

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 December 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 twelve 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.
January 5, 2022

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

ASSETS

Current Assets			
City Bank - Cash	\$	23,887.25	
City Bank Savings		300,060.81	
Prepaid Expense		<u>15,893.44</u>	
Total Current Assets			\$ 339,841.50
Fixed Assets			
Equipment		4,231.94	
Accumulated Depreciation		<u>(4,231.87)</u>	
Total Fixed Assets, Net			0.07
Other Assets			
Deposits		<u>1,100.00</u>	
Total Other Assets			<u>1,100.00</u>
Total Assets			\$ <u><u>340,941.57</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
Deferred Income - 2022 Dues	\$	17,700.84	
Deferred Income - 2022 S&S		<u>35,490.00</u>	
Total Current Liabilities			\$ 53,190.84
Unrestricted Net Assets			
Unrestricted Net Assets		274,782.66	
Increase/(Decrease) in Unrestricted Net Assets		<u>12,968.07</u>	
Total Unrestricted Net Assets			<u>287,750.73</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>340,941.57</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended December 31, 2021

	<u>1 Month Ended</u> <u>Dec. 31, 2021</u>	<u>12 Months Ended</u> <u>Dec. 31, 2021</u>
Revenues		
Memberships - Full	\$ 11,159.19	\$ 113,277.55
Memberships - Associate	150.00	450.00
Safety and Security	21,991.62	224,300.88
Architectural Fee	750.00	11,709.82
Interest & Fees	60.81	858.68
Booth Fee	0.00	150.00
Donations	10,000.00	27,815.00
Legal Fee Reimbursement	1,673.52	16,840.49
SCAN	3,063.40	18,781.73
Transfer Fees	4,500.00	64,600.00
Refinance Fees	<u>600.00</u>	<u>5,500.00</u>
 Total Revenues	 <u>53,948.54</u>	 <u>484,284.15</u>
Expenses		
Accounting	375.00	6,094.05
Bank/Merchant Charges	563.56	3,894.20
Beautification Project	0.00	42.17
Community Events & Beautificat	1,071.00	13,604.80
Annual Fireworks Event	0.00	6,150.65
Safety and Security	13,581.00	184,618.50
Security Cameras	1,111.11	1,111.11
Donation	0.00	129.90
Website & Other	0.00	1,000.00
Esplanades/Lot Maintenance	1,757.00	20,443.00
Insurance	1,451.51	9,284.28
Legal Fees - DR/ACC	3,593.40	38,520.32
Membership Campaign	4,757.59	8,996.12
Mosquito Spraying	0.00	22,485.00
Office Supplies - General Post	5,025.17	15,198.76
Outreach/Incentives for GM	126.43	948.43
Payroll	8,256.00	79,484.00
Payroll Taxes	(746.36)	4,830.91
Rent	1,100.00	11,000.00
SCAN Printing - Postage	7,705.29	31,889.95
Yard Signs - Not Security	192.26	192.26
Telephone & Internet	226.52	3,567.63
TOPS Monthly Fee	530.00	6,310.00
Utilities	<u>96.07</u>	<u>1,520.04</u>
 Total Expenses	 <u>50,772.55</u>	 <u>471,316.08</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ 3,175.99</u>	 <u>\$ 12,968.07</u>

