

# 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 April 30, 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 four 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.  
May 11 2023

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
April 30, 2023

ASSETS

Current Assets			
City Bank - Cash	\$	121,717	
City Bank Savings		302,034	
Prepaid Expense		<u>3,765</u>	
Total Current Assets	\$		427,516
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets	\$		<u><u>428,616</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	\$	6	
SUTA Payable		2	
Deferred Income - 2023 Dues		67,452	
Deferred Income - 2023 S&S		<u>133,824</u>	
Total Current Liabilities	\$		201,284
Net Assets			
Without restrictions		298,852	
Increase/(Decrease) without restrictions		<u>(71,521)</u>	
Total Net Assets			<u>227,332</u>
Total Liabilities and Net Assets	\$		<u><u>428,616</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Apr. 30, 2023		4 Months Ended Apr. 30, 2023
<b>Revenues</b>			
Memberships - Full	\$ 8,431	\$	24,528
Memberships - Associate	0		700
Safety and Security	16,728		46,192
Architectural Fee	625		1,775
Interest & Fees	312		1,337
Legal Fee Reimbursement	0		1,044
SCAN	0		898
Transfer Fees	1,950		10,100
Refinance Fees	100		300
<b>Total Revenues</b>	<b>28,147</b>		<b>86,873</b>
<b>Expenses</b>			
Accounting	375		3,688
Bank/Merchant Charges	335		2,815
Safety and Security	18,395		59,856
External Groups	104		301
Esplanades/Lot Maintenance	1,836		7,191
Insurance	1,593		6,367
Legal Fees - DR/ACC	2,676		14,161
Mosquito Spraying	1,370		1,370
Office Supplies - General Post	668		2,513
Payroll	6,263		24,873
Payroll Taxes	488		2,000
Rent	1,100		4,400
SCAN Printing - Postage	7,635		15,276
Telephone & Internet	377		1,052
TOPS Monthly Fee	2,982		11,927
Utilities	118		604
<b>Total Expenses</b>	<b>46,314</b>		<b>158,394</b>
<b>Increase/(Decrease) in Net Asstes Without restrictions</b>	<b>\$ (18,167)</b>	<b>\$</b>	<b>(71,521)</b>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Apr. 30, 2023		1 Month Ended Apr. 30, 2022
<b>Revenues</b>			
Memberships - Full	\$ 8,431	\$	9,235
Safety and Security	16,728		18,313
Architectural Fee	625		950
Interest & Fees	312		85
Legal Fee Reimbursement	0		2,843
SCAN	0		3,399
Transfer Fees	1,950		8,000
Refinance Fees	100		200
<b>Total Revenues</b>	<b>28,147</b>		<b>43,025</b>
<b>Expenses</b>			
Accounting	375		375
Bank/Merchant Charges	335		382
Annual Fireworks Event	0		1,111
Safety and Security	18,395		12,420
External Groups	104		0
Esplanades/Lot Maintenance	1,836		1,712
Insurance	1,593		1,412
Legal Fees - DR/ACC	2,676		11,346
Membership Campaign	0		162
Mosquito Spraying	1,370		1,370
Office Supplies - General Post	668		1,361
Outreach/Incentives for GM	0		43
Payroll	6,263		6,196
Payroll Taxes	488		510
Rent	1,100		1,100
SCAN Printing - Postage	7,635		0
Telephone & Internet	377		377
TOPS Monthly Fee	2,982		530
Utilities	118		97
<b>Total Expenses</b>	<b>46,314</b>		<b>40,503</b>
<b>Increase/(Decrease) in Net Asstes Without restrictions</b>	<b>\$ (18,167)</b>	<b>\$</b>	<b>2,522</b>

See Attached Accountant's Compilation Report.

