

# COVELER & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

TWO MEMORIAL CITY PLAZA  
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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 October 31, 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 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.*

COVELER & ASSOCIATES, P.C.  
November 6, 2019

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
October 31, 2019

ASSETS

Current Assets			
City Bank - Cash	\$	25,650	
City Bank Savings		381,119	
Prepaid Rent		1,100	
Prepaid Expense		<u>1,231</u>	
Total Current Assets	\$		409,101
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>410,201</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FUTA Payable	\$	8	
SUTA Payable		5	
Deferred Income - 2019 Dues		25,060	
Deferred Income - 2019 S&S		<u>47,744</u>	
Total Current Liabilities	\$		72,816
Unrestricted Net Assets			
Unrestricted Net Assets		260,676	
Increase/(Decrease) in Unrestricted Net Assets		<u>76,709</u>	
Total Unrestricted Net Assets			<u>337,385</u>
Total Liabilities and Unrestricted Net Assets	\$		<u><u>410,201</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, 2019

	<u>1 Month Ended</u> <u>Oct. 31, 2019</u>	<u>10 Months Ended</u> <u>Oct. 31, 2019</u>
<b>Revenues</b>		
Memberships - Full	\$ 12,530	\$ 105,686
Memberships - Associate	150	2,800
Safety and Security	23,872	199,170
Architectural Fee	525	3,468
Interest & Fees	256	3,442
Donations	0	14,930
Legal Fee Reimbursement	1,023	65,710
SCAN	3,128	25,420
Transfer Fees	6,550	54,550
Refinance Fees	<u>900</u>	<u>5,300</u>
<b>Total Revenues</b>	<u>48,933</u>	<u>480,478</u>
<b>Expenses</b>		
Accounting	375	5,235
Bank/Merchant Charges	51	3,534
Community Events & Beautificat	0	27,387
Safety and Security	15,120	156,227
Donation	0	6,086
External Groups	0	200
Website & Other	0	75
Esplanades/Lot Maintenance	0	8,706
Insurance	177	1,847
Legal Fees - DR/ACC	3,569	46,154
Membership Campaign	0	7,698
CC Fees	(21)	181
Mosquito Spraying	1,842	16,594
Office Supplies - General Post	1,835	7,041
Outreach/Incentives for GM	49	1,662
Payroll	7,343	57,044
Payroll Taxes	574	4,525
Rent	1,100	11,000
SCAN Printing - Postage	6,066	34,156
Telephone & Internet	261	2,490
TOPS Monthly Fee	480	4,750
Utilities	<u>101</u>	<u>1,177</u>
<b>Total Expenses</b>	<u>38,922</u>	<u>403,769</u>
Increase/(Decrease) Unrestricted Net Assets	\$ <u>10,012</u>	\$ <u>76,709</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, 2019 and 2018

	<u>1 Month Ended</u> <u>Oct. 31, 2019</u>	<u>1 Month Ended</u> <u>Oct. 31, 2018</u>	
<b>Revenues</b>			
Memberships - Full	\$ 12,530	\$ 12,301	
Memberships - Associate	150	0	
Safety and Security	23,872	23,334	
Architectural Fee	525	395	
Interest & Fees	256	0	
Legal Fee Reimbursement	1,023	443	
Interest (Chase)	0	248	
SCAN	3,128	8,664	
Transfer Fees	6,550	5,900	
Refinance Fees	<u>900</u>	<u>400</u>	
<b>Total Revenues</b>	<u><b>48,933</b></u>	<u><b>51,685</b></u>	
<b>Expenses</b>			
Accounting	375	375	
Bank/Merchant Charges	51	12	
Safety and Security	15,120	15,824	
Insurance	177	182	
Legal Fees - DR/ACC	3,569	1,761	
CC Fees	(21)	34	
Mosquito Spraying	1,842	5,662	
Office Supplies - General Post	1,835	469	
Outreach/Incentives for GM	49	0	
Payroll	7,343	5,087	
Payroll Taxes	574	389	
Rent	1,100	1,100	
SCAN Printing - Postage	6,066	5,959	
SCAN - Photographer	0	110	
Telephone & Internet	261	334	
TOPS Monthly Fee	480	430	
Utilities	<u>101</u>	<u>144</u>	
<b>Total Expenses</b>	<u><b>38,922</b></u>	<u><b>37,872</b></u>	
Increase/(Decrease) Unrestricted Net Assets	\$ <u><u>10,012</u></u>	\$ <u><u>13,813</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, 2019

