

# 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 September 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 nine 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.  
October 9, 2023

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

ASSETS

Current Assets			
City Bank - Cash	\$	12,679	
City Bank Savings		273,929	
Prepaid Expense		<u>15,351</u>	
Total Current Assets	\$		301,960
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets	\$		<u><u>303,060</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	\$	10	
SUTA Payable		8	
Deferred Income - 2023 Dues		30,299	
Deferred Income - 2023 S&S		<u>58,562</u>	
Total Current Liabilities	\$		88,878
Net Assets			
Without restrictions		298,852	
Increase/(Decrease) without restrictions		<u>(84,670)</u>	
Total Net Assets			<u>214,182</u>
Total Liabilities and Net Assets	\$		<u><u>303,060</u></u>

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Sep. 30, 2023</u>	<u>9 Months Ended</u> <u>Sep. 30, 2023</u>	
<b>Revenues</b>			
Memberships - Full	\$ 10,600	\$ 73,303	
Memberships - Associate	0	700	
Safety and Security	19,521	140,423	
Architectural Fee	650	5,831	
Interest & Fees	372	3,232	
Booth Fee	0	50	
Donations	0	58,962	
Legal Fee Reimbursement	730	9,836	
SCAN	0	898	
Transfer Fees	5,250	34,850	
Refinance Fees	<u>300</u>	<u>900</u>	
<b>Total Revenues</b>	<u>37,422</u>	<u>328,986</u>	
<b>Expenses</b>			
Accounting	0	5,238	
Bank/Merchant Charges	55	3,431	
Community Events & Beautificat	0	979	
Annual Fireworks Event	0	75,832	
Safety and Security	17,290	146,076	
External Groups	0	473	
Esplanades/Lot Maintenance	1,824	16,409	
Insurance	1,736	14,220	
Legal Fees - DR/ACC	1,453	20,157	
Mosquito Spraying	2,724	14,991	
Office Supplies - General Post	833	5,923	
Outreach/Incentives for GM	0	1,785	
Payroll	6,271	56,474	
Payroll Taxes	482	4,453	
Rent	1,100	9,900	
SCAN Printing - Postage	0	16,640	
Telephone & Internet	128	2,204	
TOPS Monthly Fee	1,130	17,099	
Utilities	<u>175</u>	<u>1,372</u>	
<b>Total Expenses</b>	<u>35,201</u>	<u>413,656</u>	
<b>Increase/(Decrease) in Net Asstes</b>			
Without restrictions	\$ <u>2,221</u>	\$ <u>(84,670)</u>	

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Sep. 30, 2023</u>	<u>1 Month Ended</u> <u>Sep. 30, 2022</u>
<b>Revenues</b>		
Memberships - Full	\$ 10,600	\$ 10,618
Safety and Security	19,521	21,106
Architectural Fee	650	375
Interest & Fees	372	234
Donations	0	8,472
Legal Fee Reimbursement	730	21,566
SCAN	0	630
Transfer Fees	5,250	5,000
Refinance Fees	<u>300</u>	<u>100</u>
<b>Total Revenues</b>	<u>37,422</u>	<u>68,101</u>
<b>Expenses</b>		
Bank/Merchant Charges	55	123
Safety and Security	17,290	13,873
Esplanades/Lot Maintenance	1,824	1,375
Insurance	1,736	1,588
Legal Fees - DR/ACC	1,453	3,031
Mosquito Spraying	2,724	2,724
Office Supplies - General Post	833	516
Outreach/Incentives for GM	0	31
Payroll	6,271	6,255
Payroll Taxes	482	486
Rent	1,100	1,100
Telephone & Internet	128	216
TOPS Monthly Fee	1,130	530
Utilities	<u>175</u>	<u>129</u>
<b>Total Expenses</b>	<u>35,201</u>	<u>31,978</u>
<b>Increase/(Decrease) in Net Asstes</b>		
Without restrictions	\$ <u>2,221</u>	\$ <u>36,123</u>

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Sharpstown Civic Association, Inc.  
Regular Trial Balance

Company: SCA  
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<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Sep 30, 2023</u>	<u>9 Months Ended Sep 30, 2023</u>
100	A	City Bank - Cash	-24,615.97	12,679.27
103	A	City Bank Savings	371.74	273,929.48
177	A	Prepaid Expense	-1,746.07	15,351.49
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	0.00	-9.91
225	L	SUTA Payable	-2.50	-8.08
241	L	Deferred Income - 2023 Dues	9,543.79	-30,298.86
246	L	Deferred Income - 2023 S&S	18,670.50	-58,561.50
300	L	Without restrictions	0.00	-298,852.24
400	R	Memberships - Full	-10,599.63	-73,303.14
420	R	Memberships - Associate	0.00	-700.00
425	R	Safety and Security	-19,520.50	-140,423.32
426	R	Architectural Fee	-650.00	-5,831.00
428	R	Interest & Fees	-371.74	-3,232.12
429	R	Booth Fee	0.00	-50.00
430	R	Donations	0.00	-58,962.49
440	R	Legal Fee Reimbursement	-730.46	-9,836.24
470	R	SCAN	0.00	-897.60
480	R	Transfer Fees	-5,250.00	-34,850.00
485	R	Refinance Fees	-300.00	-900.00
600	E	Accounting	0.00	5,237.50
620	E	Bank/Merchant Charges	54.65	3,431.48
625	E	Community Events & Beautificat	0.00	978.78
626	E	Annual Fireworks Event	0.00	75,832.05
630	E	Safety and Security	17,290.25	146,075.88
646	E	External Groups	0.00	473.28
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	1,824.00	16,409.00
660	E	Insurance	1,736.07	14,219.79
665	E	Legal Fees - DR/ACC	1,452.50	20,156.71
670	E	Membership Campaign	0.00	0.00
690	E	Mosquito Spraying	2,724.36	14,991.48
703	E	Office Supplies - General Post	832.56	5,923.37
705	E	Outreach/Incentives for GM	0.00	1,784.66
710	E	Payroll	6,271.34	56,474.06
720	E	Payroll Taxes	482.24	4,453.28
750	E	Rent	1,100.00	9,900.00
770	E	SCAN Printing - Postage	0.00	16,639.89
771	E	SCAN - Photogropher	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	128.35	2,203.61
790	E	TOPS Monthly Fee	1,129.96	17,098.96

