

COVELER & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

TWO MEMORIAL CITY PLAZA
820 GESSNER, SUITE 1710
HOUSTON, TEXAS 77024-8261

Telephone (713) 827-8998
Facsimile (713) 984-0670

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 October 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 ten 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.
November 13, 2017

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

ASSETS

Current Assets			
City Bank - Cash	\$	12,146	
Chase Checking - Cash		13,533	
Chase Savings		7	
City Bank Savings		285,952	
Prepaid Rent		1,100	
Prepaid Expense		<u>873</u>	
Total Current Assets			\$ 313,611
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>314,711</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FICA Tax Payable	\$	(104)	
Deferred Income - 2017 Dues		24,134	
Deferred Income - 2017 S&S		<u>43,302</u>	
Total Current Liabilities			\$ 67,333
Unrestricted Net Assets			
Unrestricted Net Assets		226,851	
Increase/(Decrease) in Unrestricted Net Assets		<u>20,527</u>	
Total Unrestricted Net Assets			<u>247,378</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>314,711</u></u>

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Oct. 31, 2017</u>	<u>10 Months Ended</u> <u>Oct. 31, 2017</u>
Revenues		
Memberships - Full	\$ 12,067	\$ 101,617
Memberships - Associate	0	200
Safety and Security	21,651	183,023
Architectural Fee	70	3,130
Interest & Fees	0	65
Legal Fee Reimbursement	0	4,305
Interest (Chase)	113	920
SCAN	317	13,831
Community Project - Donation	0	1,500
Transfer Fees	3,500	36,200
Refinance Fees	<u>100</u>	<u>1,850</u>
Total Revenues	<u>37,819</u>	<u>346,641</u>
Expenses		
Accounting	350	5,586
Bank/Merchant Charges	38	2,580
Community Projects	68	2,723
Safety and Security	17,779	168,003
Donation	0	400
Economic Development Supplies	0	1,200
Esplanades	0	1,759
Insurance	125	1,431
Legal Fees	1,114	19,794
Mosquito Spraying	1,551	11,866
Office Supplies	386	8,392
Outreach/Incentives for GM	0	447
Payroll	5,178	54,493
Payroll Taxes	396	4,651
Rent	1,100	9,400
SCAN	0	25,021
SCAN - Photographer	0	525
Signage - Yard Signs	0	200
Telephone & Internet	261	2,293
TOPS Monthly Fee	400	4,011
Utilities	<u>147</u>	<u>1,339</u>
Total Expenses	<u>28,892</u>	<u>326,114</u>
Increase/(Decrease) Unrestricted Net Assets	<u>\$ 8,926</u>	<u>\$ 20,527</u>

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Oct. 31, 2017</u>		<u>1 Month Ended</u> <u>Oct. 31, 2016</u>
Revenues			
Memberships - Full	\$ 12,067	\$	12,203
Safety and Security	21,651		22,062
Architectural Fee	70		405
Donations	0		55
Interest (Chase)	113		18
SCAN	317		1,898
Transfer Fees	3,500		3,450
Refinance Fees	<u>100</u>		<u>250</u>
 Total Revenues	 <u>37,819</u>		 <u>40,340</u>
Expenses			
Accounting	350		350
Bank/Merchant Charges	38		0
Community Projects	68		0
Safety and Security	17,779		17,296
Deed Restrictions	0		49
Insurance	125		77
Legal Fees - DR/ACC	1,114		4,836
CC Fees	0		67
Mosquito Spraying	1,551		1,947
Office Supplies	386		553
Payroll	5,178		5,516
Payroll Taxes	396		422
Rent	1,100		900
Telephone & Internet	261		232
TOPS Monthly Fee	400		700
Utilities	<u>147</u>		<u>104</u>
 Total Expenses	 <u>28,892</u>		 <u>33,049</u>
 Increase/(Decrease) Unrestricted Net Assets	 \$ <u>8,926</u>	 \$	 <u>7,291</u>

