

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 February 29, 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 three 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 + Associate P.C.

COVELER & ASSOCIATES, P.C.
March 9, 2020

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
February 29, 2020

ASSETS

Current Assets			
City Bank - Cash	\$	72,310	
City Bank Savings		400,979	
Prepaid Rent		1,100	
Prepaid Expense		<u>4,416</u>	
Total Current Assets	\$		478,804
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>479,905</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FUTA Payable	\$	68	
SUTA Payable		48	
Deferred Income - 2020 Dues		59,437	
Deferred Income - 2020 S&S		<u>117,922</u>	
Total Current Liabilities	\$		177,475
Unrestricted Net Assets			
Unrestricted Net Assets		339,577	
Increase/(Decrease) in Unrestricted Net Assets		<u>(37,147)</u>	
Total Unrestricted Net Assets			<u>302,430</u>
Total Liabilities and Unrestricted Net Assets	\$		<u><u>479,905</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended February 29, 2020

	<u>1 Month Ended</u> <u>Feb. 29, 2020</u>	<u>2 Months Ended</u> <u>Feb. 29, 2020</u>
Revenues		
Memberships - Full	\$ 6,444	\$ 10,548
Memberships - Associate	750	750
Safety and Security	11,792	19,928
Architectural Fee	225	1,150
Interest & Fees	215	431
Legal Fee Reimbursement	0	2,280
SCAN	2,634	2,634
Transfer Fees	6,500	7,500
Refinance Fees	<u>300</u>	<u>300</u>
 Total Revenues	 <u>28,860</u>	 <u>45,521</u>
Expenses		
Accounting	0	350
Bank/Merchant Charges	445	1,674
Safety and Security	15,458	30,186
Security Cameras	333	667
Website & Other	199	199
Esplanades/Lot Maintenance	1,696	1,696
Public Relations	10,000	10,000
Insurance	168	344
Legal Fees - DR/ACC	5,628	6,562
Membership Campaign	331	4,388
Mosquito Spraying	0	15
Office Supplies - General Post	461	2,897
Outreach/Incentives for GM	58	152
Payroll	6,592	13,873
Payroll Taxes	551	1,177
Rent	1,100	2,200
SCAN Printing - Postage	4,400	4,400
SCAN - Photographer	330	330
Telephone & Internet	140	393
TOPS Monthly Fee	480	960
Utilities	<u>91</u>	<u>204</u>
 Total Expenses	 <u>48,459</u>	 <u>82,668</u>
 Increase/(Decrease) Unrestricted Net Assets	 \$ <u>(19,599)</u>	 \$ <u>(37,147)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended February 29, 2020 and 2019

	<u>1 Month Ended</u> <u>Feb. 29, 2020</u>	<u>1 Month Ended</u> <u>Feb. 29, 2019</u>
Revenues		
Memberships - Full	\$ 6,444	\$ 7,921
Memberships - Associate	750	450
Safety and Security	11,792	15,513
Architectural Fee	225	180
Interest & Fees	215	328
Legal Fee Reimbursement	0	7,842
SCAN	2,634	4,623
Transfer Fees	6,500	2,500
Refinance Fees	<u>300</u>	<u>200</u>
Total Revenues	<u>28,860</u>	<u>39,557</u>
Expenses		
Accounting	0	1,452
Bank/Merchant Charges	445	1,021
Safety and Security	15,458	17,112
Security Cameras	333	0
Website & Other	199	0
Esplanades/Lot Maintenance	1,696	0
Public Relations	10,000	0
Insurance	168	180
Legal Fees - DR/ACC	5,628	5,236
Membership Campaign	331	3,045
Office Supplies - General Post	461	330
Outreach/Incentives for GM	58	167
Payroll	6,592	5,463
Payroll Taxes	551	460
Rent	1,100	1,100
SCAN Printing - Postage	4,400	4,430
SCAN - Photogropher	330	0
Telephone & Internet	140	124
TOPS Monthly Fee	480	480
Utilities	<u>91</u>	<u>157</u>
Total Expenses	<u>48,459</u>	<u>40,757</u>
Increase/(Decrease) Unrestricted Net Assets	\$ <u>(19,599)</u>	\$ <u>(1,200)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended February 29, 2020