	1 Month Ended				10 Months Ended			
	Oct. 31, 2019	Budget	Variance	Pct	Oct. 31, 2019	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 12,530	\$ 10,000	\$ 2,530	25	\$ 105,686	\$ 100,000	\$ 5,686	6
Memberships - Associate	150	42	108	260	2,800	417	2,383	572
Safety and Security	23,872	18,333	5,539	30	199,170	183,333	15,837	9
Architectural Fee	525	417	108	26	3,468	4,167	(699)	(17)
Interest & Fees	256	250	6	3	3,442	2,500	942	38
Donations	0	0	0	0	14,930	0	14,930	0
Legal Fee Reimbursement	1,023	1,333	(311)	(23)	65,710	13,333	52,377	393
SCAN	3,128	1,500	1,628	109	25,420	15,000	10,420	69
Transfer Fees	6,550	4,958	1,592	32	54,550	49,583	4,967	10
Refinance Fees	900	417	483	116	5,300	4,167	1,133	27
<b>Total Revenues</b>	<b>48,933</b>	<b>37,250</b>	<b>11,683</b>	<b>31</b>	<b>480,478</b>	<b>372,500</b>	<b>107,978</b>	<b>29</b>
<b>Expenses</b>								
Accounting	375	583	(208)	(36)	5,235	5,833	(598)	(10)
Bank/Merchant Charges	51	333	(282)	(85)	3,534	3,333	201	6
Community Events & Bea	0	167	(167)	(100)	27,387	1,667	25,721	999
Safety and Security	15,120	16,667	(1,547)	(9)	156,227	166,667	(10,440)	(6)
Donation	0	0	0	0	6,086	0	6,086	0
External Groups	0	42	(42)	(100)	200	417	(217)	(52)
Website & Other	0	250	(250)	(100)	75	2,500	(2,425)	(97)
Esplanades/Lot Maintena	0	417	(417)	(100)	8,706	4,167	4,539	109
Public Relations	0	42	(42)	(100)	0	417	(417)	(100)
Insurance	177	250	(73)	(29)	1,847	2,500	(653)	(26)
Legal Fees - DR/ACC	3,569	3,000	569	19	46,154	30,000	16,154	54
Membership Campaign	0	733	(733)	(100)	7,698	7,333	364	5
CC Fees	(21)	0	(21)	0	181	0	181	0
Mosquito Spraying	1,842	1,750	92	5	16,594	17,500	(906)	(5)
Office Supplies - General	1,835	400	1,435	359	7,041	4,000	3,041	76
Outreach/Incentives for G	49	208	(159)	(76)	1,662	2,083	(421)	(20)
Payroll	7,343	6,250	1,093	17	57,044	62,500	(5,456)	(9)
Payroll Taxes	574	542	33	6	4,525	5,417	(891)	(16)
Rent	1,100	1,100	0	0	11,000	11,000	0	0
SCAN Printing - Postage	6,066	3,500	2,566	73	34,156	35,000	(844)	(2)
SCAN - Photographer	0	83	(83)	(100)	0	833	(833)	(100)
Yard Signs - Not Security	0	25	(25)	(100)	0	250	(250)	(100)
Telephone & Internet	261	258	3	1	2,490	2,583	(93)	(4)
TOPS Monthly Fee	480	483	(3)	(1)	4,750	4,833	(83)	(2)
Utilities	101	167	(66)	(40)	1,177	1,667	(489)	(29)
<b>Total Expenses</b>	<b>38,922</b>	<b>37,250</b>	<b>1,672</b>	<b>4</b>	<b>403,769</b>	<b>372,500</b>	<b>31,269</b>	<b>8</b>
<b>Increase/(Decrease) Unrest</b>	<b>\$ 10,012</b>	<b>\$ 0</b>	<b>\$ 10,012</b>	<b>999</b>	<b>\$ 76,709</b>	<b>\$ (0)</b>	<b>\$ 76,709</b>	<b>(999)</b>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended October 31, 2019

	1 Month Ended Oct. 31, 2019	10 Months Ended Oct. 31, 2019
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 10,012	\$ 76,709
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 0	\$ (1,100)
Prepaid Expense	(158)	(670)
FUTA Payable	7	8
SUTA Payable	(3)	5
Deferred Income - 2019 Dues	(12,205)	(15,523)
Deferred Income - 2019 S&S	(23,095)	(32,391)
Total Adjustments	(35,454)	(49,671)
Cash Provided (Used) By Operations	(25,442)	27,038
Net Increase (Decrease) In Cash	(25,442)	27,038
Cash at Beginning of Period	432,212	379,732
Cash at End of Period	\$ 406,770	\$ 406,770

See Attached Accountant's Compilation Report.

