & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

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ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Sharpstown Civic Association, Inc.
Houston, TX 77036

Management is responsible for the accompanying financial statements of Sharpstown Civic Association, Inc. (a nonprofit organization), which comprise the statement of assets, liabilities, and net assets – modified cash basis as of August 31, 2017, and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and eight months then ended in accordance with the modified cash basis of accounting and for determining that the modified cash basis of accounting is an acceptable financial reporting framework and the accompanying supplemental information schedules I and II, which are presented only for supplementary analysis purposes. We have performed a compilation engagement in accordance with Statements on Standards of 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.

The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included with financial statements prepared on the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, net assets and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Coveler & Associates, P.C.

COVELER & ASSOCIATES, P.C.
September 15, 2017

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
August 31, 2017

ASSETS

Current Assets			
City Bank - Cash	\$	7,851	
Chase Checking - Cash		14,719	
Chase Savings		7	
City Bank Savings		335,717	
Prepaid Rent		1,100	
Prepaid Expense		<u>1,123</u>	
Total Current Assets			\$ 360,517
Fixed Assets			
Equipment		4,232	
Accumulated Depreciation		<u>(4,232)</u>	
Total Fixed Assets, Net			0
Other Assets			
Deposits - Rent & Utilities		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets			\$ <u><u>361,617</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
Deferred Income - 2017 Dues	\$	46,704	
Deferred Income - 2017 S&S		<u>83,605</u>	
Total Current Liabilities			\$ 130,309
Unrestricted Net Assets			
Unrestricted Net Assets		226,851	
Increase/(Decrease) in Unrestricted Net Assets		<u>4,457</u>	
Total Unrestricted Net Assets			<u>231,307</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>361,617</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended August 31, 2017

	<u>1 Month Ended</u> <u>Aug. 31, 2017</u>	<u>8 Months Ended</u> <u>Aug. 31, 2017</u>
Revenues		
Memberships - Full	\$ 11,826	\$ 77,672
Memberships - Associate	0	200
Safety and Security	21,201	140,081
Architectural Fee	160	2,845
Interest & Fees	0	65
Legal Fee Reimbursement	585	4,100
Interest (Chase)	130	684
SCAN	0	12,115
Community Project - Donation	500	1,500
Transfer Fees	3,750	27,450
Refinance Fees	<u>100</u>	<u>1,550</u>
Total Revenues	<u>38,252</u>	<u>268,262</u>
Expenses		
Accounting	353	4,886
Bank/Merchant Charges	70	2,473
Community Projects	1,674	1,785
Safety and Security	16,031	133,802
Donation	0	400
Economic Development Supplies	0	1,200
Esplanades	835	1,759
Insurance	41	1,181
Legal Fees	2,731	17,095
Mosquito Spraying	1,551	8,252
Office Supplies	200	7,689
Outreach/Incentives for GM	0	339
Payroll	4,890	44,883
Payroll Taxes	374	3,915
Rent	900	7,200
SCAN	1,462	20,062
SCAN - Photographer	0	525
Signage - Yard Signs	0	200
Telephone & Internet	215	1,921
TOPS Monthly Fee	400	3,211
Utilities	<u>118</u>	<u>1,027</u>
Total Expenses	<u>31,845</u>	<u>263,806</u>
Increase/(Decrease) Unrestricted Net Assets	<u>\$ 6,407</u>	<u>\$ 4,457</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended August 31, 2017 and 2016

	<u>1 Month Ended</u> <u>Aug. 31, 2017</u>		<u>1 Month Ended</u> <u>Aug. 31, 2016</u>
Revenues			
Memberships - Full	\$ 11,826	\$	11,736
Safety and Security	21,201		21,228
Architectural Fee	160		340
Legal Fee Reimbursement	585		0
Interest (Chase)	130		24
SCAN	0		1,688
Community Project - Donation	500		0
Transfer Fees	3,750		2,700
Refinance Fees	<u>100</u>		<u>150</u>
Total Revenues	<u>38,252</u>		<u>37,866</u>
Expenses			
Accounting	353		352
Bank/Merchant Charges	70		6
Community Projects	1,674		0
Safety and Security	16,031		16,330
Deed Restrictions	0		112
Donation	0		200
Esplanades	835		0
Insurance	41		171
Legal Fees	2,731		7,374
Membership	0		68
Mosquito Spraying	1,551		2,430
Office Supplies	200		894
Payroll	4,890		5,297
Payroll Taxes	374		513
Rent	900		913
SCAN	1,462		4,450
Telephone & Internet	215		198
TOPS Monthly Fee	400		400
Utilities	<u>118</u>		<u>8</u>
Total Expenses	<u>31,845</u>		<u>39,716</u>
Increase/(Decrease) Unrestricted Net Assets	<u>\$ 6,407</u>	\$	<u>(1,850)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended August 31, 2017

