

# 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 October 31, 2021 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.  
November 3, 2021

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
October 31, 2021

ASSETS

Current Assets			
City Bank - Cash	\$	14,335	
City Bank Savings		300,892	
Prepaid Expense		<u>20,939</u>	
Total Current Assets			\$ 336,166
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>337,266</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
Deferred Income - 2021 Dues	\$	21,338	
Deferred Income - 2021 S&S		<u>42,244</u>	
Total Current Liabilities			\$ 63,583
Unrestricted Net Assets			
Unrestricted Net Assets		274,783	
Increase/(Decrease) in Unrestricted Net Assets		<u>(1,100)</u>	
Total Unrestricted Net Assets			<u>273,683</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>337,266</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, 2021

	<u>1 Month Ended</u> <u>Oct. 31, 2021</u>	<u>10 Months Ended</u> <u>Oct. 31, 2021</u>	
<b>Revenues</b>			
Memberships - Full	\$ 10,669	\$ 91,209	
Memberships - Associate	0	300	
Safety and Security	21,122	180,668	
Architectural Fee	1,475	9,760	
Interest & Fees	70	737	
Booth Fee	0	150	
Donations	0	17,815	
Legal Fee Reimbursement	238	13,744	
SCAN	1,902	15,088	
Transfer Fees	3,650	53,550	
Refinance Fees	<u>200</u>	<u>4,300</u>	
<b>Total Revenues</b>	<u>39,326</u>	<u>387,321</u>	
<b>Expenses</b>			
Accounting	375	5,269	
Bank/Merchant Charges	78	3,266	
Beautification Project	0	42	
Community Events & Beautificat	8	11,924	
Annual Fireworks Event	0	5,040	
Safety and Security	15,472	156,107	
Website & Other	100	1,000	
Esplanades/Lot Maintenance	1,711	16,989	
Insurance	2,692	6,421	
Legal Fees - DR/ACC	1,309	30,702	
Membership Campaign	0	4,239	
Mosquito Spraying	3,210	18,636	
Office Supplies - General Post	655	9,075	
Outreach/Incentives for GM	27	224	
Payroll	6,704	65,260	
Payroll Taxes	513	5,121	
Rent	1,100	11,000	
SCAN Printing - Postage	5,735	28,615	
Telephone & Internet	128	2,924	
TOPS Monthly Fee	530	5,250	
Utilities	<u>133</u>	<u>1,318</u>	
<b>Total Expenses</b>	<u>40,479</u>	<u>388,420</u>	
<b>Increase/(Decrease) Unrestricted Net Assets</b>	<b>\$ <u>(1,154)</u></b>	<b>\$ <u>(1,100)</u></b>	

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Revenues and Expenses  
Modified Cash Basis  
For the Periods Ended October 31, 2021 and 2020

	<u>1 Month Ended</u> <u>Oct. 31, 2021</u>	<u>1 Month Ended</u> <u>Oct. 31, 2020</u>
<b>Revenues</b>		
Memberships - Full	\$ 10,669	\$ 10,520
Safety and Security	21,122	21,101
Architectural Fee	1,475	1,750
Interest & Fees	70	96
Legal Fee Reimbursement	238	1,000
SCAN	1,902	0
Transfer Fees	3,650	3,750
Refinance Fees	200	900
Forgiveness of PPP Loan	<u>0</u>	<u>16,500</u>
 Total Revenues	 <u>39,326</u>	 <u>55,617</u>
<b>Expenses</b>		
Accounting	375	375
Bank/Merchant Charges	78	68
Community Events & Beautificat	8	0
Safety and Security	15,472	18,522
Security Cameras	0	333
Website & Other	100	100
Esplanades/Lot Maintenance	1,711	1,547
Insurance	2,692	178
Legal Fees - DR/ACC	1,309	6,517
Mosquito Spraying	3,210	6,405
Office Supplies - General Post	655	953
Outreach/Incentives for GM	27	0
Payroll	6,704	6,736
Payroll Taxes	513	515
Rent	1,100	1,100
SCAN Printing - Postage	5,735	5,368
Telephone & Internet	128	248
TOPS Monthly Fee	530	480
Utilities	<u>133</u>	<u>139</u>
 Total Expenses	 <u>40,479</u>	 <u>49,584</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ (1,154)</u>	 <u>\$ 6,033</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, 2021