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Dec. 31, 2021</u>	<u>1 Month Ended</u> <u>Dec. 31, 2020</u>
Revenues		
Memberships - Full	\$ 11,159.19	\$ 11,650.24
Memberships - Associate	150.00	500.00
Safety and Security	21,991.62	22,313.16
Architectural Fee	750.00	2,075.00
Interest & Fees	60.81	76.25
Donations	10,000.00	0.00
Legal Fee Reimbursement	1,673.52	200.00
SCAN	3,063.40	1,645.00
Transfer Fees	4,500.00	7,000.00
Refinance Fees	<u>600.00</u>	<u>700.00</u>
 Total Revenues	 <u>53,948.54</u>	 <u>46,159.65</u>
Expenses		
Accounting	375.00	750.00
Bank/Merchant Charges	563.56	954.65
Community Events & Beautificat	1,071.00	0.00
Safety and Security	13,581.00	17,563.50
Security Cameras	1,111.11	333.33
Website & Other	0.00	100.00
Esplanades/Lot Maintenance	1,757.00	1,567.00
Insurance	1,451.51	145.50
Legal Fees - DR/ACC	3,593.40	9,720.17
Membership Campaign	4,757.59	4,219.95
Office Supplies - General Post	5,025.17	553.35
Outreach/Incentives for GM	126.43	200.00
Payroll	8,256.00	6,571.52
Payroll Taxes	(746.36)	502.72
Rent	1,100.00	1,100.00
SCAN Printing - Postage	7,705.29	6,527.22
Yard Signs - Not Security	192.26	0.00
Telephone & Internet	226.52	260.59
TOPS Monthly Fee	530.00	480.00
Utilities	<u>96.07</u>	<u>99.98</u>
 Total Expenses	 <u>50,772.55</u>	 <u>51,649.48</u>
 Increase/(Decrease) Unrestricted Net Assets	 \$ <u>3,175.99</u>	 \$ <u>(5,489.83)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended December 31, 2021

	1 Month Ended				12 Months Ended			
	Dec. 31, 2021	Budget	Variance	Pct	Dec. 31, 2021	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 11,159.19	\$ 8,666.67	\$ 2,492.52	29	\$ 113,277.55	\$ 104,000.00	\$ 9,277.55	9
Memberships - Associate	150.00	166.66	(16.66)	(10)	450.00	2,000.00	(1,550.00)	(78)
Safety and Security	21,991.62	18,416.67	3,574.95	19	224,300.88	221,000.00	3,300.88	1
Architectural Fee	750.00	1,416.67	(666.67)	(47)	11,709.82	17,000.00	(5,290.18)	(31)
Interest & Fees	60.81	108.34	(47.53)	(44)	858.68	1,300.00	(441.32)	(34)
Booth Fee	0.00	0.00	0.00	0	150.00	0.00	150.00	0
Donations	10,000.00	0.00	10,000.00	0	27,815.00	0.00	27,815.00	0
Legal Fee Reimbursement	1,673.52	833.34	840.18	101	16,840.49	10,000.00	6,840.49	68
SCAN	3,063.40	1,333.34	1,730.06	130	18,781.73	16,000.00	2,781.73	17
Transfer Fees	4,500.00	3,750.00	750.00	20	64,600.00	45,000.00	19,600.00	44
Refinance Fees	600.00	416.66	183.34	44	5,500.00	5,000.00	500.00	10
Total Revenues	53,948.54	35,108.35	18,840.19	54	484,284.15	421,300.00	62,984.15	15
Expenses								
Accounting	375.00	583.33	(208.33)	(36)	6,094.05	7,000.00	(905.95)	(13)
Bank/Merchant Charges	563.56	375.00	188.56	50	3,894.20	4,500.00	(605.80)	(13)
Beautification Project	0.00	0.00	0.00	0	42.17	0.00	42.17	0
Community Events & Bea	1,071.00	0.00	1,071.00	0	13,604.80	0.00	13,604.80	0
Annual Fireworks Event	0.00	416.67	(416.67)	(100)	6,150.65	5,000.00	1,150.65	23
Safety and Security	13,581.00	12,666.66	914.34	7	184,618.50	152,000.00	32,618.50	21
Security Cameras	1,111.11	0.00	1,111.11	0	1,111.11	0.00	1,111.11	0
Donation	0.00	0.00	0.00	0	129.90	0.00	129.90	0
Website & Other	0.00	100.00	(100.00)	(100)	1,000.00	1,200.00	(200.00)	(17)
Esplanades/Lot Maintena	1,757.00	1,333.34	423.66	32	20,443.00	16,000.00	4,443.00	28
Insurance	1,451.51	166.67	1,284.84	771	9,284.28	2,000.00	7,284.28	364
Legal Fees - DR/ACC	3,593.40	3,333.34	260.06	8	38,520.32	40,000.00	(1,479.68)	(4)
Membership Campaign	4,757.59	1,166.67	3,590.92	308	8,996.12	14,000.00	(5,003.88)	(36)
Mosquito Spraying	0.00	1,666.67	(1,666.67)	(100)	22,485.00	20,000.00	2,485.00	12
Office Supplies - General	5,025.17	500.00	4,525.17	905	15,198.76	6,000.00	9,198.76	153
Outreach/Incentives for G	126.43	83.33	43.10	52	948.43	1,000.00	(51.57)	(5)
Payroll	8,256.00	7,083.33	1,172.67	17	79,484.00	85,000.00	(5,516.00)	(6)
Payroll Taxes	(746.36)	583.33	(1,329.69)	(228)	4,830.91	7,000.00	(2,169.09)	(31)
Rent	1,100.00	1,100.00	0.00	0	11,000.00	13,200.00	(2,200.00)	(17)
SCAN Printing - Postage	7,705.29	2,916.66	4,788.63	164	31,889.95	35,000.00	(3,110.05)	(9)
SCAN - Photographer	0.00	41.67	(41.67)	(100)	0.00	500.00	(500.00)	(100)
Yard Signs - Not Security	192.26	61.67	130.59	212	192.26	740.00	(547.74)	(74)
Telephone & Internet	226.52	275.00	(48.48)	(18)	3,567.63	3,300.00	267.63	8
TOPS Monthly Fee	530.00	530.00	0.00	0	6,310.00	6,360.00	(50.00)	(1)
Utilities	96.07	125.00	(28.93)	(23)	1,520.04	1,500.00	20.04	1
Total Expenses	50,772.55	35,108.34	15,664.21	45	471,316.08	421,300.00	50,016.08	12
Increase/(Decrease) Unrest	\$ 3,175.99	\$ 0.01	\$ 3,175.98	999	\$ 12,968.07	\$ 0.00	\$ 12,968.07	0

