

COVELER & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

TWO MEMORIAL CITY PLAZA
820 GESSNER, SUITE 1710
HOUSTON, TEXAS 77024-4298

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 September 30, 2019, and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and nine 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.
October 4, 2019

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
September 30, 2019

ASSETS

Current Assets			
City Bank - Cash	\$	14,350	
City Bank Savings		417,863	
Prepaid Rent		1,100	
Prepaid Expense		<u>1,073</u>	
Total Current Assets	\$		434,385
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>435,485</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FUTA Payable	\$	1	
SUTA Payable		8	
Deferred Income - 2019 Dues		37,264	
Deferred Income - 2019 S&S		<u>70,839</u>	
Total Current Liabilities	\$		108,112
Unrestricted Net Assets			
Unrestricted Net Assets		260,676	
Increase/(Decrease) in Unrestricted Net Assets		<u>66,697</u>	
Total Unrestricted Net Assets			<u>327,373</u>
Total Liabilities and Unrestricted Net Assets	\$		<u><u>435,485</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended September 30, 2019

	<u>1 Month Ended</u> <u>Sep. 30, 2019</u>	<u>9 Months Ended</u> <u>Sep. 30, 2019</u>
Revenues		
Memberships - Full	\$ 12,421	\$ 93,157
Memberships - Associate	300	2,650
Safety and Security	23,613	175,298
Architectural Fee	975	2,943
Interest & Fees	260	3,186
Donations	0	14,930
Legal Fee Reimbursement	2,500	64,688
SCAN	475	22,293
Transfer Fees	5,750	48,000
Refinance Fees	<u>100</u>	<u>4,400</u>
 Total Revenues	 <u>46,394</u>	 <u>431,545</u>
Expenses		
Accounting	313	4,860
Bank/Merchant Charges	66	3,483
Community Events & Beautificat	0	27,387
Safety and Security	15,728	141,107
Donation	0	6,086
External Groups	0	200
Website & Other	0	75
Esplanades/Lot Maintenance	2,733	8,706
Insurance	177	1,671
Legal Fees - DR/ACC	6,030	42,585
Membership Campaign	0	7,698
CC Fees	54	202
Mosquito Spraying	3,060	14,752
Office Supplies - General Post	459	5,206
Outreach/Incentives for GM	76	1,613
Payroll	5,767	49,701
Payroll Taxes	441	3,951
Rent	1,100	9,900
SCAN Printing - Postage	0	28,090
Telephone & Internet	125	2,229
TOPS Monthly Fee	480	4,270
Utilities	<u>109</u>	<u>1,077</u>
 Total Expenses	 <u>36,718</u>	 <u>364,848</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ 9,677</u>	 <u>\$ 66,697</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended September 30, 2019

	1 Month Ended Sep. 30, 2019	9 Months Ended Sep. 30, 2019
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 9,677	\$ 66,697
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 0	\$ (1,100)
Prepaid Expense	177	(511)
FUTA Payable	0	1
SUTA Payable	0	8
Deferred Income - 2019 Dues	(11,861)	(3,318)
Deferred Income - 2019 S&S	(22,496)	(9,296)
Total Adjustments	(34,180)	(14,217)
Cash Provided (Used) By Operations	(24,503)	52,481
Net Increase (Decrease) In Cash	(24,503)	52,481
Cash at Beginning of Period	456,716	379,732
Cash at End of Period	\$ 432,213	\$ 432,213

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended September 30, 2019 and 2018

