

# 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 September 30, 2024 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 14, 2024

Sharpstown Civic Association, Inc.  
Statement of Assets, Liabilities, and Net Assets  
Modified Cash Basis  
September 30, 2024

ASSETS

Current Assets			
City Bank - Cash	\$	7,759	
City Bank Savings		221,320	
Receivable - Fraud Charges		339	
Prepaid Expense		<u>16,338</u>	
Total Current Assets	\$		245,756
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets	\$		<u><u>246,856</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	\$	4	
SUTA Payable		7	
Deferred Income - 2025 Dues		80	
Deferred Income - 2024 Dues		29,266	
Deferred Income - 2024 S&S		<u>57,044</u>	
Total Current Liabilities	\$		86,400
Net Assets			
Without restrictions		235,781	
Increase/(Decrease) without restrictions		<u>(75,326)</u>	
Total Net Assets			<u>160,456</u>
Total Liabilities and Net Assets	\$		<u><u>246,856</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Sep. 30, 2024		9 Months Ended Sep. 30, 2024
<b>Revenues</b>			
Memberships - Full	\$ 9,755	\$	66,836
Safety and Security	19,015		128,477
Architectural Fees	275		7,571
Interest and Fees	636		5,398
Booth Fee	0		1,350
Donations	0		67,159
Voter Guide	6,000		6,000
Legal Fee Reimbursement	0		4,648
SCAN	1,011		3,114
Transfer Fees	3,750		34,500
Refinance Fees	100		800
<b>Total Revenues</b>	<b>40,542</b>		<b>325,852</b>
<b>Expenses</b>			
Accounting	0		5,063
Bank/Merchant Charges	140		3,455
Annual Fireworks Event	0		77,117
Safety and Security	12,673		114,440
Esplanades/Lot Maintenance	2,462		17,332
Insurance	2,077		15,077
Legal Fees - DR/ACC	466		11,447
Membership Campaign	0		4,747
Mosquito Spraying	5,434		19,056
Office Supplies - General Post	994		17,215
Outreach/Incentives for GM	937		2,356
Payroll	6,474		58,184
Payroll Taxes	497		4,580
Rent	1,100		9,900
SCAN Printing - Postage	0		15,208
Telephone & Internet	325		2,503
TOPS Monthly Fee	2,469		22,219
Utilities	169		1,281
<b>Total Expenses</b>	<b>36,217</b>		<b>401,177</b>
<b>Increase/(Decrease) in Net Asstes Without restrictions</b>	<b>\$ 4,326</b>	<b>\$</b>	<b>(75,326)</b>

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, 2024</u>		<u>1 Month Ended</u> <u>Sep. 30, 2023</u>
<b>Revenues</b>			
Memberships - Full	\$ 9,755	\$	10,600
Safety and Security	19,015		19,521
Architectural Fees	275		650
Interest and Fees	636		372
Voter Guide	6,000		0
Legal Fee Reimbursement	0		730
SCAN	1,011		0
Transfer Fees	3,750		5,250
Refinance Fees	<u>100</u>		<u>300</u>
<b>Total Revenues</b>	<u>40,542</u>		<u>37,422</u>
<b>Expenses</b>			
Bank/Merchant Charges	140		55
Safety and Security	12,673		17,290
Esplanades/Lot Maintenance	2,462		1,824
Insurance	2,077		1,736
Legal Fees - DR/ACC	466		1,453
Mosquito Spraying	5,434		2,724
Office Supplies - General Post	994		833
Outreach/Incentives for GM	937		0
Payroll	6,474		6,271
Payroll Taxes	497		482
Rent	1,100		1,100
Telephone & Internet	325		128
TOPS Monthly Fee	2,469		1,130
Utilities	<u>169</u>		<u>175</u>
<b>Total Expenses</b>	<u>36,217</u>		<u>35,201</u>
<b>Increase/(Decrease) in Net Asstes</b>			
Without restrictions	\$ <u>4,326</u>	\$	<u>2,221</u>

See Attached Accountant's Compilation Report.

