

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 April 30, 2020, and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and four 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.
May 6, 2020

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
April 30, 2020

ASSETS

Current Assets			
City Bank - Cash	\$	81,951	
City Bank Savings		451,242	
Prepaid Expense		<u>3,942</u>	
Total Current Assets			\$ 537,135
Fixed Assets			
Equipment		4,232	
Accumulated Depreciation		<u>(4,232)</u>	
Total Fixed Assets, Net			0
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets			\$ <u><u>538,235</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
Accounts Payable	\$	1,100	
Note Payable - PPP Loan		16,500	
FUTA Payable		12	
SUTA Payable		7	
Deferred Income - 2020 Dues		72,964	
Deferred Income - 2020 S&S		<u>145,250</u>	
Total Current Liabilities			\$ 235,832
Unrestricted Net Assets			
Unrestricted Net Assets		339,577	
Increase/(Decrease) in Unrestricted Net Assets		<u>(37,173)</u>	
Total Unrestricted Net Assets			<u>302,403</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>538,235</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended April 30, 2020

	1 Month Ended Apr. 30, 2020		4 Months Ended Apr. 30, 2020
Revenues			
Memberships - Full	\$ 9,121	\$	27,636
Memberships - Associate	50		1,100
Safety and Security	18,156		53,943
Architectural Fee	1,200		3,750
Interest & Fees	111		694
Legal Fee Reimbursement	5,238		9,325
SCAN	3,309		6,419
Transfer Fees	7,000		17,700
Refinance Fees	500		1,200
Total Revenues	44,685		121,766
Expenses			
Accounting	994		3,680
Bank/Merchant Charges	428		3,029
Safety and Security	15,390		59,265
Security Cameras	333		1,333
Website & Other	100		399
Esplanades/Lot Maintenance	1,275		4,186
Public Relations	0		10,000
Insurance	168		680
Legal Fees - DR/ACC	1,787		12,813
Membership Campaign	0		8,859
Mosquito Spraying	0		15
Office Supplies - General Post	2,003		5,475
Outreach/Incentives for GM	0		244
Payroll	6,877		27,691
Payroll Taxes	545		2,266
Rent	1,100		4,400
SCAN Printing - Postage	0		10,053
SCAN - Photographer	0		330
Yard Signs - Not Security	0		700
Telephone & Internet	444		1,228
TOPS Monthly Fee	480		1,920
Utilities	68		374
Total Expenses	31,991		158,940
Increase/(Decrease) Unrestricted Net Assets	\$ 12,693	\$	(37,173)

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended April 30, 2020 and 2019

	<u>1 Month Ended</u> <u>Apr. 30, 2020</u>	<u>1 Month Ended</u> <u>Apr. 30, 2019</u>
Revenues		
Memberships - Full	\$ 9,121	\$ 10,860
Memberships - Associate	50	600
Safety and Security	18,156	19,879
Architectural Fee	1,200	208
Interest & Fees	111	391
Legal Fee Reimbursement	5,238	1,825
SCAN	3,309	4,900
Transfer Fees	7,000	4,500
Refinance Fees	<u>500</u>	<u>500</u>
 Total Revenues	 <u>44,685</u>	 <u>43,663</u>
Expenses		
Accounting	994	1,276
Bank/Merchant Charges	428	420
Safety and Security	15,390	13,409
Security Cameras	333	0
Website & Other	100	0
Esplanades/Lot Maintenance	1,275	2,399
Insurance	168	276
Legal Fees - DR/ACC	1,787	3,109
Membership Campaign	0	3,095
Mosquito Spraying	0	1,842
Office Supplies - General Post	2,003	304
Outreach/Incentives for GM	0	58
Payroll	6,877	5,433
Payroll Taxes	545	426
Rent	1,100	1,100
SCAN Printing - Postage	0	1,515
Telephone & Internet	444	529
TOPS Monthly Fee	480	480
Utilities	<u>68</u>	<u>69</u>
 Total Expenses	 <u>31,991</u>	 <u>35,741</u>
 Increase/(Decrease) Unrestricted Net Assets	 \$ <u>12,693</u>	 \$ <u>7,922</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended April 30, 2020

