

# COVELER & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

TWO MEMORIAL CITY PLAZA  
820 GESSNER, SUITE 1710  
HOUSTON, TEXAS 77024-4298  
Telephone (713) 827-8998  
Facsimile (713) 984-0670

## 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 March 31, 2023 and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and three 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. 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.

The supplementary information contained in Schedule I and II is presented for purposes of additional analysis and is not a required part of basic financial statements. Such information is the responsibility of management. The supplemental information was subject to our compilation engagement. We have not audited or reviewed the supplemental information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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.  
April 4 2023

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
March 31, 2023

ASSETS

Current Assets			
City Bank - Cash	\$	137,511	
City Bank Savings		301,722	
Prepaid Expense		<u>5,358</u>	
Total Current Assets	\$		444,591
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets	\$		<u><u>445,691</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	\$	60	
SUTA Payable		37	
Deferred Income - 2023 Dues		67,146	
Deferred Income - 2023 S&S		<u>132,958</u>	
Total Current Liabilities	\$		200,201
Net Assets			
Without restrictions		298,852	
Increase/(Decrease) without restrictions		<u>(53,363)</u>	
Total Net Assets			<u>245,490</u>
Total Liabilities and Net Assets	\$		<u><u>445,691</u></u>

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Revenues and Expenses  
Modified Cash Basis

	1 Month Ended Mar. 31, 2023	3 Months Ended Mar. 31, 2023
<b>Revenues</b>		
Memberships - Full	\$ 8,461	\$ 16,096
Memberships - Associate	0	700
Safety and Security	14,773	29,464
Architectural Fee	375	1,150
Interest & Fees	368	1,024
Legal Fee Reimbursement	300	1,044
SCAN	0	898
Transfer Fees	4,000	8,150
Refinance Fees	100	200
<b>Total Revenues</b>	<b>28,377</b>	<b>58,726</b>
<b>Expenses</b>		
Accounting	2,219	3,313
Bank/Merchant Charges	672	2,480
Safety and Security	14,260	41,461
External Groups	31	196
Esplanades/Lot Maintenance	1,807	5,355
Insurance	1,593	4,774
Legal Fees - DR/ACC	4,969	11,486
Office Supplies - General Post	631	1,845
Payroll	6,115	18,610
Payroll Taxes	476	1,521
Rent	1,100	3,300
SCAN Printing - Postage	7,574	7,641
Telephone & Internet	316	675
TOPS Monthly Fee	2,982	8,945
Utilities	139	486
<b>Total Expenses</b>	<b>44,885</b>	<b>112,089</b>
<b>Increase/(Decrease) in Net Asstes Without restrictions</b>	<b>\$ (16,509)</b>	<b>\$ (53,363)</b>

Sharpstown Civic Association, Inc.  
Statement of Revenues and Expenses  
Modified Cash Basis

	1 Month Ended Mar. 31, 2023		1 Month Ended Mar. 31, 2022
<b>Revenues</b>			
Memberships - Full	\$ 8,461	\$	8,394
Memberships - Associate	0		250
Safety and Security	14,773		16,626
Architectural Fee	375		1,900
Interest & Fees	368		85
Donations	0		100
Legal Fee Reimbursement	300		6,369
SCAN	0		1,577
Transfer Fees	4,000		6,000
Refinance Fees	100		400
<b>Total Revenues</b>	<b>28,377</b>		<b>41,700</b>
<b>Expenses</b>			
Accounting	2,219		1,837
Bank/Merchant Charges	672		658
Annual Fireworks Event	0		1,111
Safety and Security	14,260		10,830
Donation	0		103
External Groups	31		0
Esplanades/Lot Maintenance	1,807		1,697
Insurance	1,593		1,412
Legal Fees - DR/ACC	4,969		6,522
Membership Campaign	0		2,652
Office Supplies - General Post	631		429
Outreach/Incentives for GM	0		20
Payroll	6,115		6,018
Payroll Taxes	476		472
Rent	1,100		1,100
SCAN Printing - Postage	7,574		6,325
Telephone & Internet	316		315
TOPS Monthly Fee	2,982		530
Utilities	139		147
<b>Total Expenses</b>	<b>44,885</b>		<b>42,175</b>
<b>Increase/(Decrease) in Net Asstes Without restrictions</b>	<b>\$ (16,509)</b>	<b>\$</b>	<b>(475)</b>

See Attached Accountant's Compilation Report.

4/4/2023  
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**Sharpstown Civic Association, Inc.**  
Regular Trial Balance