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Oct. 31, 2017</u>	<u>10 Months Ended</u> <u>Oct. 31, 2017</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 8,926	\$ 20,527
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 0	\$ (200)
Prepaid Expense	125	(635)
FICA Tax Payable	(104)	(104)
FUTA Payable	0	(10)
Deferred Income - 2017 Dues	(11,498)	3,684
Deferred Income - 2017 S&S	<u>(20,569)</u>	<u>4,702</u>
 Total Adjustments	 <u>(32,045)</u>	 <u>7,439</u>
 Cash Provided (Used) By Operations	 <u>(23,119)</u>	 <u>27,966</u>
 Net Increase (Decrease) In Cash	 (23,119)	 27,966
 Cash at Beginning of Period	 <u>334,757</u>	 <u>283,672</u>
 Cash at End of Period	 <u>\$ 311,638</u>	 <u>\$ 311,638</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Oct. 31, 2017				10 Months Ended Oct. 31, 2017			
	Budget	Variance	Pct	Budget	Variance	Pct		
Revenues								
Memberships - Full	\$ 12,067	\$ 10,663	\$ 1,405	13	\$ 101,617	\$ 106,625	\$ (5,008)	(5)
Memberships - Associate	0	0	0	0	200	0	200	0
Safety and Security	21,651	19,663	1,989	10	183,023	196,625	(13,602)	(7)
Architectural Fee	70	292	(222)	(76)	3,130	2,917	213	7
Interest & Fees	0	83	(83)	(100)	65	833	(768)	(92)
Legal Fee Reimbursement	0	750	(750)	(100)	4,305	7,500	(3,195)	(43)
Interest (Chase)	113	0	113	0	920	0	920	0
SCAN	317	1,250	(933)	(75)	13,831	12,500	1,331	11
Community Project - Dona	0	0	0	0	1,500	0	1,500	0
Transfer Fees	3,500	2,917	583	20	36,200	29,167	7,033	24
Refinance Fees	100	150	(50)	(33)	1,850	1,500	350	23
Total Revenues	37,819	35,767	2,052	6	346,641	357,667	(11,026)	(3)
Expenses								
Accounting	350	583	(233)	(40)	5,586	5,833	(247)	(4)
Bank/Merchant Charges	38	208	(171)	(82)	2,580	2,083	497	24
Beautification Project	0	125	(125)	(100)	0	1,250	(1,250)	(100)
Community Projects	68	42	27	64	2,723	417	2,307	554
Safety and Security	17,779	16,833	946	6	168,003	168,333	(330)	(0)
Donation	0	25	(25)	(100)	400	250	150	60
Website & Other	0	25	(25)	(100)	0	250	(250)	(100)
Economic Development S	0	0	0	0	1,200	0	1,200	0
Esplanades	0	125	(125)	(100)	1,759	1,250	509	41
Insurance	125	250	(125)	(50)	1,431	2,500	(1,069)	(43)
Legal Fees	1,114	2,917	(1,803)	(62)	19,794	29,167	(9,372)	(32)
Mosquito Spraying	1,551	2,086	(535)	(26)	11,866	14,600	(2,734)	(19)
Office Supplies	386	667	(281)	(42)	8,392	6,667	1,725	26
Outreach/Incentives for G	0	83	(83)	(100)	447	833	(386)	(46)
Payroll	5,178	6,500	(1,322)	(20)	54,493	65,000	(10,507)	(16)
Payroll Taxes	396	683	(287)	(42)	4,651	6,833	(2,183)	(32)
Rent	1,100	967	133	14	9,400	9,667	(267)	(3)
SCAN	0	3,750	(3,750)	(100)	25,021	37,500	(12,479)	(33)
SCAN - Photogropher	0	0	0	0	525	0	525	0
Signage - Yard Signs	0	0	0	0	200	0	200	0
Telephone & Internet	261	217	44	20	2,293	2,167	126	6
TOPS Monthly Fee	400	400	0	0	4,011	4,000	11	0
Utilities	147	150	(3)	(2)	1,339	1,500	(161)	(11)
Total Expenses	28,892	36,636	(7,743)	(21)	326,114	360,100	(33,986)	(9)
Increase/(Decrease) Unrest	\$ 8,926	\$ (869)	\$ 9,795	(999)	\$ 20,527	\$ (2,433)	\$ 22,960	(944)

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.

2017

Chase Bank
Check Register

DATE	DESCRIPTION	CHECK #	AMOUNT	DEPOSIT	BALANCE
10/1/2017	Beginning Balance				14,722.44
10/5/2017	TOPS	ACH	400.00		14,322.44
10/11/2017	Google Storage	ACH	10.65		14,311.79
10/15/2017	USPS	Debit Card	198.00		14,113.79
10/24/2017	IRS	ACH	647.34		13,466.45
10/31/17	Deposit	-		66.46	13,532.91
		Misc Debits	1255.99	66.46 Debits	
		Checks	0.00		
		Disbursemer	1255.99		

ACCOUNT DESCRIPTION:

Chase

G/L ACCOUNT #: 101 **Month** October **YEAR:** 2017

BEG. BOOK BALANCE: 14,722.44 **BALANCE PER BANK:** 13,532.91

ADD: DEPOSITS		DEPOSITS IN TRANSIT:	
GL #	AMOUNT	DATE	AMOUNT
Deposit	66.46	_____	_____
Collections	_____	_____	_____
Redeposit returned items	_____	_____	_____
Bank Fee	_____	_____	_____