	1 Month Ended Aug. 31, 2017				8 Months Ended Aug. 31, 2017			
	Budget	Variance	Pct	Budget	Variance	Pct		
Revenues								
Memberships - Full	\$ 11,826	\$ 10,663	\$ 1,164	11	\$ 77,672	\$ 85,300	\$ (7,628) (9)	
Memberships - Associate	0	0	0	0	200	0	200 0	
Safety and Security	21,201	19,663	1,539	8	140,081	157,300	(17,219) (11)	
Architectural Fee	160	292	(132)	(45)	2,845	2,333	512 22	
Interest & Fees	0	83	(83)	(100)	65	667	(601) (90)	
Legal Fee Reimbursement	585	750	(165)	(22)	4,100	6,000	(1,900) (32)	
Interest (Chase)	130	0	130	0	684	0	684 0	
SCAN	0	1,250	(1,250)	(100)	12,115	10,000	2,115 21	
Community Project - Dona	500	0	500	0	1,500	0	1,500 0	
Transfer Fees	3,750	2,917	833	29	27,450	23,333	4,117 18	
Refinance Fees	100	150	(50)	(33)	1,550	1,200	350 29	
Total Revenues	38,252	35,767	2,485	7	268,262	286,133	(17,871) (6)	
Expenses								
Accounting	353	583	(231)	(40)	4,886	4,667	219 5	
Bank/Merchant Charges	70	208	(138)	(66)	2,473	1,667	806 48	
Beautification Project	0	125	(125)	(100)	0	1,000	(1,000) (100)	
Community Projects	1,674	42	1,633	999	1,785	333	1,452 435	
Safety and Security	16,031	16,833	(802)	(5)	133,802	134,667	(865) (1)	
Donation	0	25	(25)	(100)	400	200	200 100	
Website & Other	0	25	(25)	(100)	0	200	(200) (100)	
Economic Development S	0	0	0	0	1,200	0	1,200 0	
Esplanades	835	125	710	568	1,759	1,000	759 76	
Insurance	41	250	(209)	(84)	1,181	2,000	(819) (41)	
Legal Fees	2,731	2,917	(185)	(6)	17,095	23,333	(6,239) (27)	
Mosquito Spraying	1,551	2,086	(535)	(26)	8,252	10,429	(2,177) (21)	
Office Supplies	200	667	(466)	(70)	7,689	5,333	2,356 44	
Outreach/Incentives for G	0	83	(83)	(100)	339	667	(327) (49)	
Payroll	4,890	6,500	(1,611)	(25)	44,883	52,000	(7,117) (14)	
Payroll Taxes	374	683	(309)	(45)	3,915	5,467	(1,551) (28)	
Rent	900	967	(67)	(7)	7,200	7,733	(533) (7)	
SCAN	1,462	3,750	(2,288)	(61)	20,062	30,000	(9,938) (33)	
SCAN - Photographer	0	0	0	0	525	0	525 0	
Signage - Yard Signs	0	0	0	0	200	0	200 0	
Telephone & Internet	215	217	(2)	(1)	1,921	1,733	188 11	
TOPS Monthly Fee	400	400	0	0	3,211	3,200	11 0	
Utilities	118	150	(32)	(21)	1,027	1,200	(173) (14)	
Total Expenses	31,845	36,636	(4,791)	(13)	263,806	286,829	(23,023) (8)	
Increase/(Decrease) Unrest	\$ 6,407	\$ (869)	\$ 7,276	(837)	\$ 4,457	\$ (695)	\$ 5,152 (741)	

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended August 31, 2017

	1 Month Ended Aug. 31, 2017	8 Months Ended Aug. 31, 2017
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 6,407	\$ 4,457
Noncash Items Included in Net Income: Changes in:		
Prepaid Rent	\$ (1,100)	\$ (200)
Prepaid Expense	(249)	(885)
FUTA Payable	0	(10)
SUTA Payable	(85)	0
Deferred Income - 2017 Dues	(10,926)	26,254
Deferred Income - 2017 S&S	(19,529)	45,005
Total Adjustments	(31,888)	70,164
Cash Provided (Used) By Operations	(25,481)	74,621
Net Increase (Decrease) In Cash	(25,481)	74,621
Cash at Beginning of Period	383,774	283,672
Cash at End of Period	\$ 358,293	\$ 358,293

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