	<u>1 Month Ended</u> <u>Apr. 30, 2020</u>	<u>4 Months Ended</u> <u>Apr. 30, 2020</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 12,693	\$ (37,173)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 0	\$ 1,100
Prepaid Expense	(28)	(3,400)
Accounts Payable	1,100	1,100
Note Payable - PPP Loan	16,500	16,500
FUTA Payable	(69)	(5)
SUTA Payable	(42)	(4)
Deferred Income - 2020 Dues	1,255	67,124
Deferred Income - 2020 S&S	<u>2,528</u>	<u>133,490</u>
 Total Adjustments	 <u>21,244</u>	 <u>215,906</u>
 Cash Provided (Used) By Operations	 <u>33,937</u>	 <u>178,732</u>
 Net Increase (Decrease) In Cash	 33,937	 178,732
Cash at Beginning of Period	<u>499,256</u>	<u>354,461</u>
Cash at End of Period	\$ <u><u>533,193</u></u>	\$ <u><u>533,193</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended April 30, 2020

	1 Month Ended Apr. 30, 2020				4 Months Ended Apr. 30, 2020			
	Budget	Variance	Pct	Budget	Variance	Pct		
Revenues								
Memberships - Full	\$ 9,121	\$ 10,000	\$ (879)	(9)	\$ 27,636	\$ 40,000	\$ (12,364)	(31)
Memberships - Associate	50	208	(158)	(76)	1,100	833	267	32
Safety and Security	18,156	18,333	(177)	(1)	53,943	73,333	(19,391)	(26)
Architectural Fee	1,200	417	783	188	3,750	1,667	2,083	125
Interest & Fees	111	250	(139)	(56)	694	1,000	(306)	(31)
Legal Fee Reimbursement	5,238	1,333	3,904	293	9,325	5,333	3,992	75
SCAN	3,309	2,000	1,309	65	6,419	8,000	(1,581)	(20)
Transfer Fees	7,000	5,417	1,583	29	17,700	21,667	(3,967)	(18)
Refinance Fees	500	417	83	20	1,200	1,667	(467)	(28)
Total Revenues	44,685	38,375	6,310	16	121,766	153,500	(31,734)	(21)
Expenses								
Accounting	994	583	410	70	3,680	2,333	1,346	58
Bank/Merchant Charges	428	350	78	22	3,029	1,400	1,629	116
Community Events & Bea	0	333	(333)	(100)	0	1,333	(1,333)	(100)
Annual Fireworks Event	0	1,667	(1,667)	(100)	0	6,667	(6,667)	(100)
Safety and Security	15,390	16,667	(1,277)	(8)	59,265	66,667	(7,402)	(11)
Security Cameras	333	333	0	0	1,333	1,333	0	0
External Groups	0	42	(42)	(100)	0	167	(167)	(100)
Website & Other	100	250	(150)	(60)	399	1,000	(601)	(60)
Esplanades/Lot Maintena	1,275	1,058	217	20	4,186	4,233	(47)	(1)
Public Relations	0	2,917	(2,917)	(100)	10,000	11,667	(1,667)	(14)
Insurance	168	250	(82)	(33)	680	1,000	(320)	(32)
Legal Fees - DR/ACC	1,787	4,167	(2,380)	(57)	12,813	16,667	(3,854)	(23)
Membership Campaign	0	733	(733)	(100)	8,859	2,933	5,925	202
Mosquito Spraying	0	1,750	(1,750)	(100)	15	7,000	(6,985)	(100)
Office Supplies - General	2,003	750	1,253	167	5,475	3,000	2,475	82
Outreach/Incentives for G	0	250	(250)	(100)	244	1,000	(756)	(76)
Payroll	6,877	8,083	(1,206)	(15)	27,691	32,333	(4,642)	(14)
Payroll Taxes	545	750	(205)	(27)	2,266	3,000	(734)	(24)
Rent	1,100	1,100	0	0	4,400	4,400	0	0
SCAN Printing - Postage	0	3,333	(3,333)	(100)	10,053	13,333	(3,281)	(25)
SCAN - Photographer	0	83	(83)	(100)	330	333	(3)	(1)
Yard Signs - Not Security	0	25	(25)	(100)	700	100	600	600
Telephone & Internet	444	250	194	78	1,228	1,000	228	23
TOPS Monthly Fee	480	475	5	1	1,920	1,900	20	1
Utilities	68	133	(65)	(49)	374	533	(159)	(30)
Total Expenses	31,991	46,333	(14,342)	(31)	158,940	185,334	(26,394)	(14)
Increase/(Decrease) Unrest	\$ 12,693	\$ (7,958)	\$ 20,652	(259)	\$ (37,173)	\$ (31,834)	\$ (5,340)	17

See Attached Accountant's Compilation Report.