11/4/2019  
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**Sharpstown Civic Association, Inc.**  
Regular Trial Balance

Company: SCA  
Page: 1

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Oct 31, 2019</u>	<u>10 Months Ended Oct 31, 2019</u>
100	A	City Bank - Cash	11,300.53	25,650.21
103	A	City Bank Savings	-36,743.52	381,119.32
176	A	Prepaid Rent	0.00	1,100.00
177	A	Prepaid Expense	158.33	1,231.20
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	-6.70	-7.86
225	L	SUTA Payable	3.18	-4.72
241	L	Deferred Income - 2019 Dues	12,204.79	-25,059.56
246	L	Deferred Income - 2019 S&S	23,095.06	-47,743.79
300	L	Unrestricted Net Assets	0.00	-260,675.85
400	R	Memberships - Full	-12,529.79	-105,686.49
420	R	Memberships - Associate	-150.00	-2,800.00
425	R	Safety and Security	-23,871.90	-199,170.24
426	R	Architectural Fee	-525.00	-3,468.01
428	R	Interest & Fees	-256.48	-3,442.39
430	R	Donations	0.00	-14,930.14
440	R	Legal Fee Reimbursement	-1,022.50	-65,710.45
470	R	SCAN	-3,127.50	-25,420.47
480	R	Transfer Fees	-6,550.00	-54,550.00
485	R	Refinance Fees	-900.00	-5,300.00
600	E	Accounting	375.00	5,235.05
620	E	Bank/Merchant Charges	51.05	3,534.00
625	E	Community Events & Beautificat	0.00	27,387.42
630	E	Safety and Security	15,120.00	156,226.50
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	0.00	8,706.00
656	E	Public Relations	0.00	0.00
660	E	Insurance	176.67	1,847.26
665	E	Legal Fees - DR/ACC	3,568.75	46,154.04
670	E	Membership Campaign	0.00	7,697.57
680	E	CC Fees	-21.00	180.83
690	E	Mosquito Spraying	1,842.00	16,593.80
703	E	Office Supplies - General Post	1,834.85	7,040.81
705	E	Outreach/Incentives for GM	49.24	1,661.85
710	E	Payroll	7,343.09	57,044.45
720	E	Payroll Taxes	574.33	4,525.27
750	E	Rent	1,100.00	11,000.00
770	E	SCAN Printing - Postage	6,065.67	34,155.60
771	E	SCAN - Photographer	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	261.27	2,490.39
790	E	TOPS Monthly Fee	480.00	4,750.00

11/4/2019  
13:54

**Sharpstown Civic Association, Inc.**  
Regular Trial Balance

Company: SCA  
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Oct 31, 2019</u>	<u>10 Months Ended Oct 31, 2019</u>
800	E	Utilities	100.58	1,177.44
		Account Balances	0.00	0.00
		Current Profit	10,011.67	Y-T-D Profit 76,709.02



**CITY BANK**

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

**BEG. BOOK BALANCE:** 14,349.68 **BALANCE PER BANK:** 31,555.21

**ADD: DEPOSITS**

GL #	AMOUNT
Deposit	50,382.52
Collections	
Redeposit returned items	
Bank Fee	

**DEPOSITS IN TRANSIT:**

DATE	AMOUNT

**TOTAL DEPOSITS** 50,382.52 **DEPOSITS IN TRANSIT:** 0.00

**LESS: CHECKS**

27,389.42

**OUTSTANDING**

**CHECKS**

5,905.00

**LESS: DEBIT MEMOS**

GL#	AMOUNT
Misc Debits	3,446.31
Payroll	6,748.42
Tax	1,497.74
Misc	0.10

**CORRECTING JOURNAL ENTRIES**

JE#	AMOUNT

**TOTAL DEBIT MEMOS** 11,692.57 **TOTAL JE'S** 0.00

**BALANCE PER BOOKS:**

25,650.21

**BALANCE PER BANK:**

25,650.21

0.00

Per Check Register:

25,650.21

Per Easy:

25,650.21

0.00

0.00

**OUTSTANDING CHECKS**

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
92	4,430.00				
145	375.00				
149	1,100.00				

**Total:** 5,905.00

**Total:** 0.00

**Total:** 0.00

**TOTALS:** 5,905.00