

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 May 31, 2022 and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and five 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.
June 13, 2022

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
May 31, 2022

ASSETS

Current Assets			
City Bank - Cash	\$	59,674	
City Bank Savings		400,453	
Prepaid Expense		<u>4,193</u>	
Total Current Assets			\$ 464,321
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>465,421</u></u>

LIABILITIES AND UNRESTRICTED NET ASSETS

Current Liabilities			
FUTA Payable	\$	14	
SUTA Payable		7	
Deferred Income - 2022 Dues		67,127	
Deferred Income - 2022 S&S		<u>133,484</u>	
Total Current Liabilities			\$ 200,632
Unrestricted Net Assets			
Unrestricted Net Assets		287,751	
Increase/(Decrease) in Unrestricted Net Assets		<u>(22,962)</u>	
Total Unrestricted Net Assets			<u>264,789</u>
Total Liabilities and Unrestricted Net Assets			\$ <u><u>465,421</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended May 31, 2022

	<u>1 Month Ended</u> <u>May 31, 2022</u>	<u>5 Months Ended</u> <u>May 31, 2022</u>
Revenues		
Memberships - Full	\$ 9,590	\$ 39,713
Memberships - Associate	0	910
Safety and Security	19,069	77,741
Architectural Fee	1,075	5,075
Interest & Fees	82	393
Donations	0	100
Legal Fee Reimbursement	1,162	11,833
SCAN	2,205	7,811
Transfer Fees	4,500	27,000
Refinance Fees	<u>300</u>	<u>1,100</u>
 Total Revenues	 <u>37,983</u>	 <u>171,676</u>
Expenses		
Accounting	463	3,427
Bank/Merchant Charges	91	3,060
Community Events & Beautificat	1,200	1,200
Annual Fireworks Event	1,111	5,556
Safety and Security	11,680	61,453
Donation	0	103
Website & Other	250	250
Esplanades/Lot Maintenance	1,790	8,948
Insurance	1,412	7,058
Legal Fees - DR/ACC	3,114	27,125
Membership Campaign	0	6,657
Mosquito Spraying	3,753	5,137
Office Supplies - General Post	528	3,739
Outreach/Incentives for GM	250	532
Payroll	5,628	29,358
Payroll Taxes	438	2,389
Rent	1,100	5,500
SCAN Printing - Postage	5,395	18,459
Telephone & Internet	197	1,375
TOPS Monthly Fee	530	2,650
Utilities	<u>112</u>	<u>662</u>
 Total Expenses	 <u>39,042</u>	 <u>194,638</u>
 Increase/(Decrease) Unrestricted Net Assets	 <u>\$ (1,059)</u>	 <u>\$ (22,962)</u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Periods Ended May 31, 2022 and 2021

	1 Month Ended May 31, 2022		1 Month Ended May 31, 2021
Revenues		-	
Memberships - Full	\$ 9,590	\$	9,822
Safety and Security	19,069		19,296
Architectural Fee	1,075		1,550
Interest & Fees	82		80
Legal Fee Reimbursement	1,162		5,073
SCAN	2,205		516
Transfer Fees	4,500		4,000
Refinance Fees	300		0
Total Revenues	37,983		40,336
Expenses			
Accounting	463		350
Bank/Merchant Charges	91		156
Community Events & Beautificat	1,200		0
Annual Fireworks Event	1,111		0
Safety and Security	11,680		18,029
Website & Other	250		100
Esplanades/Lot Maintenance	1,790		1,757
Insurance	1,412		148
Legal Fees - DR/ACC	3,114		3,804
Mosquito Spraying	3,753		2,571
Office Supplies - General Post	528		438
Outreach/Incentives for GM	250		22
Payroll	5,628		6,232
Payroll Taxes	438		485
Rent	1,100		1,100
SCAN Printing - Postage	5,395		5,556
Telephone & Internet	197		129
TOPS Monthly Fee	530		530
Utilities	112		101
Total Expenses	39,042		41,506
Increase/(Decrease) Unrestricted Net Assets	\$ (1,059)	\$	(1,170)

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Revenues and Expenses
Modified Cash Basis
For the Period Ended May 31, 2022