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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, 2024</u>	<u>9 Months Ended Sep 30, 2024</u>
100	A	City Bank - Cash	-3,554.61	7,759.15
103	A	City Bank Savings	-13,364.07	221,320.44
142	A	Receivable - Fraud Charges	-152.97	338.74
177	A	Prepaid Expense	-2,082.86	16,338.09
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	0.00	-4.01
225	L	SUTA Payable	-2.19	-6.66
239	L	Deferred Income - 2025 Dues	0.00	-80.00
240	L	Deferred Income - 2024 Dues	7,920.37	-29,266.08
245	L	Deferred Income - 2024 S&S	15,561.85	-57,043.73
300	L	Without restrictions	0.00	-235,781.49
400	R	Memberships - Full	-9,755.37	-66,835.63
420	R	Memberships - Associate	0.00	0.00
425	R	Safety and Security	-19,014.58	-128,476.65
426	R	Architectural Fees	-275.00	-7,571.25
428	R	Interest and Fees	-635.93	-5,397.55
429	R	Booth Fee	0.00	-1,350.00
430	R	Donations	0.00	-67,159.09
431	R	Voter Guide	-6,000.00	-6,000.00
440	R	Legal Fee Reimbursement	0.00	-4,647.54
470	R	SCAN	-1,011.20	-3,113.90
480	R	Transfer Fees	-3,750.00	-34,500.00
485	R	Refinance Fees	-100.00	-800.00
600	E	Accounting	0.00	5,062.50
620	E	Bank/Merchant Charges	140.02	3,454.69
625	E	Community Events & Beautificat	0.00	0.00
626	E	Annual Fireworks Event	0.00	77,116.66
630	E	Safety and Security	12,672.50	114,439.70
646	E	External Groups	0.00	0.00
647	E	Website & Other	0.00	0.00
650	E	Esplanades/Lot Maintenance	2,462.00	17,332.00
660	E	Insurance	2,076.86	15,076.80
665	E	Legal Fees - DR/ACC	466.05	11,446.66
670	E	Membership Campaign	0.00	4,747.28
690	E	Mosquito Spraying	5,433.72	19,055.52
703	E	Office Supplies - General Post	994.16	17,215.34
705	E	Outreach/Incentives for GM	937.02	2,355.73
710	E	Payroll	6,474.25	58,183.59
720	E	Payroll Taxes	497.46	4,580.00
750	E	Rent	1,100.00	9,900.00
770	E	SCAN Printing - Postage	0.00	15,208.09
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	324.59	2,502.86
790	E	TOPS Monthly Fee	2,468.75	22,218.75

10/15/2024  
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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, 2024</u>	<u>9 Months Ended Sep 30, 2024</u>
800	E	Utilities	169.18	1,280.99
		Account Balances	0.00	0.00
		Current Profit	4,325.52	Y-T-D Loss 75,325.55