	<u>1 Month Ended</u> <u>Sep. 30, 2019</u>	<u>1 Month Ended</u> <u>Sep. 30, 2018</u>
Revenues		
Memberships - Full	\$ 12,421	\$ 12,168
Memberships - Associate	300	0
Safety and Security	23,613	23,064
Architectural Fee	975	1,355
Interest & Fees	260	0
Legal Fee Reimbursement	2,500	693
Interest (Chase)	0	199
SCAN	475	0
Transfer Fees	5,750	5,500
Refinance Fees	<u>100</u>	<u>300</u>
 Total Revenues	 <u>46,394</u>	 <u>43,278</u>
Expenses		
Accounting	313	375
Bank/Merchant Charges	66	53
Beautification Project	0	645
Safety and Security	15,728	17,756
Esplanades/Lot Maintenance	2,733	0
Insurance	177	(635)
Legal Fees - DR/ACC	6,030	6,429
Membership Campaign	0	213
CC Fees	54	34
Mosquito Spraying	3,060	0
Office Supplies - General Post	459	244
Outreach/Incentives for GM	76	280
Payroll	5,767	2,528
Payroll Taxes	441	193
Rent	1,100	1,100
SCAN Printing - Postage	0	4,149
Telephone & Internet	125	112
TOPS Monthly Fee	480	430
Utilities	<u>109</u>	<u>154</u>
 Total Expenses	 <u>36,718</u>	 <u>34,060</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ 9,677</u>	 <u>\$ 9,218</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended September 30, 2019

	1 Month Ended Sep. 30, 2019				9 Months Ended Sep. 30, 2019			
	Budget	Variance	Pct	Budget	Variance	Pct		
Revenues								
Memberships - Full	\$ 12,421	\$ 10,000	\$ 2,421	24	\$ 93,157	\$ 90,000	\$ 3,157 4	
Memberships - Associate	300	42	258	620	2,650	375	2,275 607	
Safety and Security	23,613	18,333	5,280	29	175,298	165,000	10,298 6	
Architectural Fee	975	417	558	134	2,943	3,750	(807) (22)	
Interest & Fees	260	250	10	4	3,186	2,250	936 42	
Donations	0	0	0	0	14,930	0	14,930 0	
Legal Fee Reimbursement	2,500	1,333	1,167	88	64,688	12,000	52,688 439	
SCAN	475	1,500	(1,025)	(68)	22,293	13,500	8,793 65	
Transfer Fees	5,750	4,958	792	16	48,000	44,625	3,375 8	
Refinance Fees	100	417	(317)	(76)	4,400	3,750	650 17	
Total Revenues	<u>46,394</u>	<u>37,250</u>	<u>9,144</u>	<u>25</u>	<u>431,545</u>	<u>335,250</u>	<u>96,295 29</u>	
Expenses								
Accounting	313	583	(270)	(46)	4,860	5,250	(390) (7)	
Bank/Merchant Charges	66	333	(267)	(80)	3,483	3,000	483 16	
Community Events & Bea	0	167	(167)	(100)	27,387	1,500	25,887 999	
Safety and Security	15,728	16,667	(939)	(6)	141,107	150,000	(8,894) (6)	
Donation	0	0	0	0	6,086	0	6,086 0	
External Groups	0	42	(42)	(100)	200	375	(175) (47)	
Website & Other	0	250	(250)	(100)	75	2,250	(2,175) (97)	
Esplanades/Lot Maintena	2,733	417	2,316	556	8,706	3,750	4,956 132	
Public Relations	0	42	(42)	(100)	0	375	(375) (100)	
Insurance	177	250	(73)	(29)	1,671	2,250	(579) (26)	
Legal Fees - DR/ACC	6,030	3,000	3,030	101	42,585	27,000	15,585 58	
Membership Campaign	0	733	(733)	(100)	7,698	6,600	1,098 17	
CC Fees	54	0	54	0	202	0	202 0	
Mosquito Spraying	3,060	1,750	1,310	75	14,752	15,750	(998) (6)	
Office Supplies - General	459	400	59	15	5,206	3,600	1,606 45	
Outreach/Incentives for G	76	208	(132)	(63)	1,613	1,875	(262) (14)	
Payroll	5,767	6,250	(483)	(8)	49,701	56,250	(6,549) (12)	
Payroll Taxes	441	542	(101)	(19)	3,951	4,875	(924) (19)	
Rent	1,100	1,100	0	0	9,900	9,900	0 0	
SCAN Printing - Postage	0	3,500	(3,500)	(100)	28,090	31,500	(3,410) (11)	
SCAN - Photographer	0	83	(83)	(100)	0	750	(750) (100)	
Yard Signs - Not Security	0	25	(25)	(100)	0	225	(225) (100)	
Telephone & Internet	125	258	(133)	(52)	2,229	2,325	(96) (4)	
TOPS Monthly Fee	480	483	(3)	(1)	4,270	4,350	(80) (2)	
Utilities	109	167	(58)	(35)	1,077	1,500	(423) (28)	
Total Expenses	<u>36,718</u>	<u>37,250</u>	<u>(532)</u>	<u>(1)</u>	<u>364,848</u>	<u>335,250</u>	<u>29,598 9</u>	
Increase/(Decrease) Unrest	<u>\$ 9,677</u>	<u>\$ 0</u>	<u>\$ 9,677</u>	<u>999</u>	<u>\$ 66,697</u>	<u>\$ (0)</u>	<u>\$ 66,697 (999)</u>	