	1 Month Ended				5 Months Ended			
	May 31, 2022	Budget	Variance	Pct	May 31, 2022	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 9,590	\$ 8,667	\$ 923	11	\$ 39,713	\$ 43,333	\$ (3,620)	(8)
Memberships - Associate	0	167	(167)	(100)	910	833	77	9
Safety and Security	19,069	18,417	652	4	77,741	92,083	(14,342)	(16)
Architectural Fee	1,075	1,417	(342)	(24)	5,075	7,083	(2,008)	(28)
Interest & Fees	82	108	(26)	(24)	393	542	(149)	(28)
Donations	0	0	0	0	100	0	100	0
Legal Fee Reimbursement	1,162	833	329	39	11,833	4,167	7,667	184
SCAN	2,205	1,333	872	65	7,811	6,667	1,144	17
Transfer Fees	4,500	3,750	750	20	27,000	18,750	8,250	44
Refinance Fees	300	417	(117)	(28)	1,100	2,083	(983)	(47)
Total Revenues	37,983	35,108	2,875	8	171,676	175,542	(3,865)	(2)
Expenses								
Accounting	463	583	(121)	(21)	3,427	2,917	511	18
Bank/Merchant Charges	91	375	(284)	(76)	3,060	1,875	1,185	63
Community Events & Bea	1,200	0	1,200	0	1,200	0	1,200	0
Annual Fireworks Event	1,111	417	694	167	5,556	2,083	3,472	167
Safety and Security	11,680	12,667	(987)	(8)	61,453	63,333	(1,880)	(3)
Donation	0	0	0	0	103	0	103	0
Website & Other	250	100	150	150	250	500	(250)	(50)
Esplanades/Lot Maintena	1,790	1,333	457	34	8,948	6,667	2,281	34
Insurance	1,412	167	1,245	747	7,058	833	6,224	747
Legal Fees - DR/ACC	3,114	3,333	(219)	(7)	27,125	16,667	10,459	63
Membership Campaign	0	1,167	(1,167)	(100)	6,657	5,833	824	14
Mosquito Spraying	3,753	1,667	2,086	125	5,137	8,333	(3,196)	(38)
Office Supplies - General	528	500	28	6	3,739	2,500	1,239	50
Outreach/Incentives for G	250	83	167	200	532	417	115	28
Payroll	5,628	7,083	(1,455)	(21)	29,358	35,417	(6,059)	(17)
Payroll Taxes	438	583	(145)	(25)	2,389	2,917	(527)	(18)
Rent	1,100	1,100	0	0	5,500	5,500	0	0
SCAN Printing - Postage	5,395	2,917	2,478	85	18,459	14,583	3,876	27
SCAN - Photogropher	0	42	(42)	(100)	0	208	(208)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	308	(308)	(100)
Telephone & Internet	197	275	(78)	(28)	1,375	1,375	(0)	(0)
TOPS Monthly Fee	530	530	0	0	2,650	2,650	0	0
Utilities	112	125	(13)	(10)	662	625	37	6
Total Expenses	39,042	35,108	3,933	11	194,638	175,542	19,097	11
Increase/(Decrease) Unrest	\$ (1,059)	\$ 0	\$ (1,059)	(999)	\$ (22,962)	\$ (0)	\$ (22,962)	999

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended May 31, 2022

	<u>1 Month Ended</u> <u>May 31, 2022</u>	<u>5 Months Ended</u> <u>May 31, 2022</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (1,059)	\$ (22,962)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Rent	\$ 1,100	\$ 0
Prepaid Expense	2,523	11,700
FUTA Payable	5	14
SUTA Payable	3	7
Deferred Income - 2022 Dues	(6,752)	49,426
Deferred Income - 2022 S&S	<u>(13,018)</u>	<u>97,994</u>
Total Adjustments	<u>(16,140)</u>	<u>159,141</u>
Cash Provided (Used) By Operations	<u>(17,198)</u>	<u>136,179</u>
Net Increase (Decrease) In Cash	(17,198)	136,179
Cash at Beginning of Period	<u>477,325</u>	<u>323,948</u>
Cash at End of Period	\$ <u><u>460,127</u></u>	\$ <u><u>460,127</u></u>

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