

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, 2025 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, including the statement of functional expenses, 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.
November 17, 2025

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
October 31, 2025

ASSETS

Current Assets		
City Bank - Cash	\$	9,262
City Bank Savings		141,720
Receivable - Fraud Charges		128
Due from employees		(22)
Prepaid Expense		<u>12,423</u>
Total Current Assets	\$	163,511
Other Assets		
Deposits		<u>1,100</u>
Total Other Assets		<u>1,100</u>
Total Assets	\$	<u><u>164,611</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities		
SUTA Payable	\$	7
Deferred Income - 2025 Dues		19,123
Deferred Income - 2026 Dues		90
Deferred Income - 2026 S&S		190
Deferred Income - 2025 S&S		<u>36,824</u>
Total Current Liabilities	\$	56,234
Net Assets		
Without restrictions		154,765
Increase/(Decrease) without restrictions		<u>(46,389)</u>
Total Net Assets		<u>108,377</u>
Total Liabilities and Net Assets	\$	<u><u>164,611</u></u>

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

	1 Month Ended Oct. 31, 2025		10 Months Ended Oct. 31, 2025
Revenues			
Memberships - Full	\$ 9,562	\$	76,140
Memberships - Associate	0		1,000
Safety and Security	18,412		145,779
Architectural Fees	925		12,425
Interest and Fees	379		5,280
Legal Fee Reimbursement	0		3,204
SCAN	1,098		7,461
Transfer Fees	5,500		41,240
Refinance Fees	200		1,700
 Total Revenues	 36,076		 294,229
Expenses			
Accounting	0		7,113
Bank/Merchant Charges	149		3,949
Safety and Security	0		112,092
Insurance	1,814		19,453
Legal Fees - DR/ACC	0		10,835
Membership Campaign	5,650		28,443
Mosquito Spraying	0		13,600
Office Supplies - General Post	1,073		10,560
Outreach/Incentives for GM	0		103
Payroll	7,027		70,024
Payroll Taxes	538		5,486
Rent	1,100		11,000
Scan - Printing/Mailing/Postag	0		18,963
Telephone & Internet	242		2,754
TOPS Monthly Fee	2,469		24,688
Utilities	171		1,557
 Total Expenses	 20,232		 340,618
 Increase/(Decrease) in Net Assets Without restrictions	 \$ 15,845	 \$	 (46,389)

See Attached Accountant's Compilation Report.

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

	1 Month Ended Oct. 31, 2025		1 Month Ended Oct. 31, 2024
Revenues			
Memberships - Full	\$ 9,562	\$	10,361
Safety and Security	18,412		19,905
Architectural Fees	925		750
Interest and Fees	379		603
Voter Guide	0		3,000
Legal Fee Reimbursement	0		250
SCAN	1,098		1,035
Transfer Fees	5,500		3,000
Refinance Fees	200		300
Total Revenues	36,076		39,204
Expenses			
Accounting	0		900
Bank/Merchant Charges	149		137
Safety and Security	0		10,619
Insurance	1,814		2,071
Legal Fees - DR/ACC	0		825
Membership Campaign	5,650		10,121
Office Supplies - General Post	1,073		(9,667)
Outreach/Incentives for GM	0		216
Payroll	7,027		6,598
Payroll Taxes	538		505
Rent	1,100		1,100
Scan - Printing/Mailing/Postag	0		8,541
Telephone & Internet	242		114
TOPS Monthly Fee	2,469		0
Utilities	171		135
Total Expenses	20,232		32,215
Increase/(Decrease) in Net Assets Without restrictions	\$ 15,845	\$	6,989