See Attached Accountant's Compilation Report.

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

	1 Month Ended Dec. 31, 2021	12 Months Ended Dec. 31, 2021
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 3,176	\$ 12,968
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 2,523	\$ (15,472)
Deferred Income - 2021 Dues	(10,909)	(32,761)
Deferred Income - 2022 Dues	17,116	17,701
Deferred Income - 2022 S&S	34,300	35,490
Deferred Income - 2021 S&S	(21,642)	(64,875)
Total Adjustments	21,388	(59,917)
Cash Provided (Used) By Operations	24,564	(46,949)
Net Increase (Decrease) In Cash	24,564	(46,949)
Cash at Beginning of Period	299,384	370,897
Cash at End of Period	\$ 323,948	\$ 323,948

See Attached Accountant's Compilation Report.

CITY BANK

G/L ACCOUNT #: 100 Month December YEAR: 2021

BEG. BOOK BALANCE: 8,431.62 BALANCE PER BANK: 24,987.25

ADD: DEPOSITS

GL #	AMOUNT
Deposit	87,204.20
Deposit in Transit	
Double booked	

DEPOSITS IN TRANSIT:

DATE	AMOUNT
_____	_____
_____	_____
_____	_____

TOTAL DEPOSITS 87,204.20 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS

1,218.86

OUTSTANDING

CHECKS

1,100.00

LESS: DEBIT MEMOS

GL#	AMOUNT
Misc Debits	62,760.27
Payroll	7,220.98
Tax	548.46
Misc	

CORRECTING JOURNAL ENTRIES

JE#	AMOUNT
_____	_____
_____	_____
_____	_____

TOTAL DEBIT MEMOS 70,529.71 **TOTAL JE'S** 0.00

BALANCE PER BOOKS:

Per Check Register:

23,887.25

23,887.25

0.00

BALANCE PER BANK:

Per Easy:

23,887.25

23,887.25

0.00

0.00

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
315	1,100.00				

Total: 1,100.00

Total: 0.00

Total: 0.00

TOTALS: 1,100.00