

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 December 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 twelve 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.
January 6, 2019

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

ASSETS

Current Assets			
City Bank - Cash	\$	2,913	
City Bank Savings		351,548	
Prepaid Rent		1,100	
Prepaid Expense		<u>543</u>	
Total Current Assets			\$ 356,104
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>357,204</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FUTA Payable	\$	17	
SUTA Payable		10	
Deferred Income - 2020 Dues		5,840	
Deferred Income - 2020 S&S		<u>11,760</u>	
Total Current Liabilities			\$ 17,627
Unrestricted Net Assets			
Unrestricted Net Assets		260,676	
Increase/(Decrease) in Unrestricted Net Assets		<u>78,901</u>	
Total Unrestricted Net Assets			<u>339,577</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>357,204</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended December 31, 2019

	<u>1 Month Ended</u> <u>Dec. 31, 2019</u>	<u>12 Months Ended</u> <u>Dec. 31, 2019</u>
Revenues		
Memberships - Full	\$ 10,675	\$ 129,251
Memberships - Associate	0	3,100
Safety and Security	25,100	248,963
Architectural Fee	973	5,366
Interest & Fees	202	3,871
Donations	0	14,930
Legal Fee Reimbursement	1,138	69,331
SCAN	1,413	27,174
Transfer Fees	5,050	63,545
Refinance Fees	<u>300</u>	<u>5,600</u>
Total Revenues	<u>44,850</u>	<u>571,130</u>
Expenses		
Accounting	350	5,937
Bank/Merchant Charges	449	4,099
Community Events & Beautificat	0	27,387
Safety and Security	14,162	193,620
Donation	0	6,086
External Groups	0	600
Website & Other	0	75
Esplanades/Lot Maintenance	2,672	13,926
Insurance	177	2,201
Legal Fees - DR/ACC	5,368	56,115
Membership Campaign	639	8,336
CC Fees	(181)	0
Mosquito Spraying	609	19,654
Office Supplies - General Post	2,373	10,189
Outreach/Incentives for GM	490	2,775
Payroll	7,675	71,784
Payroll Taxes	593	5,667
Rent	1,100	13,200
SCAN Printing - Postage	5,730	39,886
SCAN - Photographer	300	300
Telephone & Internet	726	3,341
TOPS Monthly Fee	480	5,710
Utilities	<u>86</u>	<u>1,342</u>
Total Expenses	<u>43,798</u>	<u>492,230</u>
Increase/(Decrease) Unrestricted Net Assets	<u>\$ 1,051</u>	<u>\$ 78,901</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended December 31, 2019 and 2018

	<u>1 Month Ended</u> <u>Dec. 31, 2019</u>		<u>1 Month Ended</u> <u>Dec. 31, 2018</u>
Revenues			
Memberships - Full	\$ 10,675	\$	12,746
Safety and Security	25,100		24,538
Architectural Fee	973		175
Interest & Fees	202		0
Legal Fee Reimbursement	1,138		0
Interest (Chase)	0		(2,356)
Interest (City Bank)	0		2,602
SCAN	1,413		5,670
Transfer Fees	5,050		2,250
Refinance Fees	<u>300</u>		<u>100</u>
 Total Revenues	 <u>44,850</u>		 <u>45,725</u>
Expenses			
Accounting	350		350
Bank/Merchant Charges	449		866
Safety and Security	14,162		21,284
Website & Other	0		1,250
Esplanades/Lot Maintenance	2,672		644
Insurance	177		182
Legal Fees - DR/ACC	5,368		4,264
Membership Campaign	639		5,538
CC Fees	(181)		(176)
Mosquito Spraying	609		593
Office Supplies - General Post	2,373		(3,650)
Outreach/Incentives for GM	490		0
Payroll	7,675		6,217
Payroll Taxes	593		476
Rent	1,100		1,100
SCAN Printing - Postage	5,730		5,593
SCAN - Photographer	300		0
Telephone & Internet	726		243
TOPS Monthly Fee	480		430
Utilities	<u>86</u>		<u>141</u>
 Total Expenses	 <u>43,798</u>		 <u>45,343</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ 1,051</u>	 \$	 <u>382</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended December 31, 2019

