

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 October 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 ten 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.
November 8, 2023

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

ASSETS

Current Assets			
City Bank - Cash	\$	16,753	
City Bank Savings		251,282	
Prepaid Expense		<u>13,605</u>	
Total Current Assets			\$ 281,640
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets			\$ <u><u>282,740</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
SUTA Payable	\$	0	
Deferred Income - 2024 Dues		430	
Deferred Income - 2023 Dues		20,816	
Deferred Income - 2024 S&S		850	
Deferred Income - 2023 S&S		<u>40,061</u>	
Total Current Liabilities			\$ 62,158
Net Assets			
Without restrictions		298,852	
Increase/(Decrease) without restrictions		<u>(78,270)</u>	
Total Net Assets			<u>220,583</u>
Total Liabilities and Net Assets			\$ <u><u>282,740</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Oct. 31, 2023		10 Months Ended Oct. 31, 2023
Revenues			
Memberships - Full	\$ 10,408	\$	83,711
Memberships - Associate	0		700
Safety and Security	20,031		160,454
Architectural Fee	1,125		6,956
Interest & Fees	352		3,584
Booth Fee	0		50
Donations	10,000		68,962
Legal Fee Reimbursement	900		10,736
SCAN	238		1,135
Transfer Fees	2,500		37,350
Refinance Fees	100		1,000
Total Revenues	45,654		374,639
Expenses			
Accounting	750		5,988
Bank/Merchant Charges	110		3,542
Community Events & Beautificat	0		979
Annual Fireworks Event	0		75,832
Safety and Security	13,226		159,302
External Groups	0		473
Esplanades/Lot Maintenance	1,814		18,223
Insurance	1,746		15,966
Legal Fees - DR/ACC	1,508		21,664
Mosquito Spraying	3,402		18,393
Office Supplies - General Post	559		6,482
Outreach/Incentives for GM	160		1,945
Payroll	6,191		62,665
Payroll Taxes	474		4,927
Rent	1,100		11,000
SCAN Printing - Postage	7,189		23,829
Telephone & Internet	303		2,506
TOPS Monthly Fee	565		17,664
Utilities	157		1,529
Total Expenses	39,253		452,909
Increase/(Decrease) in Net Asstes			
Without restrictions	\$ 6,401	\$	(78,270)

See Attached Accountant's Compilation Report.

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

	<u>1 Month Ended</u> <u>Oct. 31, 2023</u>		<u>1 Month Ended</u> <u>Oct. 31, 2022</u>
Revenues			
Memberships - Full	\$ 10,408	\$	12,004
Safety and Security	20,031		21,645
Architectural Fee	1,125		700
Interest & Fees	352		274
Donations	10,000		2,500
Legal Fee Reimbursement	900		595
SCAN	238		400
Transfer Fees	2,500		4,250
Refinance Fees	<u>100</u>		<u>400</u>
Total Revenues	<u>45,654</u>		<u>42,768</u>
Expenses			
Accounting	750		375
Bank/Merchant Charges	110		128
Community Events & Beautificat	0		1,299
Safety and Security	13,226		12,558
External Groups	0		105
Esplanades/Lot Maintenance	1,814		2,279
Insurance	1,746		1,588
Legal Fees - DR/ACC	1,508		7,971
Mosquito Spraying	3,402		2,724
Office Supplies - General Post	559		1,891
Outreach/Incentives for GM	160		231
Payroll	6,191		6,305
Payroll Taxes	474		496
Rent	1,100		1,100
SCAN Printing - Postage	7,189		6,547
Telephone & Internet	303		215
TOPS Monthly Fee	565		2,191
Utilities	<u>157</u>		<u>141</u>
Total Expenses	<u>39,253</u>		<u>48,145</u>
Increase/(Decrease) in Net Asstes			
Without restrictions	\$ <u>6,401</u>	\$	<u>(5,378)</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended				10 Months Ended			
	Oct. 31, 2023	Budget	Variance	Pct	Oct. 31, 2023	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 10,408	\$ 8,667	\$ 1,742	20	\$ 83,711	\$ 86,667	\$ (2,955)	(3)
Memberships - Associate	0	167	(167)	(100)	700	1,667	(967)	(58)
Safety and Security	20,031	18,417	1,614	9	160,454	184,167	(23,713)	(13)
Architectural Fee	1,125	1,417	(292)	(21)	6,956	14,167	(7,211)	(51)
Interest & Fees	352	108	244	225	3,584	1,083	2,501	231
Booth Fee	0	0	0	0	50	0	50	0
Donations	10,000	0	10,000	0	68,962	0	68,962	0
Legal Fee Reimbursement	900	833	67	8	10,736	8,333	2,403	29
SCAN	238	1,333	(1,096)	(82)	1,135	13,333	(12,198)	(91)
Transfer Fees	2,500	3,750	(1,250)	(33)	37,350	37,500	(150)	(0)
Refinance Fees	100	417	(317)	(76)	1,000	4,167	(3,167)	(76)
Total Revenues	45,654	35,108	10,545	30	374,639	351,083	23,556	7
Expenses								
Accounting	750	583	167	29	5,988	5,833	154	3
Bank/Merchant Charges	110	375	(265)	(71)	3,542	3,750	(208)	(6)
Community Events & Bea	0	0	0	0	979	0	979	0
Annual Fireworks Event	0	417	(417)	(100)	75,832	4,167	71,665	999
Safety and Security	13,226	12,667	559	4	159,302	126,667	32,635	26
External Groups	0	0	0	0	473	0	473	0
Website & Other	0	100	(100)	(100)	0	1,000	(1,000)	(100)
Esplanades/Lot Maintena	1,814	1,333	481	36	18,223	13,333	4,890	37
Insurance	1,746	167	1,579	948	15,966	1,667	14,299	858
Legal Fees - DR/ACC	1,508	3,333	(1,826)	(55)	21,664	33,333	(11,669)	(35)
Membership Campaign	0	1,167	(1,167)	(100)	0	11,667	(11,667)	(100)
Mosquito Spraying	3,402	1,667	1,735	104	18,393	16,667	1,727	10
Office Supplies - General	559	500	59	12	6,482	5,000	1,482	30
Outreach/Incentives for G	160	83	77	92	1,945	833	1,111	133
Payroll	6,191	7,083	(892)	(13)	62,665	70,833	(8,168)	(12)
Payroll Taxes	474	583	(109)	(19)	4,927	5,833	(906)	(16)
Rent	1,100	1,100	0	0	11,000	11,000	0	0
SCAN Printing - Postage	7,189	2,917	4,272	146	23,829	29,167	(5,338)	(18)
SCAN - Photographer	0	42	(42)	(100)	0	417	(417)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	617	(617)	(100)
Telephone & Internet	303	275	28	10	2,506	2,750	(244)	(9)
TOPS Monthly Fee	565	530	35	7	17,664	5,300	12,364	233
Utilities	157	125	32	25	1,529	1,250	279	22
Total Expenses	39,253	35,108	4,145	12	452,909	351,083	101,826	29
Increase/(Decrease) in Net Asstes								
Without restrictions	\$ 6,401	\$ 0	\$ 6,401	0	\$ (78,270)	\$ (0)	\$ (78,270)	999