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**Sharpstown Civic Association, Inc.**  
Regular Trial Balance

Company: SCA  
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<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Sep 30, 2023</u>	<u>9 Months Ended Sep 30, 2023</u>
800	E	Utilities	174.56	1,372.48
		Account Balances	0.00	0.00
		Current Profit	2,221.49	Y-T-D Loss
				84,670.35

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

	<u>1 Month Ended</u> <u>Sep. 30, 2023</u>	<u>9 Months Ended</u> <u>Sep. 30, 2023</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 2,221	\$ (84,670)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 1,746	\$ (6,175)
FUTA Payable	0	(12)
SUTA Payable	3	(3)
Deferred Income - 2023 Dues	(9,543)	23,803
Deferred Income - 2023 S&S	<u>(18,671)</u>	<u>46,131</u>
 Total Adjustments	 <u>(26,465)</u>	 <u>63,744</u>
 Cash Provided (Used) By Operations	 <u>(24,244)</u>	 <u>(20,926)</u>
  Net Increase (Decrease) In Cash	  (24,244)	  (20,926)
 Cash at Beginning of Period	 <u>310,853</u>	 <u>307,535</u>
 Cash at End of Period	 \$ <u><u>286,609</u></u>	 \$ <u><u>286,609</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended				9 Months Ended			
	Sep. 30, 2023	Budget	Variance	Pct	Sep. 30, 2023	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 10,600	\$ 8,667	\$ 1,933	22	\$ 73,303	\$ 78,000	\$ (4,697)	(6)
Memberships - Associate	0	167	(167)	(100)	700	1,500	(800)	(53)
Safety and Security	19,521	18,417	1,104	6	140,423	165,750	(25,327)	(15)
Architectural Fee	650	1,417	(767)	(54)	5,831	12,750	(6,919)	(54)
Interest & Fees	372	108	263	243	3,232	975	2,257	232
Booth Fee	0	0	0	0	50	0	50	0
Donations	0	0	0	0	58,962	0	58,962	0
Legal Fee Reimbursement	730	833	(103)	(12)	9,836	7,500	2,336	31
SCAN	0	1,333	(1,333)	(100)	898	12,000	(11,102)	(93)
Transfer Fees	5,250	3,750	1,500	40	34,850	33,750	1,100	3
Refinance Fees	300	417	(117)	(28)	900	3,750	(2,850)	(76)
<b>Total Revenues</b>	<b>37,422</b>	<b>35,108</b>	<b>2,314</b>	<b>7</b>	<b>328,986</b>	<b>315,975</b>	<b>13,011</b>	<b>4</b>
<b>Expenses</b>								
Accounting	0	583	(583)	(100)	5,238	5,250	(13)	(0)
Bank/Merchant Charges	55	375	(320)	(85)	3,431	3,375	56	2
Community Events & Bea	0	0	0	0	979	0	979	0
Annual Fireworks Event	0	417	(417)	(100)	75,832	3,750	72,082	999
Safety and Security	17,290	12,667	4,624	37	146,076	114,000	32,076	28
External Groups	0	0	0	0	473	0	473	0
Website & Other	0	100	(100)	(100)	0	900	(900)	(100)
Esplanades/Lot Maintena	1,824	1,333	491	37	16,409	12,000	4,409	37
Insurance	1,736	167	1,569	942	14,220	1,500	12,720	848
Legal Fees - DR/ACC	1,453	3,333	(1,881)	(56)	20,157	30,000	(9,843)	(33)
Membership Campaign	0	1,167	(1,167)	(100)	0	10,500	(10,500)	(100)
Mosquito Spraying	2,724	1,667	1,058	63	14,991	15,000	(9)	(0)
Office Supplies - General	833	500	333	67	5,923	4,500	1,423	32
Outreach/Incentives for G	0	83	(83)	(100)	1,785	750	1,035	138
Payroll	6,271	7,083	(812)	(11)	56,474	63,750	(7,276)	(11)
Payroll Taxes	482	583	(101)	(17)	4,453	5,250	(797)	(15)
Rent	1,100	1,100	0	0	9,900	9,900	0	0
SCAN Printing - Postage	0	2,917	(2,917)	(100)	16,640	26,250	(9,610)	(37)
SCAN - Photographer	0	42	(42)	(100)	0	375	(375)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	555	(555)	(100)
Telephone & Internet	128	275	(147)	(53)	2,204	2,475	(271)	(11)
TOPS Monthly Fee	1,130	530	600	113	17,099	4,770	12,329	258
Utilities	175	125	50	40	1,372	1,125	247	22
<b>Total Expenses</b>	<b>35,201</b>	<b>35,108</b>	<b>93</b>	<b>0</b>	<b>413,656</b>	<b>315,975</b>	<b>97,681</b>	<b>31</b>
<b>Increase/(Decrease) in Net Asstes</b>								
Without restrictions	\$ 2,221	\$ 0	\$ 2,221	0	\$ (84,670)	\$ (0)	\$ (84,670)	999

See Attached Accountant's Compilation Report.