

# 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, 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 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 2, 2021

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
November 30, 2021

ASSETS

Current Assets			
City Bank - Cash	\$	8,432	
City Bank Savings		290,953	
Prepaid Expense		18,416	
Total Current Assets	\$		317,800
Fixed Assets			
Equipment		4,232	
Accumulated Depreciation		(4,232)	
Total Fixed Assets, Net			0
Other Assets			
Deposits		1,100	
Total Other Assets			1,100
Total Assets	\$		318,901

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
Deferred Income - 2021 Dues	\$	10,909	
Deferred Income - 2022 Dues		585	
Deferred Income - 2022 S&S		1,190	
Deferred Income - 2021 S&S		21,642	
Total Current Liabilities	\$		34,326
Unrestricted Net Assets			
Unrestricted Net Assets		274,783	
Increase/(Decrease) in Unrestricted Net Assets		9,792	
Total Unrestricted Net Assets			284,575
Total Liabilities and Unrestricted Net Assets	\$		318,901

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Revenues and Expenses  
Modified Cash Basis  
For the Period Ended November 30, 2021

	<u>1 Month Ended</u> <u>Nov. 30, 2021</u>	<u>11 Months Ended</u> <u>Nov. 30, 2021</u>
<b>Revenues</b>		
Memberships - Full	\$ 10,909	\$ 102,118
Memberships - Associate	0	300
Safety and Security	21,641	202,309
Architectural Fee	1,200	10,960
Interest & Fees	61	798
Booth Fee	0	150
Donations	0	17,815
Legal Fee Reimbursement	1,423	15,167
SCAN	630	15,718
Transfer Fees	6,550	60,100
Refinance Fees	<u>600</u>	<u>4,900</u>
<b>Total Revenues</b>	<u><b>43,015</b></u>	<u><b>430,336</b></u>
<b>Expenses</b>		
Accounting	450	5,719
Bank/Merchant Charges	65	3,331
Beautification Project	0	42
Community Events & Beautificat	610	12,534
Annual Fireworks Event	1,111	6,151
Safety and Security	14,931	171,038
Donation	130	130
Website & Other	0	1,000
Esplanades/Lot Maintenance	1,697	18,686
Insurance	1,412	7,833
Legal Fees - DR/ACC	4,224	34,927
Membership Campaign	0	4,239
Mosquito Spraying	3,849	22,485
Office Supplies - General Post	1,099	10,174
Outreach/Incentives for GM	598	822
Payroll	5,968	71,228
Payroll Taxes	457	5,577
Rent	(1,100)	9,900
SCAN Printing - Postage	(4,430)	24,185
Telephone & Internet	418	3,341
TOPS Monthly Fee	530	5,780
Utilities	<u>106</u>	<u>1,424</u>
<b>Total Expenses</b>	<u><b>32,123</b></u>	<u><b>420,544</b></u>
<b>Increase/(Decrease) Unrestricted Net Assets</b>	<u><b>\$ 10,892</b></u>	<u><b>\$ 9,792</b></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, 2021 and 2020

	<u>1 Month Ended</u> <u>Nov. 30, 2021</u>	<u>1 Month Ended</u> <u>Nov. 30, 2020</u>
<b>Revenues</b>		
Memberships - Full	\$ 10,909	\$ 10,770
Safety and Security	21,641	21,633
Architectural Fee	1,200	475
Interest & Fees	61	79
Donations	0	100
Legal Fee Reimbursement	1,423	774
SCAN	630	1,925
Transfer Fees	6,550	4,250
Refinance Fees	<u>600</u>	<u>300</u>
<b>Total Revenues</b>	<u>43,015</u>	<u>40,306</u>
<b>Expenses</b>		
Accounting	450	0
Bank/Merchant Charges	65	52
Community Events & Beautificat	610	0
Annual Fireworks Event	1,111	0
Safety and Security	14,931	19,548
Security Cameras	0	333
Donation	130	0
Website & Other	0	100
Esplanades/Lot Maintenance	1,697	1,707
Insurance	1,412	146
Legal Fees - DR/ACC	4,224	7,260
Mosquito Spraying	3,849	3,195
Office Supplies - General Post	1,099	1,122
Outreach/Incentives for GM	598	711
Payroll	5,968	6,752
Payroll Taxes	457	517
Rent	(1,100)	1,100
SCAN Printing - Postage	(4,430)	0
Telephone & Internet	418	248
TOPS Monthly Fee	530	480
Utilities	<u>106</u>	<u>98</u>
<b>Total Expenses</b>	<u>32,123</u>	<u>43,368</u>
<b>Increase/(Decrease) Unrestricted Net Assets</b>	<u>\$ 10,892</u>	<u>\$ (3,062)</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, 2021

