

# 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 December 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 eleven 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.  
January 3, 2024

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

ASSETS

Current Assets			
City Bank - Cash	\$	24,171	
City Bank Savings		216,923	
Prepaid Expense		10,113	
Total Current Assets			\$ 251,207
Other Assets			
Deposits		1,100	
Total Other Assets			1,100
Total Assets			\$ <u>252,307</u>

LIABILITIES AND NET ASSETS

Current Liabilities			
SUTA Payable	\$	0	
Deferred Income - 2024 Dues		5,796	
Deferred Income - 2024 S&S		10,730	
Total Current Liabilities			\$ 16,526
Net Assets			
Without restrictions		298,852	
Increase/(Decrease) without restrictions		(63,071)	
Total Net Assets			235,781
Total Liabilities and Net Assets			\$ <u>252,307</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>Dec. 31, 2023</u>		<u>12 Months Ended</u> <u>Dec. 31, 2023</u>
<b>Revenues</b>			
Memberships - Full	\$ 12,044	\$	106,254
Memberships - Associate	0		700
Safety and Security	23,176		203,745
Architectural Fee	1,550		8,506
Interest & Fees	313		4,226
Booth Fee	0		50
Donations	0		68,962
Legal Fee Reimbursement	800		12,136
SCAN	0		1,135
Transfer Fees	6,000		46,350
Refinance Fees	<u>100</u>		<u>1,400</u>
<b>Total Revenues</b>	<u>43,982</u>		<u>453,464</u>
<b>Expenses</b>			
Accounting	375		6,738
Bank/Merchant Charges	238		3,780
Community Events & Beautificat	0		979
Annual Fireworks Event	(2,484)		73,348
Safety and Security	12,994		185,754
Donation	0		146
External Groups	0		473
Esplanades/Lot Maintenance	1,814		21,881
Insurance	1,746		19,458
Legal Fees - DR/ACC	1,010		25,289
Mosquito Spraying	0		21,118
Office Supplies - General Post	1,285		9,058
Outreach/Incentives for GM	972		3,766
Payroll	8,403		77,456
Payroll Taxes	643		6,059
Rent	1,100		13,200
SCAN Printing - Postage	0		24,726
Telephone & Internet	143		2,865
TOPS Monthly Fee	491		18,720
Utilities	<u>123</u>		<u>1,722</u>
<b>Total Expenses</b>	<u>28,852</u>		<u>516,535</u>
<b>Increase/(Decrease) in Net Asstes</b>			
Without restrictions	\$ <u>15,130</u>	\$	<u>(63,071)</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>Dec. 31, 2023</u>		<u>1 Month Ended</u> <u>Dec. 31, 2022</u>
<b>Revenues</b>			
Memberships - Full	\$ 12,044	\$	14,814
Safety and Security	23,176		23,481
Architectural Fee	1,550		325
Interest & Fees	313		344
Legal Fee Reimbursement	800		20,490
SCAN	0		1,775
Transfer Fees	6,000		3,250
Refinance Fees	<u>100</u>		<u>200</u>
<b>Total Revenues</b>	<u>43,982</u>		<u>64,679</u>
<b>Expenses</b>			
Accounting	375		375
Bank/Merchant Charges	238		246
Annual Fireworks Event	(2,484)		0
Safety and Security	12,994		11,997
Esplanades/Lot Maintenance	1,814		1,862
Insurance	1,746		1,588
Legal Fees - DR/ACC	1,010		2,233
Membership Campaign	0		12,563
Office Supplies - General Post	1,285		1,113
Outreach/Incentives for GM	972		900
