

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 November 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 eleven 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.
December 7, 2020

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

ASSETS

Current Assets		
City Bank - Cash	\$	12,451
City Bank Savings		300,079
Prepaid Rent		1,100
Prepaid Expense		<u>901</u>
Total Current Assets	\$	314,531
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>315,631</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities		
Accounts Payable	\$	1,100
Deferred Income - 2021 Dues		665
Deferred Income - 2020 Dues		10,770
Deferred Income - 2021 S&S		1,190
Deferred Income - 2020 S&S		<u>21,633</u>
Total Current Liabilities	\$	35,358
Unrestricted Net Assets		
Unrestricted Net Assets		339,577
Increase/(Decrease) in Unrestricted Net Assets		<u>(59,304)</u>
Total Unrestricted Net Assets		<u>280,272</u>
Total Liabilities and Unrestricted Net Assets	\$	<u><u>315,631</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Nov. 30, 2020	11 Months Ended Nov. 30, 2020
Revenues		
Memberships - Full	\$ 10,770	\$ 100,355
Memberships - Associate	0	1,550
Safety and Security	21,633	199,551
Architectural Fee	475	15,125
Interest & Fees	79	1,401
Donations	100	210
Legal Fee Reimbursement	774	19,251
SCAN	1,925	15,978
Transfer Fees	4,250	41,950
Refinance Fees	300	5,200
Forgiveness of PPP Loan	<u>0</u>	<u>16,500</u>
Total Revenues	<u>40,306</u>	<u>417,071</u>
Expenses		
Accounting	0	6,281
Bank/Merchant Charges	52	3,714
Community Events & Beautificat	0	1,050
Annual Fireworks Event	0	16,179
Safety and Security	19,548	197,255
Security Cameras	333	3,667
Website & Other	100	1,099
Esplanades/Lot Maintenance	1,707	15,129
Public Relations	0	6,526
Insurance	146	1,753
Legal Fees - DR/ACC	7,260	55,022
Membership Campaign	0	8,928
Mosquito Spraying	3,195	19,899
Office Supplies - General Post	1,122	10,230
Outreach/Incentives for GM	711	970
Payroll	6,752	73,536
Payroll Taxes	517	5,785
Rent	1,100	12,100
SCAN Printing - Postage	0	26,726
SCAN - Photogropher	0	330
Yard Signs - Not Security	0	700
Telephone & Internet	248	2,973
TOPS Monthly Fee	480	5,280
Utilities	<u>98</u>	<u>1,242</u>
Total Expenses	<u>43,368</u>	<u>476,375</u>
Increase/(Decrease) Unrestricted Net Assets	\$ <u>(3,062)</u>	\$ <u>(59,304)</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended <u>Nov. 30, 2020</u>	1 Month Ended <u>Nov. 30, 2019</u>
Revenues		
Memberships - Full	\$ 10,770	\$ 12,890
Memberships - Associate	0	300
Safety and Security	21,633	24,693
Architectural Fee	475	925
Interest & Fees	79	227
Donations	100	0
Legal Fee Reimbursement	774	2,483
SCAN	1,925	340
Transfer Fees	4,250	3,945
Refinance Fees	<u>300</u>	<u>0</u>
Total Revenues	<u>40,306</u>	<u>45,802</u>
Expenses		
Accounting	0	352
Bank/Merchant Charges	52	116
Safety and Security	19,548	23,232
Security Cameras	333	0
External Groups	0	400
Website & Other	100	0
Esplanades/Lot Maintenance	1,707	2,548
Insurance	146	177