	1 Month Ended				12 Months Ended			
	Dec. 31, 2019	Budget	Variance	Pct	Dec. 31, 2019	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 10,675	\$ 10,000	\$ 675	7	\$ 129,251	\$ 120,000	\$ 9,251	8
Memberships - Associate	0	42	(42)	(100)	3,100	500	2,600	520
Safety and Security	25,100	18,333	6,766	37	248,963	220,000	28,963	13
Architectural Fee	973	417	556	133	5,366	5,000	366	7
Interest & Fees	202	250	(48)	(19)	3,871	3,000	871	29
Donations	0	0	0	0	14,930	0	14,930	0
Legal Fee Reimbursement	1,138	1,333	(196)	(15)	69,331	16,000	53,331	333
SCAN	1,413	1,500	(87)	(6)	27,174	18,000	9,174	51
Transfer Fees	5,050	4,958	92	2	63,545	59,500	4,045	7
Refinance Fees	300	417	(117)	(28)	5,600	5,000	600	12
Total Revenues	44,850	37,250	7,600	20	571,130	447,000	124,130	28
Expenses								
Accounting	350	583	(233)	(40)	5,937	7,000	(1,063)	(15)
Bank/Merchant Charges	449	333	116	35	4,099	4,000	99	2
Community Events & Bea	0	167	(167)	(100)	27,387	2,000	25,387	999
Safety and Security	14,162	16,667	(2,505)	(15)	193,620	200,000	(6,380)	(3)
Donation	0	0	0	0	6,086	0	6,086	0
External Groups	0	42	(42)	(100)	600	500	100	20
Website & Other	0	250	(250)	(100)	75	3,000	(2,925)	(98)
Esplanades/Lot Maintena	2,672	417	2,255	541	13,926	5,000	8,926	179
Public Relations	0	42	(42)	(100)	0	500	(500)	(100)
Insurance	177	250	(73)	(29)	2,201	3,000	(799)	(27)
Legal Fees - DR/ACC	5,368	3,000	2,368	79	56,115	36,000	20,115	56
Membership Campaign	639	733	(95)	(13)	8,336	8,800	(464)	(5)
CC Fees	(181)	0	(181)	0	0	0	0	0
Mosquito Spraying	609	1,750	(1,141)	(65)	19,654	21,000	(1,346)	(6)
Office Supplies - General	2,373	400	1,973	493	10,189	4,800	5,389	112
Outreach/Incentives for G	490	208	282	135	2,775	2,500	275	11
Payroll	7,675	6,250	1,425	23	71,784	75,000	(3,216)	(4)
Payroll Taxes	593	542	52	10	5,667	6,500	(833)	(13)
Rent	1,100	1,100	0	0	13,200	13,200	0	0
SCAN Printing - Postage	5,730	3,500	2,230	64	39,886	42,000	(2,114)	(5)
SCAN - Photographer	300	83	217	260	300	1,000	(700)	(70)
Yard Signs - Not Security	0	25	(25)	(100)	0	300	(300)	(100)
Telephone & Internet	726	258	467	181	3,341	3,100	241	8
TOPS Monthly Fee	480	483	(3)	(1)	5,710	5,800	(90)	(2)
Utilities	86	167	(80)	(48)	1,342	2,000	(658)	(33)
Total Expenses	43,798	37,250	6,548	18	492,230	447,000	45,230	10
Increase/(Decrease) Unrest	\$ 1,051	\$ 0	\$ 1,051	999	\$ 78,901	\$ 0	\$ 78,901	0

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

	1 Month Ended Dec. 31, 2019	12 Months Ended Dec. 31, 2019
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 1,051	\$ 78,901
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 0	\$ (1,100)
Prepaid Expense	177	19
FUTA Payable	4	17
SUTA Payable	2	10
Deferred Income - 2020 Dues	5,440	5,840
Deferred Income - 2019 Dues	(12,890)	(40,583)
Deferred Income - 2020 S&S	11,081	11,760
Deferred Income - 2019 S&S	(24,693)	(80,135)
Total Adjustments	(20,879)	(104,172)
Cash Provided (Used) By Operations	(19,828)	(25,271)
Net Increase (Decrease) In Cash	(19,828)	(25,271)
Cash at Beginning of Period	374,289	379,732
Cash at End of Period	\$ 354,461	\$ 354,461

See Attached Accountant's Compilation Report.