See Attached Accountant's Compilation Report.

10/3/2019
11:54

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 1

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Sep 30, 2019</u>	<u>9 Months Ended Sep 30, 2019</u>
100	A	City Bank - Cash	-24,764.00	14,349.68
103	A	City Bank Savings	259.72	417,862.84
176	A	Prepaid Rent	0.00	1,100.00
177	A	Prepaid Expense	-176.67	1,072.87
180	A	Equipment	0.00	4,231.94
195	A	Accumulated Depreciation	0.00	-4,231.87
196	A	Deposits - Rent & Utilities	0.00	1,100.00
224	L	FUTA Payable	0.00	-1.16
225	L	SUTA Payable	0.00	-7.90
241	L	Deferred Income - 2019 Dues	11,861.45	-37,264.35
246	L	Deferred Income - 2019 S&S	22,496.11	-70,838.85
300	L	Unrestricted Net Assets	0.00	-260,675.85
400	R	Memberships - Full	-12,421.45	-93,156.70
420	R	Memberships - Associate	-300.00	-2,650.00
425	R	Safety and Security	-23,612.95	-175,298.34
426	R	Architectural Fee	-975.00	-2,943.01
428	R	Interest & Fees	-259.72	-3,185.91
430	R	Donations	0.00	-14,930.14
440	R	Legal Fee Reimbursement	-2,500.00	-64,687.95
470	R	SCAN	-475.20	-22,292.97
480	R	Transfer Fees	-5,750.00	-48,000.00
485	R	Refinance Fees	-100.00	-4,400.00
600	E	Accounting	313.20	4,860.05
620	E	Bank/Merchant Charges	66.45	3,482.95
625	E	Community Events & Beautificat	0.00	27,387.42
630	E	Safety and Security	15,728.00	141,106.50
640	E	Donation	0.00	6,085.89
646	E	External Groups	0.00	200.00
647	E	Website & Other	0.00	75.00
650	E	Esplanades/Lot Maintenance	2,733.00	8,706.00
656	E	Public Relations	0.00	0.00
660	E	Insurance	176.67	1,670.59
665	E	Legal Fees - DR/ACC	6,029.80	42,585.29
670	E	Membership Campaign	0.00	7,697.57
680	E	CC Fees	54.00	201.83
690	E	Mosquito Spraying	3,060.00	14,751.80
703	E	Office Supplies - General Post	458.67	5,205.96
705	E	Outreach/Incentives for GM	76.20	1,612.61
710	E	Payroll	5,766.84	49,701.36
720	E	Payroll Taxes	441.16	3,950.94
750	E	Rent	1,100.00	9,900.00
770	E	SCAN Printing - Postage	0.00	28,089.93
771	E	SCAN - Photogropher	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	124.86	2,229.12
790	E	TOPS Monthly Fee	480.00	4,270.00

10/3/2019
11:54

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Sep 30, 2019</u>	<u>9 Months Ended Sep 30, 2019</u>
800	E	Utilities	108.86	1,076.86
		Account Balances	0.00	0.00
		Current Profit	9,676.61	66,697.35
		Y-T-D Profit		