Company: SCA  
Page: 1

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Mar 31, 2023</u>	<u>3 Months Ended Mar 31, 2023</u>
100	A	City Bank - Cash	18,964.97	137,511.48
103	A	City Bank Savings	367.81	301,721.71
177	A	Prepaid Expense	-1,593.13	5,357.68
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	-5.59	-60.36
225	L	SUTA Payable	-2.89	-37.38
241	L	Deferred Income - 2023 Dues	-11,693.03	-67,145.51
246	L	Deferred Income - 2023 S&S	-22,546.88	-132,958.12
300	L	Without restrictions	0.00	-298,852.24
400	R	Memberships - Full	-8,460.61	-16,096.49
420	R	Memberships - Associate	0.00	-700.00
425	R	Safety and Security	-14,773.12	-29,463.56
426	R	Architectural Fee	-375.00	-1,150.00
428	R	Interest & Fees	-367.81	-1,024.35
440	R	Legal Fee Reimbursement	-300.00	-1,044.32
470	R	SCAN	0.00	-897.60
480	R	Transfer Fees	-4,000.00	-8,150.00
485	R	Refinance Fees	-100.00	-200.00
600	E	Accounting	2,218.75	3,312.50
620	E	Bank/Merchant Charges	672.49	2,480.20
626	E	Annual Fireworks Event	0.00	0.00
630	E	Safety and Security	14,260.00	41,460.95
646	E	External Groups	31.00	196.32
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	1,807.00	5,355.00
660	E	Insurance	1,593.13	4,774.32
665	E	Legal Fees - DR/ACC	4,968.70	11,485.80
670	E	Membership Campaign	0.00	0.00
690	E	Mosquito Spraying	0.00	0.00
703	E	Office Supplies - General Post	631.18	1,845.31
705	E	Outreach/Incentives for GM	0.00	0.00
710	E	Payroll	6,115.34	18,610.02
720	E	Payroll Taxes	476.31	1,521.42
750	E	Rent	1,100.00	3,300.00
770	E	SCAN Printing - Postage	7,574.39	7,641.02
771	E	SCAN - Photographer	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	316.46	674.59
790	E	TOPS Monthly Fee	2,981.80	8,945.40
800	E	Utilities	138.73	486.21
		Account Balances	<u>0.00</u>	<u>0.00</u>

Current Loss

16,508.74

Y-T-D Loss

53,362.74

Sharpstown Civic Association, Inc.  
Statement of Revenues and Expenses  
Modified Cash Basis

	1 Month Ended				3 Months Ended			
	Mar. 31, 2023	Budget	Variance	Pct	Mar. 31, 2023	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 8,461	\$ 8,667	\$ (206)	(2)	\$ 16,096	\$ 26,000	\$ (9,904)	(38)
Memberships - Associate	0	167	(167)	(100)	700	500	200	40
Safety and Security	14,773	18,417	(3,644)	(20)	29,464	55,250	(25,786)	(47)
Architectural Fee	375	1,417	(1,042)	(74)	1,150	4,250	(3,100)	(73)
Interest & Fees	368	108	259	240	1,024	325	699	215
Legal Fee Reimbursement	300	833	(533)	(64)	1,044	2,500	(1,456)	(58)
SCAN	0	1,333	(1,333)	(100)	898	4,000	(3,102)	(78)
Transfer Fees	4,000	3,750	250	7	8,150	11,250	(3,100)	(28)
Refinance Fees	100	417	(317)	(76)	200	1,250	(1,050)	(84)
<b>Total Revenues</b>	<b>28,377</b>	<b>35,108</b>	<b>(6,732)</b>	<b>(19)</b>	<b>58,726</b>	<b>105,325</b>	<b>(46,599)</b>	<b>(44)</b>
<b>Expenses</b>								
Accounting	2,219	583	1,635	280	3,313	1,750	1,562	89
Bank/Merchant Charges	672	375	297	79	2,480	1,125	1,355	120
Annual Fireworks Event	0	417	(417)	(100)	0	1,250	(1,250)	(100)
Safety and Security	14,260	12,667	1,593	13	41,461	38,000	3,461	9
External Groups	31	0	31	0	196	0	196	0
Website & Other	0	100	(100)	(100)	0	300	(300)	(100)
Esplanades/Lot Maintena	1,807	1,333	474	36	5,355	4,000	1,355	34
Insurance	1,593	167	1,426	856	4,774	500	4,274	855
Legal Fees - DR/ACC	4,969	3,333	1,635	49	11,486	10,000	1,486	15
Membership Campaign	0	1,167	(1,167)	(100)	0	3,500	(3,500)	(100)
Mosquito Spraying	0	1,667	(1,667)	(100)	0	5,000	(5,000)	(100)
Office Supplies - General	631	500	131	26	1,845	1,500	345	23
Outreach/Incentives for G	0	83	(83)	(100)	0	250	(250)	(100)
Payroll	6,115	7,083	(968)	(14)	18,610	21,250	(2,640)	(12)
Payroll Taxes	476	583	(107)	(18)	1,521	1,750	(229)	(13)
Rent	1,100	1,100	0	0	3,300	3,300	0	0
SCAN Printing - Postage	7,574	2,917	4,658	160	7,641	8,750	(1,109)	(13)
SCAN - Photographer	0	42	(42)	(100)	0	125	(125)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	185	(185)	(100)
Telephone & Internet	316	275	41	15	675	825	(150)	(18)
TOPS Monthly Fee	2,982	530	2,452	463	8,945	1,590	7,355	463
Utilities	139	125	14	11	486	375	111	30
<b>Total Expenses</b>	<b>44,885</b>	<b>35,108</b>	<b>9,777</b>	<b>28</b>	<b>112,089</b>	<b>105,325</b>	<b>6,764</b>	<b>6</b>
<b>Increase/(Decrease) in Net Asstes</b>								
Without restrictions	\$ (16,509)	\$ (0)	\$ (16,509)	999	\$ (53,363)	\$ (0)	\$ (53,363)	999

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended March 31, 2023

	1 Month Ended Mar. 31, 2023	3 Months Ended Mar. 31, 2023
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (16,509)	\$ (53,363)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 1,593	\$ 3,818
FUTA Payable	6	38
SUTA Payable	3	26
Deferred Income - 2023 Dues	11,693	60,651
Deferred Income - 2023 S&S	22,547	120,528
Total Adjustments	35,842	185,061
Cash Provided (Used) By Operations	19,333	131,698
Net Increase (Decrease) In Cash	19,333	131,698
Cash at Beginning of Period	419,900	307,535
Cash at End of Period	\$ 439,233	\$ 439,233

See Attached Accountant's Compilation Report.