	1 Month Ended				10 Months Ended			
	Oct. 31, 2021	Budget	Variance	Pct	Oct. 31, 2021	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 10,669	\$ 8,667	\$ 2,003	23	\$ 91,209	\$ 86,667	\$ 4,543	5
Memberships - Associate	0	167	(167)	(100)	300	1,667	(1,367)	(82)
Safety and Security	21,122	18,417	2,705	15	180,668	184,167	(3,499)	(2)
Architectural Fee	1,475	1,417	58	4	9,760	14,167	(4,407)	(31)
Interest & Fees	70	108	(38)	(35)	737	1,083	(346)	(32)
Booth Fee	0	0	0	0	150	0	150	0
Donations	0	0	0	0	17,815	0	17,815	0
Legal Fee Reimbursement	238	833	(596)	(71)	13,744	8,333	5,410	65
SCAN	1,902	1,333	568	43	15,088	13,333	1,755	13
Transfer Fees	3,650	3,750	(100)	(3)	53,550	37,500	16,050	43
Refinance Fees	200	417	(217)	(52)	4,300	4,167	133	3
<b>Total Revenues</b>	<b>39,326</b>	<b>35,108</b>	<b>4,217</b>	<b>12</b>	<b>387,321</b>	<b>351,083</b>	<b>36,238</b>	<b>10</b>
<b>Expenses</b>								
Accounting	375	583	(208)	(36)	5,269	5,833	(564)	(10)
Bank/Merchant Charges	78	375	(297)	(79)	3,266	3,750	(484)	(13)
Beautification Project	0	0	0	0	42	0	42	0
Community Events & Bea	8	0	8	0	11,924	0	11,924	0
Annual Fireworks Event	0	417	(417)	(100)	5,040	4,167	873	21
Safety and Security	15,472	12,667	2,805	22	156,107	126,667	29,440	23
Website & Other	100	100	0	0	1,000	1,000	0	0
Esplanades/Lot Maintena	1,711	1,333	378	28	16,989	13,333	3,656	27
Insurance	2,692	167	2,525	999	6,421	1,667	4,755	285
Legal Fees - DR/ACC	1,309	3,333	(2,025)	(61)	30,702	33,333	(2,631)	(8)
Membership Campaign	0	1,167	(1,167)	(100)	4,239	11,667	(7,428)	(64)
Mosquito Spraying	3,210	1,667	1,543	93	18,636	16,667	1,969	12
Office Supplies - General	655	500	155	31	9,075	5,000	4,075	82
Outreach/Incentives for G	27	83	(56)	(68)	224	833	(609)	(73)
Payroll	6,704	7,083	(379)	(5)	65,260	70,833	(5,573)	(8)
Payroll Taxes	513	583	(70)	(12)	5,121	5,833	(713)	(12)
Rent	1,100	1,100	0	0	11,000	11,000	0	0
SCAN Printing - Postage	5,735	2,917	2,818	97	28,615	29,167	(552)	(2)
SCAN - Photographer	0	42	(42)	(100)	0	417	(417)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	617	(617)	(100)
Telephone & Internet	128	275	(147)	(53)	2,924	2,750	174	6
TOPS Monthly Fee	530	530	0	0	5,250	5,300	(50)	(1)
Utilities	133	125	8	6	1,318	1,250	68	5
<b>Total Expenses</b>	<b>40,479</b>	<b>35,108</b>	<b>5,371</b>	<b>15</b>	<b>388,420</b>	<b>351,083</b>	<b>37,337</b>	<b>11</b>
Increase/(Decrease) Unrest	\$ (1,154)	\$ 0	\$ (1,154)	0	\$ (1,100)	\$ (0)	\$ (1,099)	999

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended October 31, 2021

	1 Month Ended Oct. 31, 2021	10 Months Ended Oct. 31, 2021
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (1,154)	\$ (1,100)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ (7,308)	\$ (20,517)
Deferred Income - 2021 Dues	(10,029)	(11,422)
Deferred Income - 2021 S&S	<u>(19,604)</u>	<u>(22,631)</u>
Total Adjustments	<u>(36,941)</u>	<u>(54,570)</u>
Cash Provided (Used) By Operations	<u>(38,095)</u>	<u>(55,670)</u>
Net Increase (Decrease) In Cash	(38,095)	(55,670)
Cash at Beginning of Period	<u>353,322</u>	<u>370,897</u>
Cash at End of Period	\$ <u><u>315,227</u></u>	\$ <u><u>315,227</u></u>

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