CITY BANK

G/L ACCOUNT #: 100 Month September YEAR: 2019

BEG. BOOK BALANCE: 39,113.68 BALANCE PER BANK: 22,223.08

ADD: DEPOSITS

GL #	AMOUNT
Deposit	11,710.59
Collections	
Redeposit returned items	
Bank Fee	

DEPOSITS IN TRANSIT:

DATE	AMOUNT
9/30/2019	1963.55

TOTAL DEPOSITS 11,710.59 **DEPOSITS IN TRANSIT:** 1,963.55

LESS: CHECKS

25,904.00

OUTSTANDING

CHECKS

9,836.95

LESS: DEBIT MEMOS

GL#	AMOUNT
Misc Debits	4,142.39
Payroll	5,204.30
Tax	1,223.90
Misc	

CORRECTING JOURNAL ENTRIES

JE#	AMOUNT

TOTAL DEBIT MEMOS 10,570.59 **TOTAL JE'S** 0.00

BALANCE PER BOOKS:

14,349.68

BALANCE PER BANK:

14,349.68

0.00

Per Check Register:

14,349.68

Per Easy:

14,349.68

0.00

0.00

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
92	4,430.00				
109	313.20				
142	3,993.75				
143	1,100.00				

Total: 9,836.95

Total: 0.00

Total: 0.00

TOTALS: 9,836.95

**Sharpstown Civic Association
City Bank
Check Register**

DATE	DESCRIPTION	CHECK #	AMOUNT	DEPOSIT	BALANCE
09/01/19	Beginning Balance				39,113.68
9/1/2019	Scott Gilbert	ACH	1968.32		37,145.36
9/1/2019	Johnson Samuel	ACH	706.48		36,438.88
9/1/2019	IRS	ACH	620.55		35,818.33
9/16/2019	Scott Gilbert	ACH	1926.92		33,891.41
9/16/2019	Johnson Samuel	ACH	602.58		33,288.83
9/16/2019	IRS	ACH	603.35		32,685.48
9/19/2019	Coveler	109	313.20		32,372.28
9/19/2019	Lambright	142	3993.75		28,378.53
9/19/2019	Robert Simms	143	1100.00		27,278.53
9/19/2019	SEAL Security Solutions	144	15228.00		12,050.53
9/19/2019	US Postal Service	227	1161.05		10,889.48
9/25/2019	John Cosetti	230	875.00		10,014.48
9/25/2019	James Eatmon	232	500.00		9,514.48
9/25/2019	Expert Yard Care	100171	2733.00		6,781.48
9/3/2019	Shipleys Donuts	Debit Card	18.08		6,763.40
9/3/2019	Fdms Okb	ACH	54.00		6,709.40
9/4/2019	USPS	Debit Card	110.00		6,599.40
9/6/2019	TOPS	ACH	480.00		6,119.40
9/6/2019	USPS	Debit Card	13.70		6,105.70
9/10/2019	DropBox	ACH	12.78		6,092.92
9/11/2019	Google Storage	ACH	10.65		6,082.27
9/11/2019	USPS	Debit Card	20.55		6,061.72
9/19/2019	Cypress Creek Mosquito Control	ACH	3060.00		3,001.72
9/23/2019	Reliant Energy	ACH	108.86		2,892.86
9/25/2019	Capizmo	ACH	101.43		2,791.43
9/25/2019	USPS	Debit Card	2.86		2,788.57
9/27/2019	Whichwitch	Debit Card	31.36		2,757.21
9/27/2019	Sam's Club	Debit Card	58.12		2,699.09
9/30/2019	Whataburger	Debit Card	60.00		2,639.09
9/30/2019	Deposit			11710.59	14,349.68
		Disbursement	36474.59	11710.59	Deposits
		Payroll	5204.30		Debits
		IRS	1223.90		
		Checks	25904.00		
		Misc Debits	4142.39		
		Total Checks	36474.59	11710.59	Collections