	1 Month Ended Feb. 29, 2020	2 Months Ended Feb. 29, 2020
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (19,599)	\$ (37,147)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 501	\$ (3,873)
FUTA Payable	24	51
SUTA Payable	22	38
Deferred Income - 2020 Dues	14,295	53,597
Deferred Income - 2020 S&S	28,423	106,162
Total Adjustments	43,265	155,975
Cash Provided (Used) By Operations	23,666	118,828
Net Increase (Decrease) In Cash	23,666	118,828
Cash at Beginning of Period	449,623	354,461
Cash at End of Period	\$ 473,289	\$ 473,289

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended February 29, 2020

	1 Month Ended Feb. 29, 2020				2 Months Ended Feb. 29, 2020			
	Budget	Variance	Pct	Budget	Variance	Pct		
Revenues								
Memberships - Full	\$ 6,444	\$ 10,000	\$ (3,556)	(36)	\$ 10,548	\$ 20,000	\$ (9,452)	(47)
Memberships - Associate	750	208	542	260	750	417	333	80
Safety and Security	11,792	18,333	(6,541)	(36)	19,928	36,667	(16,738)	(46)
Architectural Fee	225	417	(192)	(46)	1,150	833	317	38
Interest & Fees	215	250	(35)	(14)	431	500	(69)	(14)
Legal Fee Reimbursement	0	1,333	(1,333)	(100)	2,280	2,667	(387)	(15)
SCAN	2,634	2,000	634	32	2,634	4,000	(1,366)	(34)
Transfer Fees	6,500	5,417	1,083	20	7,500	10,833	(3,333)	(31)
Refinance Fees	300	417	(117)	(28)	300	833	(533)	(64)
Total Revenues	28,860	38,375	(9,515)	(25)	45,521	76,750	(31,229)	(41)
Expenses								
Accounting	0	583	(583)	(100)	350	1,167	(817)	(70)
Bank/Merchant Charges	445	350	95	27	1,674	700	974	139
Community Events & Bea	0	333	(333)	(100)	0	667	(667)	(100)
Annual Fireworks Event	0	1,667	(1,667)	(100)	0	3,333	(3,333)	(100)
Safety and Security	15,458	16,667	(1,209)	(7)	30,186	33,333	(3,147)	(9)
Security Cameras	333	333	0	0	667	667	0	0
External Groups	0	42	(42)	(100)	0	83	(83)	(100)
Website & Other	199	250	(51)	(20)	199	500	(301)	(60)
Esplanades/Lot Maintena	1,696	1,058	638	60	1,696	2,117	(421)	(20)
Public Relations	10,000	2,917	7,083	243	10,000	5,833	4,167	71
Insurance	168	250	(82)	(33)	344	500	(156)	(31)
Legal Fees - DR/ACC	5,628	4,167	1,461	35	6,562	8,333	(1,771)	(21)
Membership Campaign	331	733	(402)	(55)	4,388	1,467	2,922	199
Mosquito Spraying	0	1,750	(1,750)	(100)	15	3,500	(3,485)	(100)
Office Supplies - General	461	750	(289)	(39)	2,897	1,500	1,397	93
Outreach/Incentives for G	58	250	(192)	(77)	152	500	(348)	(70)
Payroll	6,592	8,083	(1,491)	(18)	13,873	16,167	(2,294)	(14)
Payroll Taxes	551	750	(199)	(27)	1,177	1,500	(323)	(22)
Rent	1,100	1,100	0	0	2,200	2,200	0	0
SCAN Printing - Postage	4,400	3,333	1,067	32	4,400	6,667	(2,267)	(34)
SCAN - Photographer	330	83	247	296	330	167	163	98
Yard Signs - Not Security	0	25	(25)	(100)	0	50	(50)	(100)
Telephone & Internet	140	250	(110)	(44)	393	500	(107)	(21)
TOPS Monthly Fee	480	475	5	1	960	950	10	1
Utilities	91	133	(43)	(32)	204	267	(62)	(23)
Total Expenses	48,459	46,333	2,125	5	82,668	92,667	(9,999)	(11)
Increase/(Decrease) Unrest	\$ (19,599)	\$ (7,958)	\$ (11,641)	146	\$ (37,147)	\$ (15,917)	\$ (21,230)	133

See Attached Accountant's Compilation Report.