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

	1 Month Ended				4 Months Ended			
	Apr. 30, 2023	Budget	Variance	Pct	Apr. 30, 2023	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 8,431	\$ 8,667	\$ (235)	(3)	\$ 24,528	\$ 34,667	\$ (10,139)	(29)
Memberships - Associate	0	167	(167)	(100)	700	667	33	5
Safety and Security	16,728	18,417	(1,689)	(9)	46,192	73,667	(27,475)	(37)
Architectural Fee	625	1,417	(792)	(56)	1,775	5,667	(3,892)	(69)
Interest & Fees	312	108	204	188	1,337	433	903	208
Legal Fee Reimbursement	0	833	(833)	(100)	1,044	3,333	(2,289)	(69)
SCAN	0	1,333	(1,333)	(100)	898	5,333	(4,436)	(83)
Transfer Fees	1,950	3,750	(1,800)	(48)	10,100	15,000	(4,900)	(33)
Refinance Fees	100	417	(317)	(76)	300	1,667	(1,367)	(82)
<b>Total Revenues</b>	<b>28,147</b>	<b>35,108</b>	<b>(6,961)</b>	<b>(20)</b>	<b>86,873</b>	<b>140,433</b>	<b>(53,560)</b>	<b>(38)</b>
<b>Expenses</b>								
Accounting	375	583	(208)	(36)	3,688	2,333	1,354	58
Bank/Merchant Charges	335	375	(40)	(11)	2,815	1,500	1,315	88
Annual Fireworks Event	0	417	(417)	(100)	0	1,667	(1,667)	(100)
Safety and Security	18,395	12,667	5,729	45	59,856	50,667	9,190	18
External Groups	104	0	104	0	301	0	301	0
Website & Other	0	100	(100)	(100)	0	400	(400)	(100)
Esplanades/Lot Maintena	1,836	1,333	503	38	7,191	5,333	1,858	35
Insurance	1,593	167	1,426	856	6,367	667	5,701	855
Legal Fees - DR/ACC	2,676	3,333	(658)	(20)	14,161	13,333	828	6
Membership Campaign	0	1,167	(1,167)	(100)	0	4,667	(4,667)	(100)
Mosquito Spraying	1,370	1,667	(297)	(18)	1,370	6,667	(5,297)	(79)
Office Supplies - General	668	500	168	34	2,513	2,000	513	26
Outreach/Incentives for G	0	83	(83)	(100)	0	333	(333)	(100)
Payroll	6,263	7,083	(820)	(12)	24,873	28,333	(3,460)	(12)
Payroll Taxes	488	583	(95)	(16)	2,000	2,333	(333)	(14)
Rent	1,100	1,100	0	0	4,400	4,400	0	0
SCAN Printing - Postage	7,635	2,917	4,718	162	15,276	11,667	3,609	31
SCAN - Photogropher	0	42	(42)	(100)	0	167	(167)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	247	(247)	(100)
Telephone & Internet	377	275	102	37	1,052	1,100	(48)	(4)
TOPS Monthly Fee	2,982	530	2,452	463	11,927	2,120	9,807	463
Utilities	118	125	(7)	(6)	604	500	104	21
<b>Total Expenses</b>	<b>46,314</b>	<b>35,108</b>	<b>11,206</b>	<b>32</b>	<b>158,394</b>	<b>140,433</b>	<b>17,960</b>	<b>13</b>
<b>Increase/(Decrease) in Net Asstes</b>								
Without restrictions	\$ (18,167)	\$ (0)	\$ (18,167)	999	\$ (71,521)	\$ (0)	\$ (71,520)	999

See Attached Accountant's Compilation Report.

5/11/2023  
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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 Apr 30, 2023</u>	<u>4 Months Ended Apr 30, 2023</u>
100	A	City Bank - Cash	-15,794.47	121,717.01
103	A	City Bank Savings	312.47	302,034.18
177	A	Prepaid Expense	-1,593.13	3,764.55
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	53.88	-6.48
225	L	SUTA Payable	25.26	-2.48
241	L	Deferred Income - 2023 Dues	-306.03	-67,451.54
246	L	Deferred Income - 2023 S&S	-865.41	-133,823.53
300	L	Without restrictions	0.00	-298,852.24
400	R	Memberships - Full	-8,431.45	-24,527.94
420	R	Memberships - Associate	0.00	-700.00
425	R	Safety and Security	-16,727.95	-46,191.51
426	R	Architectural Fee	-625.00	-1,775.00
428	R	Interest & Fees	-312.47	-1,336.82
440	R	Legal Fee Reimbursement	0.00	-1,044.32
470	R	SCAN	0.00	-897.60
480	R	Transfer Fees	-1,950.00	-10,100.00
485	R	Refinance Fees	-100.00	-300.00
600	E	Accounting	375.00	3,687.50
620	E	Bank/Merchant Charges	334.53	2,814.73
626	E	Annual Fireworks Event	0.00	0.00
630	E	Safety and Security	18,395.40	59,856.35
646	E	External Groups	104.22	300.54
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	1,836.00	7,191.00
660	E	Insurance	1,593.13	6,367.45
665	E	Legal Fees - DR/ACC	2,675.61	14,161.41
670	E	Membership Campaign	0.00	0.00
690	E	Mosquito Spraying	1,369.68	1,369.68
703	E	Office Supplies - General Post	667.74	2,513.05
705	E	Outreach/Incentives for GM	0.00	0.00
710	E	Payroll	6,263.34	24,873.36
720	E	Payroll Taxes	488.10	1,999.88
750	E	Rent	1,100.00	4,400.00
770	E	SCAN Printing - Postage	7,634.63	15,275.65
771	E	SCAN - Photographer	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	377.37	1,051.96
790	E	TOPS Monthly Fee	2,981.80	11,927.20
800	E	Utilities	117.75	603.96
Account Balances			0.00	0.00

Current Loss

18,167.43

Y-T-D Loss

71,520.53

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended April 30, 2023

	1 Month Ended Apr. 30, 2023	4 Months Ended Apr. 30, 2023
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (18,167)	\$ (71,521)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 1,593	\$ 5,411
FUTA Payable	(54)	(16)
SUTA Payable	(25)	(9)
Deferred Income - 2023 Dues	306	60,957
Deferred Income - 2023 S&S	865	121,394
Total Adjustments	2,685	187,737
Cash Provided (Used) By Operations	(15,482)	116,216
Net Increase (Decrease) In Cash	(15,482)	116,216
Cash at Beginning of Period	439,233	307,535
Cash at End of Period	\$ 423,751	\$ 423,751

See Attached Accountant's Compilation Report.