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

	1 Month Ended				9 Months Ended			
	Sep. 30, 2024	Budget	Variance	Pct	Sep. 30, 2024	Budget	Variance	Pct
<b>Revenues</b>								
Memberships - Full	\$ 9,755	\$ 8,667	\$ 1,089	13	\$ 66,836	\$ 78,000	\$ (11,164)	(14)
Memberships - Associate	0	42	(42)	(100)	0	375	(375)	(100)
Safety and Security	19,015	18,417	598	3	128,477	165,750	(37,273)	(22)
Architectural Fees	275	583	(308)	(53)	7,571	5,250	2,321	44
Interest and Fees	636	333	303	91	5,398	3,000	2,398	80
Booth Fee	0	0	0	0	1,350	0	1,350	0
Donations	0	0	0	0	67,159	0	67,159	0
Voter Guide	6,000	0	6,000	0	6,000	0	6,000	0
Legal Fee Reimbursement	0	833	(833)	(100)	4,648	7,500	(2,852)	(38)
SCAN	1,011	667	345	52	3,114	6,000	(2,886)	(48)
Transfer Fees	3,750	3,750	0	0	34,500	33,750	750	2
Refinance Fees	100	83	17	20	800	750	50	7
<b>Total Revenues</b>	<b>40,542</b>	<b>33,375</b>	<b>7,167</b>	<b>21</b>	<b>325,852</b>	<b>300,375</b>	<b>25,477</b>	<b>8</b>
<b>Expenses</b>								
Accounting	0	583	(583)	(100)	5,063	5,250	(188)	(4)
Bank/Merchant Charges	140	333	(193)	(58)	3,455	3,000	455	15
Community Events & Bea	0	83	(83)	(100)	0	750	(750)	(100)
Annual Fireworks Event	0	417	(417)	(100)	77,117	3,750	73,367	999
Safety and Security	12,673	14,000	(1,328)	(9)	114,440	126,000	(11,560)	(9)
External Groups	0	42	(42)	(100)	0	375	(375)	(100)
Website & Other	0	167	(167)	(100)	0	1,500	(1,500)	(100)
Esplanades/Lot Maintena	2,462	1,667	795	48	17,332	15,000	2,332	16
Insurance	2,077	1,667	410	25	15,077	15,000	77	1
Legal Fees - DR/ACC	466	2,500	(2,034)	(81)	11,447	22,500	(11,053)	(49)
Membership Campaign	0	0	0	0	4,747	0	4,747	0
Mosquito Spraying	5,434	1,750	3,684	210	19,056	15,750	3,306	21
Office Supplies - General	994	750	244	33	17,215	6,750	10,465	155
Outreach/Incentives for G	937	250	687	275	2,356	2,250	106	5
Payroll	6,474	6,667	(192)	(3)	58,184	60,000	(1,816)	(3)
Payroll Taxes	497	517	(19)	(4)	4,580	4,650	(70)	(2)
Rent	1,100	1,100	0	0	9,900	9,900	0	0
SCAN Printing - Postage	0	1,667	(1,667)	(100)	15,208	15,000	208	1
Yard Signs - Not Security	0	25	(25)	(100)	0	225	(225)	(100)
Telephone & Internet	325	250	75	30	2,503	2,250	253	11
TOPS Monthly Fee	2,469	2,500	(31)	(1)	22,219	22,500	(281)	(1)
Utilities	169	167	3	2	1,281	1,500	(219)	(15)
<b>Total Expenses</b>	<b>36,217</b>	<b>37,100</b>	<b>(883)</b>	<b>(2)</b>	<b>401,177</b>	<b>333,900</b>	<b>67,277</b>	<b>20</b>
Increase/(Decrease) in Net Asstes Without restrictions	\$ 4,326	\$ (3,725)	\$ 8,051	(216)	\$ (75,326)	\$ (33,525)	\$ (41,800)	125

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.  
Statement of Cash Flow  
Modified Cash Basis  
For the Period Ended September 30, 2024

	<u>1 Month Ended</u> <u>Sep. 30, 2024</u>	<u>9 Months Ended</u> <u>Sep. 30, 2024</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 4,326	\$ (75,326)
Noncash Items Included in Net Income:		
Changes in:		
Receivable - Fraud Charges	\$ 153	\$ (339)
Prepaid Expense	2,083	(6,225)
FUTA Payable	0	4
SUTA Payable	2	6
Deferred Income - 2025 Dues	0	80
Deferred Income - 2024 Dues	(7,920)	23,470
Deferred Income - 2024 S&S	<u>(15,562)</u>	<u>46,315</u>
 Total Adjustments	 <u>(21,244)</u>	 <u>63,311</u>
 Cash Provided (Used) By Operations	 <u>(16,918)</u>	 <u>(12,015)</u>
  Net Increase (Decrease) In Cash	  (16,918)	  (12,015)
 Cash at Beginning of Period	 <u>245,997</u>	 <u>241,094</u>
 Cash at End of Period	 <u>\$ <u>229,079</u></u>	 <u>\$ <u>229,079</u></u>

See Attached Accountant's Compilation Report.