	1 Month Ended				11 Months Ended			
	Nov. 30, 2021	Budget	Variance	Pct	Nov. 30, 2021	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 10,909	\$ 8,667	\$ 2,243	26	\$ 102,118	\$ 95,333	\$ 6,785	7
Memberships - Associate	0	167	(167)	(100)	300	1,833	(1,533)	(84)
Safety and Security	21,641	18,417	3,225	18	202,309	202,583	(274)	(0)
Architectural Fee	1,200	1,417	(217)	(15)	10,960	15,583	(4,624)	(30)
Interest & Fees	61	108	(47)	(44)	798	1,192	(394)	(33)
Booth Fee	0	0	0	0	150	0	150	0
Donations	0	0	0	0	17,815	0	17,815	0
Legal Fee Reimbursement	1,423	833	590	71	15,167	9,167	6,000	65
SCAN	630	1,333	(703)	(53)	15,718	14,667	1,052	7
Transfer Fees	6,550	3,750	2,800	75	60,100	41,250	18,850	46
Refinance Fees	600	417	183	44	4,900	4,583	317	7
<b>Total Revenues</b>	<b>43,015</b>	<b>35,108</b>	<b>7,906</b>	<b>23</b>	<b>430,336</b>	<b>386,192</b>	<b>44,144</b>	<b>11</b>
<b>Expenses</b>								
Accounting	450	583	(133)	(23)	5,719	6,417	(698)	(11)
Bank/Merchant Charges	65	375	(310)	(83)	3,331	4,125	(794)	(19)
Beautification Project	0	0	0	0	42	0	42	0
Community Events & Bea	610	0	610	0	12,534	0	12,534	0
Annual Fireworks Event	1,111	417	694	167	6,151	4,583	1,567	34
Safety and Security	14,931	12,667	2,264	18	171,038	139,333	31,704	23
Donation	130	0	130	0	130	0	130	0
Website & Other	0	100	(100)	(100)	1,000	1,100	(100)	(9)
Esplanades/Lot Maintena	1,697	1,333	364	27	18,686	14,667	4,019	27
Insurance	1,412	167	1,245	747	7,833	1,833	5,999	327
Legal Fees - DR/ACC	4,224	3,333	891	27	34,927	36,667	(1,740)	(5)
Membership Campaign	0	1,167	(1,167)	(100)	4,239	12,833	(8,595)	(67)
Mosquito Spraying	3,849	1,667	2,182	131	22,485	18,333	4,152	23
Office Supplies - General	1,099	500	599	120	10,174	5,500	4,674	85
Outreach/Incentives for G	598	83	514	617	822	917	(95)	(10)
Payroll	5,968	7,083	(1,115)	(16)	71,228	77,917	(6,689)	(9)
Payroll Taxes	457	583	(127)	(22)	5,577	6,417	(839)	(13)
Rent	(1,100)	1,100	(2,200)	(200)	9,900	12,100	(2,200)	(18)
SCAN Printing - Postage	(4,430)	2,917	(7,347)	(252)	24,185	32,083	(7,899)	(25)
SCAN - Photographer	0	42	(42)	(100)	0	458	(458)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	678	(678)	(100)
Telephone & Internet	418	275	143	52	3,341	3,025	316	10
TOPS Monthly Fee	530	530	0	0	5,780	5,830	(50)	(1)
Utilities	106	125	(19)	(16)	1,424	1,375	49	4
<b>Total Expenses</b>	<b>32,123</b>	<b>35,108</b>	<b>(2,985)</b>	<b>(9)</b>	<b>420,544</b>	<b>386,192</b>	<b>34,352</b>	<b>9</b>
Increase/(Decrease) Unrest	\$ <u>10,892</u>	\$ <u>0</u>	\$ <u>10,892</u>	<u>999</u>	\$ <u>9,792</u>	\$ <u>(0)</u>	\$ <u>9,792</u>	<u>(999)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended November 30, 2021

	1 Month Ended Nov. 30, 2021	11 Months Ended Nov. 30, 2021
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 10,892	\$ 9,792
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 2,523	\$ (17,994)
Deferred Income - 2021 Dues	(10,429)	(21,852)
Deferred Income - 2022 Dues	585	585
Deferred Income - 2022 S&S	1,190	1,190
Deferred Income - 2021 S&S	(20,603)	(43,233)
Total Adjustments	(26,734)	(81,304)
Cash Provided (Used) By Operations	(15,842)	(71,512)
Net Increase (Decrease) In Cash	(15,842)	(71,512)
Cash at Beginning of Period	315,227	370,897
Cash at End of Period	\$ 299,385	\$ 299,385

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