See Attached Accountant's Compilation Report.

11/6/2023
12:04

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 Oct 31, 2023</u>	<u>10 Months Ended Oct 31, 2023</u>
100	A	City Bank - Cash	4,073.97	16,753.24
103	A	City Bank Savings	-22,647.83	251,281.65
177	A	Prepaid Expense	-1,746.06	13,605.43
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	9.91	0.00
225	L	SUTA Payable	7.78	-0.30
240	L	Deferred Income - 2024 Dues	-430.00	-430.00
241	L	Deferred Income - 2023 Dues	9,482.40	-20,816.46
245	L	Deferred Income - 2024 S&S	-850.00	-850.00
246	L	Deferred Income - 2023 S&S	18,500.50	-40,061.00
300	L	Without restrictions	0.00	-298,852.24
400	R	Memberships - Full	-10,408.24	-83,711.38
420	R	Memberships - Associate	0.00	-700.00
425	R	Safety and Security	-20,030.50	-160,453.82
426	R	Architectural Fee	-1,125.00	-6,956.00
428	R	Interest & Fees	-352.17	-3,584.29
429	R	Booth Fee	0.00	-50.00
430	R	Donations	-10,000.00	-68,962.49
440	R	Legal Fee Reimbursement	-900.00	-10,736.24
470	R	SCAN	-237.60	-1,135.20
480	R	Transfer Fees	-2,500.00	-37,350.00
485	R	Refinance Fees	-100.00	-1,000.00
600	E	Accounting	750.00	5,987.50
620	E	Bank/Merchant Charges	110.42	3,541.90
625	E	Community Events & Beautificat	0.00	978.78
626	E	Annual Fireworks Event	0.00	75,832.05
630	E	Safety and Security	13,226.15	159,302.03
646	E	External Groups	0.00	473.28
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	1,814.00	18,223.00
660	E	Insurance	1,746.06	15,965.85
665	E	Legal Fees - DR/ACC	1,507.50	21,664.21
670	E	Membership Campaign	0.00	0.00
690	E	Mosquito Spraying	3,401.70	18,393.18
703	E	Office Supplies - General Post	558.78	6,482.15
705	E	Outreach/Incentives for GM	159.98	1,944.64
710	E	Payroll	6,191.34	62,665.40
720	E	Payroll Taxes	473.93	4,927.21
750	E	Rent	1,100.00	11,000.00
770	E	SCAN Printing - Postage	7,188.66	23,828.55
771	E	SCAN - Photogropher	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	302.81	2,506.42
790	E	TOPS Monthly Fee	564.98	17,663.94

11/6/2023
12:04

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Oct 31, 2023</u>	<u>10 Months Ended Oct 31, 2023</u>
800	E	Utilities	156.53	1,529.01
		Account Balances	0.00	0.00
		Current Profit	6,400.67	78,269.68
		Y-T-D Loss		

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

	1 Month Ended Oct. 31, 2023	10 Months Ended Oct. 31, 2023
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 6,401	\$ (78,270)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 1,746	\$ (4,429)
FUTA Payable	(10)	(22)
SUTA Payable	(8)	(11)
Deferred Income - 2024 Dues	430	430
Deferred Income - 2023 Dues	(9,482)	14,321
Deferred Income - 2024 S&S	850	850
Deferred Income - 2023 S&S	(18,501)	27,631
Total Adjustments	(24,975)	38,770
Cash Provided (Used) By Operations	(18,574)	(39,500)
Net Increase (Decrease) In Cash	(18,574)	(39,500)
Cash at Beginning of Period	286,609	307,535
Cash at End of Period	\$ 268,035	\$ 268,035

See Attached Accountant's Compilation Report.