Payroll	8,403		7,998
Payroll Taxes	643		623
Rent	1,100		1,100
SCAN Printing - Postage	0		6,819
Telephone & Internet	143		229
TOPS Monthly Fee	491		5,434
Utilities	<u>123</u>		<u>106</u>
<b>Total Expenses</b>	<u>28,852</u>		<u>55,187</u>
<b>Increase/(Decrease) in Net Asstes</b>			
Without restrictions	\$ <u>15,130</u>	\$	<u>9,492</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended				12 Months Ended			
	Dec. 31, 2023	Budget	Variance	Pct	Dec. 31, 2023	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 12,044	\$ 8,667	\$ 3,377	39	\$ 106,254	\$ 104,000	\$ 2,254	2
Memberships - Associate	0	167	(167)	(100)	700	2,000	(1,300)	(65)
Safety and Security	23,176	18,417	4,759	26	203,745	221,000	(17,255)	(8)
Architectural Fee	1,550	1,417	133	9	8,506	17,000	(8,494)	(50)
Interest & Fees	313	108	204	189	4,226	1,300	2,926	225
Booth Fee	0	0	0	0	50	0	50	0
Donations	0	0	0	0	68,962	0	68,962	0
Legal Fee Reimbursement	800	833	(33)	(4)	12,136	10,000	2,136	21
SCAN	0	1,333	(1,333)	(100)	1,135	16,000	(14,865)	(93)
Transfer Fees	6,000	3,750	2,250	60	46,350	45,000	1,350	3
Refinance Fees	100	417	(317)	(76)	1,400	5,000	(3,600)	(72)
<b>Total Revenues</b>	<b>43,982</b>	<b>35,108</b>	<b>8,874</b>	<b>25</b>	<b>453,464</b>	<b>421,300</b>	<b>32,164</b>	<b>8</b>
<b>Expenses</b>								
Accounting	375	583	(208)	(36)	6,738	7,000	(263)	(4)
Bank/Merchant Charges	238	375	(137)	(37)	3,780	4,500	(720)	(16)
Community Events & Bea	0	0	0	0	979	0	979	0
Annual Fireworks Event	(2,484)	417	(2,901)	(696)	73,348	5,000	68,348	999
Safety and Security	12,994	12,667	328	3	185,754	152,000	33,754	22
Donation	0	0	0	0	146	0	146	0
External Groups	0	0	0	0	473	0	473	0
Website & Other	0	100	(100)	(100)	0	1,200	(1,200)	(100)
Esplanades/Lot Maintena	1,814	1,333	481	36	21,881	16,000	5,881	37
Insurance	1,746	167	1,579	948	19,458	2,000	17,458	873
Legal Fees - DR/ACC	1,010	3,333	(2,323)	(70)	25,289	40,000	(14,711)	(37)
Membership Campaign	0	1,167	(1,167)	(100)	0	14,000	(14,000)	(100)
Mosquito Spraying	0	1,667	(1,667)	(100)	21,118	20,000	1,118	6
Office Supplies - General	1,285	500	785	157	9,058	6,000	3,058	51
Outreach/Incentives for G	972	83	888	999	3,766	1,000	2,766	277
Payroll	8,403	7,083	1,320	19	77,456	85,000	(7,544)	(9)
Payroll Taxes	643	583	60	10	6,059	7,000	(941)	(13)
Rent	1,100	1,100	0	0	13,200	13,200	0	0
SCAN Printing - Postage	0	2,917	(2,917)	(100)	24,726	35,000	(10,274)	(29)
SCAN - Photogropher	0	42	(42)	(100)	0	500	(500)	(100)
Yard Signs - Not Security	0	62	(62)	(100)	0	740	(740)	(100)
Telephone & Internet	143	275	(132)	(48)	2,865	3,300	(435)	(13)
TOPS Monthly Fee	491	530	(39)	(7)	18,720	6,360	12,360	194
Utilities	123	125	(2)	(2)	1,722	1,500	222	15
<b>Total Expenses</b>	<b>28,852</b>	<b>35,108</b>	<b>(6,256)</b>	<b>(18)</b>	<b>516,535</b>	<b>421,300</b>	<b>95,235</b>	<b>23</b>
<b>Increase/(Decrease) in Net Asstes</b>								
Without restrictions	\$ 15,130	\$ 0	\$ 15,130	.999	\$ (63,071)	\$ 0	\$ (63,071)	.0