Legal Fees - DR/ACC	7,260	4,592
Mosquito Spraying	3,195	2,451
Office Supplies - General Post	1,122	775
Outreach/Incentives for GM	711	623
Payroll	6,752	7,064
Payroll Taxes	517	549
Rent	1,100	1,100
Telephone & Internet	248	125
TOPS Monthly Fee	480	480
Utilities	<u>98</u>	<u>78</u>
Total Expenses	<u>43,368</u>	<u>44,662</u>
Increase/(Decrease) Unrestricted Net Assets	\$ <u>(3,062)</u>	\$ <u>1,140</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Nov. 30, 2020	Budget	Variance	Pct	11 Months Ended Nov. 30, 2020	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 10,770	\$ 10,000	\$ 770	8	\$ 100,355	\$ 110,000	\$ (9,645)	(9)
Memberships - Associate	0	208	(208)	(100)	1,550	2,292	(742)	(32)
Safety and Security	21,633	18,333	3,300	18	199,551	201,667	(2,116)	(1)
Architectural Fee	475	417	58	14	15,125	4,583	10,542	230
Interest & Fees	79	250	(171)	(69)	1,401	2,750	(1,349)	(49)
Donations	100	0	100	0	210	0	210	0
Legal Fee Reimbursement	774	1,333	(560)	(42)	19,251	14,667	4,584	31
SCAN	1,925	2,000	(75)	(4)	15,978	22,000	(6,022)	(27)
Transfer Fees	4,250	5,417	(1,167)	(22)	41,950	59,583	(17,633)	(30)
Refinance Fees	300	417	(117)	(28)	5,200	4,583	617	13
Forgiveness of PPP Loan	0	0	0	0	16,500	0	16,500	0
Total Revenues	40,306	38,375	1,931	5	417,071	422,125	(5,054)	(1)
Expenses								
Accounting	0	583	(583)	(100)	6,281	6,417	(136)	(2)
Bank/Merchant Charges	52	350	(298)	(85)	3,714	3,850	(136)	(4)
Community Events & Bea	0	333	(333)	(100)	1,050	3,667	(2,617)	(71)
Annual Fireworks Event	0	1,667	(1,667)	(100)	16,179	18,333	(2,154)	(12)
Safety and Security	19,548	16,667	2,881	17	197,255	183,333	13,922	8
Security Cameras	333	333	0	0	3,667	3,667	0	0
External Groups	0	42	(42)	(100)	0	458	(458)	(100)
Website & Other	100	250	(150)	(60)	1,099	2,750	(1,651)	(60)
Esplanades/Lot Maintena	1,707	1,058	649	61	15,129	11,642	3,487	30
Public Relations	0	2,917	(2,917)	(100)	6,526	32,083	(25,557)	(80)
Insurance	146	250	(104)	(42)	1,753	2,750	(997)	(36)
Legal Fees - DR/ACC	7,260	4,167	3,093	74	55,022	45,833	9,189	20
Membership Campaign	0	733	(733)	(100)	8,928	8,067	861	11
Mosquito Spraying	3,195	1,750	1,445	83	19,899	19,250	649	3
Office Supplies - General	1,122	750	372	50	10,230	8,250	1,980	24
Outreach/Incentives for G	711	250	461	184	970	2,750	(1,780)	(65)
Payroll	6,752	8,083	(1,331)	(16)	73,536	88,917	(15,381)	(17)
Payroll Taxes	517	750	(233)	(31)	5,785	8,250	(2,465)	(30)
Rent	1,100	1,100	0	0	12,100	12,100	0	0
SCAN Printing - Postage	0	3,333	(3,333)	(100)	26,726	36,667	(9,940)	(27)
SCAN - Photographer	0	83	(83)	(100)	330	917	(587)	(64)
Yard Signs - Not Security	0	25	(25)	(100)	700	275	425	155
Telephone & Internet	248	250	(2)	(1)	2,973	2,750	223	8
TOPS Monthly Fee	480	475	5	1	5,280	5,225	55	1
Utilities	98	133	(35)	(26)	1,242	1,467	(224)	(15)
Total Expenses	43,368	46,333	(2,965)	(6)	476,375	509,667	(33,292)	(7)
Increase/(Decrease) Unrest	\$ (3,062)	\$ (7,958)	\$ 4,896	(62)	\$ (59,304)	\$ (87,542)	\$ 28,238	(32)

See Attached Accountant's Compilation Report.