TOTAL DEPOSITS 66.46 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS _____ **OUTSTANDING CHECKS** 0.00

LESS: DEBIT MEMOS		CORRECTING JOURNAL ENTRIES	
GL#	AMOUNT	JE#	AMOUNT
Misc Debits	608.65	_____	_____
Payroll	0.00	_____	_____
Tax	647.34	_____	_____
FUTA & SUTA	_____	_____	_____

TOTAL DEBIT MEMOS 1,255.99 **TOTAL JE'S** 0.00

BALANCE PER BOOKS: 13,532.91 **BALANCE PER BANK:** 13,532.91 0.00
 Per Check Register: 13,532.91 Per Easy: 13,532.91
 0.00

OUTSTANDING CHECKS					
CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
Total:	0.00	Total:	0.00	Total:	0.00

TOTALS: 0.00

**Sharpstown Civic Association
City Bank
Check Register**

DATE	DESCRIPTION	CHECK #	AMOUNT	DEPOSIT	BALANCE
10/1/2017	Beginning Balance				9,189.22
10/13/2017	Joseph Merry	139	68.40		9,120.82
10/1/2017	Johnson Samuel	185	699.56		8,421.26
10/1/2017	Scott Gilbert	186	1700.19		6,128.73
10/1/2017	IRS	ACH	592.34		7,828.92
10/15/2017	Johnson Samuel	187	624.75		5,503.98
10/15/2017	Scott Gilbert	188	1519.53		3,984.45
10/4/2017	Fdms Okb	ACH	33.98		3,950.47
10/2/2017	Comcast	Debit Card	45.31		3,905.16
10/3/2017	USPS	Debit Card	55.59		3,849.57
10/12/2017	USPS	Debit Card	12.69		3,836.88
10/20/2017	USPS	Debit Card	6.59		3,830.29
10/25/2017	Capizmo	Debit Card	100.89		3,729.40
10/25/2017	Reliant Energy	Debit Card	121.96		3,607.44
10/26/2017	USPS	Debit Card	6.59		3,600.85
10/27/2017	City of Houston	Debit Card	25.39		3,575.46
10/30/2017	Comcast	Debit Card	103.73		3,471.73
10/27/2017	Coveler & Associates	-	350.00		3,121.73
10/27/2017	Cypress Creek Mosquito Control	-	1551.00		1,570.73
10/27/2017	Lambright & Associates	-	1113.75		456.98
10/27/2017	SEAL Security Solutions	-	17779.00		-17,322.02
10/27/2017	Robert R Sims	-	1100.00		-18,422.02
10/31/2017	Deposit	-		30568.05	12,146.03
		Disbursemen	27611.24	65024.05	Deposits
		Payroll	4544.03		Debits
		IRS	592.34		
		Checks	21962.15		
		Misc Debits	512.72		
		Total Check	27611.24	65024.05	Collections

ACCOUNT DESCRIPTION:

City Bank - Operating Account

G/L ACCOUNT #: 100 **Month** October **YEAR:** 2017

BEG. BOOK BALANCE: 9,189.22 **BALANCE PER BANK:** 34,039.78

ADD: DEPOSITS		DEPOSITS IN TRANSIT:	
GL #	AMOUNT	DATE	AMOUNT
Deposit	30,568.05	_____	_____
Collections	_____	_____	_____
Redeposit returned items	_____	_____	_____
Bank Fee	_____	_____	_____
TOTAL DEPOSITS	<u>30,568.05</u>	DEPOSITS IN TRANSIT:	<u>0.00</u>

LESS: CHECKS 21,962.15 **OUTSTANDING CHECKS** 21,893.75

LESS: DEBIT MEMOS		CORRECTING JOURNAL ENTRIES	
GL#	AMOUNT	JE#	AMOUNT
Misc Debits	512.72	_____	_____
Payroll	4,544.03	_____	_____
Tax	592.34	_____	_____
Misc	_____	_____	_____
TOTAL DEBIT MEMOS	<u>5,649.09</u>	TOTAL JE'S	<u>0.00</u>

BALANCE PER BOOKS: 12,146.03 **BALANCE PER BANK:** 12,146.03 **0.00**
Per Check Register: 12,146.03 **Per Easy:** 12,146.03 **0.00**
0.00

OUTSTANDING CHECKS			
CK. #	AMOUNT	CK#	AMOUNT
C&A	350.00		
Cypress	1,551.00		
Lambright	1,113.75		
SEAL	17,779.00		
ms+A373:H4	1,100.00		
Total:	21,893.75	Total:	0.00

TOTALS: 21,893.75