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Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
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<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Dec 31, 2019</u>	<u>12 Months Ended Dec 31, 2019</u>
100	A	City Bank - Cash	2,912.71	2,912.71
103	A	City Bank Savings	-29,797.86	351,548.05
176	A	Prepaid Rent	0.00	1,100.00
177	A	Prepaid Expense	-176.66	542.87
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
206	L	Bank Overdraft	7,057.00	0.00
224	L	FUTA Payable	-3.93	-16.92
225	L	SUTA Payable	-2.36	-10.16
240	L	Deferred Income - 2020 Dues	-5,440.00	-5,840.00
241	L	Deferred Income - 2019 Dues	12,889.78	0.00
245	L	Deferred Income - 2020 S&S	-11,080.00	-11,760.00
246	L	Deferred Income - 2019 S&S	24,692.81	0.00
300	L	Unrestricted Net Assets	0.00	-260,675.85
400	R	Memberships - Full	-10,674.78	-129,251.05
420	R	Memberships - Associate	0.00	-3,100.00
425	R	Safety and Security	-25,099.65	-248,962.71
426	R	Architectural Fee	-972.50	-5,365.51
428	R	Interest & Fees	-202.14	-3,871.12
430	R	Donations	0.00	-14,930.14
440	R	Legal Fee Reimbursement	-1,137.50	-69,331.24
470	R	SCAN	-1,413.11	-27,173.58
480	R	Transfer Fees	-5,050.00	-63,545.00
485	R	Refinance Fees	-300.00	-5,600.00
600	E	Accounting	350.00	5,937.45
620	E	Bank/Merchant Charges	449.33	4,099.10
625	E	Community Events & Beautificat	0.00	27,387.42
630	E	Safety and Security	14,161.50	193,620.24
640	E	Donation	0.00	6,085.89
646	E	External Groups	0.00	600.00
647	E	Website & Other	0.00	75.00
650	E	Esplanades/Lot Maintenance	2,672.00	13,926.00
656	E	Public Relations	0.00	0.00
660	E	Insurance	176.66	2,200.59
665	E	Legal Fees - DR/ACC	5,368.47	56,114.71
670	E	Membership Campaign	638.68	8,336.25
680	E	CC Fees	-180.83	0.00
690	E	Mosquito Spraying	609.00	19,653.80
703	E	Office Supplies - General Post	2,373.20	10,188.67
705	E	Outreach/Incentives for GM	490.00	2,775.12
710	E	Payroll	7,674.84	71,783.63
720	E	Payroll Taxes	593.43	5,667.33
750	E	Rent	1,100.00	13,200.00
770	E	SCAN Printing - Postage	5,730.11	39,885.71
771	E	SCAN - Photographer	300.00	300.00

1/2/2020
11:16

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Dec 31, 2019</u>	<u>12 Months Ended Dec 31, 2019</u>
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	725.51	3,340.81
790	E	TOPS Monthly Fee	480.00	5,710.00
800	E	Utilities	86.29	1,341.86
		Account Balances	0.00	0.00

Current Profit

1,051.49

Y-T-D Profit

78,900.77

CITY BANK

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

BEG. BOOK BALANCE: -7,057.00 **BALANCE PER BANK:** 23,140.86

ADD: DEPOSITS

GL #	AMOUNT
Deposit	55,691.45
Collections	
Redeposit returned items	
Bank Fee	

DEPOSITS IN TRANSIT:

DATE	AMOUNT

TOTAL DEPOSITS 55,691.45 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS

35,895.64

OUTSTANDING

CHECKS

20,228.15

LESS: DEBIT MEMOS

GL#	AMOUNT
Misc Debits	1,256.00
Payroll	6,933.66
Tax	1,636.44
Misc	

CORRECTING JOURNAL ENTRIES

JE#	AMOUNT

TOTAL DEBIT MEMOS 9,826.10 **TOTAL JE'S** 0.00

BALANCE PER BOOKS:

2,912.71

BALANCE PER BANK:

2,912.71

0.00

Per Check Register:

2,912.71

Per Easy:

2,912.71

0.00

0.00

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
92	4,430.00	262	300.00		
		263	350.00		
246	609.00	266	1100.00		
247	638.68	267	350.00		
248	2672.00	268	4410.00		
249	5368.47				
Total:	13,718.15	Total:	6,510.00	Total:	0.00

TOTALS: 20,228.15