1/3/2024  
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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 Dec 31, 2023</u>	<u>12 Months Ended Dec 31, 2023</u>
100	A	City Bank - Cash	20,034.54	24,171.23
103	A	City Bank Savings	-19,687.24	216,922.89
177	A	Prepaid Expense	-1,746.06	10,113.31
196	A	Deposits	0.00	1,100.00
225	L	SUTA Payable	0.00	-0.30
240	L	Deferred Income - 2024 Dues	-4,885.64	-5,795.64
241	L	Deferred Income - 2023 Dues	10,498.65	0.00
245	L	Deferred Income - 2024 S&S	-9,200.00	-10,730.00
246	L	Deferred Income - 2023 S&S	20,115.50	0.00
300	L	Without restrictions	0.00	-298,852.24
400	R	Memberships - Full	-12,043.65	-106,253.68
420	R	Memberships - Associate	0.00	-700.00
425	R	Safety and Security	-23,175.50	-203,744.82
426	R	Architectural Fee	-1,550.00	-8,506.00
428	R	Interest & Fees	-312.76	-4,225.53
429	R	Booth Fee	0.00	-50.00
430	R	Donations	0.00	-68,962.49
440	R	Legal Fee Reimbursement	-800.00	-12,136.24
470	R	SCAN	0.00	-1,135.20
480	R	Transfer Fees	-6,000.00	-46,350.00
485	R	Refinance Fees	-100.00	-1,400.00
600	E	Accounting	375.00	6,737.50
620	E	Bank/Merchant Charges	237.77	3,779.67
625	E	Community Events & Beautificat	0.00	978.78
626	E	Annual Fireworks Event	-2,484.45	73,347.60
630	E	Safety and Security	12,994.43	185,754.34
640	E	Donation	0.00	146.14
646	E	External Groups	0.00	473.28
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	1,814.00	21,881.00
660	E	Insurance	1,746.06	19,457.97
665	E	Legal Fees - DR/ACC	1,010.00	25,289.21
670	E	Membership Campaign	0.00	0.00
690	E	Mosquito Spraying	0.00	21,117.54
703	E	Office Supplies - General Post	1,284.85	9,058.48
705	E	Outreach/Incentives for GM	971.79	3,765.72
710	E	Payroll	8,403.34	77,456.08
720	E	Payroll Taxes	642.85	6,058.69
750	E	Rent	1,100.00	13,200.00
770	E	SCAN Printing - Postage	0.00	24,725.61
771	E	SCAN - Photographer	0.00	0.00
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	142.65	2,864.89
790	E	TOPS Monthly Fee	491.15	18,720.07

1/3/2024  
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**Sharpstown Civic Association, Inc.**  
Regular Trial Balance

Company: SCA  
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Dec 31, 2023</u>	<u>12 Months Ended Dec 31, 2023</u>
800	E	Utilities	122.72	1,722.14
		Account Balances	0.00	0.00
		Current Profit	15,129.75	63,070.75
		Y-T-D Loss		

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

	<u>1 Month Ended</u> <u>Dec. 31, 2023</u>	<u>12 Months Ended</u> <u>Dec. 31, 2023</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 15,130	\$ (63,071)
Noncash Items Included in Net Income:		
Changes in:		
Prepaid Expense	\$ 1,746	\$ (937)
FUTA Payable	0	(22)
SUTA Payable	0	(11)
Deferred Income - 2024 Dues	4,886	5,796
Deferred Income - 2023 Dues	(10,499)	(6,496)
Deferred Income - 2024 S&S	9,200	10,730
Deferred Income - 2023 S&S	<u>(20,116)</u>	<u>(12,430)</u>
 Total Adjustments	 <u>(14,783)</u>	 <u>(3,370)</u>
 Cash Provided (Used) By Operations	 <u>347</u>	 <u>(66,441)</u>
  Net Increase (Decrease) In Cash	  347	  (66,441)
 Cash at Beginning of Period	 <u>240,747</u>	 <u>307,535</u>
 Cash at End of Period	 <u>\$ 241,094</u>	 <u>\$ 241,094</u>

See Attached Accountant's Compilation Report.