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

	1 Month Ended				10 Months Ended			
	Oct. 31, 2025	Budget	Variance	Pct	Oct. 31, 2025	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 9,562	\$ 8,667	\$ 895	10	\$ 76,140	\$ 86,667	\$ (10,527)	(12)
Memberships - Associate	0	83	(83)	(100)	1,000	833	167	20
Safety and Security	18,412	17,000	1,412	8	145,779	170,000	(24,221)	(14)
Architectural Fees	925	833	92	11	12,425	8,333	4,092	49
Interest and Fees	379	333	46	14	5,280	3,333	1,947	58
Legal Fee Reimbursement	0	583	(583)	(100)	3,204	5,833	(2,630)	(45)
SCAN	1,098	2,008	(910)	(45)	7,461	20,083	(12,622)	(63)
Transfer Fees	5,500	4,167	1,333	32	41,240	41,667	(427)	(1)
Refinance Fees	200	83	117	140	1,700	833	867	104
Total Revenues	36,076	33,758	2,318	7	294,229	337,583	(43,354)	(13)
Expenses								
Accounting	0	583	(583)	(100)	7,113	5,833	1,279	22
Bank/Merchant Charges	149	333	(185)	(55)	3,949	3,333	616	18
Community Events & Bea	0	133	(133)	(100)	0	1,333	(1,333)	(100)
Safety and Security	0	11,000	(11,000)	(100)	112,092	110,000	2,092	2
Website & Other	0	83	(83)	(100)	0	833	(833)	(100)
Insurance	1,814	1,500	314	21	19,453	15,000	4,453	30
Legal Fees - DR/ACC	0	1,250	(1,250)	(100)	10,835	12,500	(1,665)	(13)
Membership Campaign	5,650	1,333	4,317	324	28,443	13,333	15,109	113
Mosquito Spraying	0	1,250	(1,250)	(100)	13,600	12,500	1,100	9
Office Supplies - General	1,073	750	323	43	10,560	7,500	3,060	41
Outreach/Incentives for G	0	233	(233)	(100)	103	2,333	(2,230)	(96)
Payroll	7,027	6,750	277	4	70,024	67,500	2,524	4
Payroll Taxes	538	517	21	4	5,486	5,167	319	6
Rent	1,100	1,100	0	0	11,000	11,000	0	0
Scan - Printing/Mailing/P	0	3,675	(3,675)	(100)	18,963	36,750	(17,787)	(48)
Yard Signs - Not Security	0	25	(25)	(100)	0	250	(250)	(100)
Telephone & Internet	242	258	(16)	(6)	2,754	2,583	170	7
TOPS Monthly Fee	2,469	2,500	(31)	(1)	24,688	25,000	(313)	(1)
Utilities	171	150	21	14	1,557	1,500	57	4
Total Expenses	20,232	33,425	(13,193)	(39)	340,618	334,250	6,368	2
Increase/(Decrease) in Net Assets								
Without restrictions	\$ <u>15,845</u>	\$ <u>333</u>	\$ <u>15,511</u>	<u>999</u>	\$ <u>(46,389)</u>	\$ <u>3,333</u>	\$ <u>(49,722)</u>	<u>(999)</u>

Sharpstown Civic Association, Inc.
Statement of Cash Flow
Modified Cash Basis
For the Period Ended October 31, 2025

	<u>1 Month Ended</u> <u>Oct. 31, 2025</u>	<u>10 Months Ended</u> <u>Oct. 31, 2025</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ 15,845	\$ (46,389)
Noncash Items Included in Net Income:		
Changes in:		
Due from employees	\$ 0	\$ 120
Prepaid Expense	1,814	(2,309)
FUTA Payable	(25)	0
SUTA Payable	0	7
Deferred Income - 2025 Dues	(9,132)	1,128
Deferred Income - 2026 Dues	0	90
Deferred Income - 2026 S&S	0	190
Deferred Income - 2025 S&S	<u>(17,687)</u>	<u>3,164</u>
Total Adjustments	<u>(25,030)</u>	<u>2,390</u>
Cash Provided (Used) By Operations	<u>(9,185)</u>	<u>(43,999)</u>
Net Increase (Decrease) In Cash	(9,185)	(43,999)
Cash at Beginning of Period	<u>160,167</u>	<u>194,981</u>
Cash at End of Period	\$ <u><u>150,982</u></u>	\$ <u><u>150,982</u></u>

See Attached Accountant's Compilation Report.

CITY BANK

G/L ACCOUNT #: 100 Month October YEAR: 2025

BEG. BOOK BALANCE: 8,826.41 BALANCE PER BANK: 9,261.98

ADD: DEPOSITS

GL #	AMOUNT
Deposit	18,804.35
Deposit in Transit	
Double booked	

DEPOSITS IN TRANSIT:

DATE	AMOUNT

TOTAL DEPOSITS 18,804.35 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS

OUTSTANDING CHECKS 1,100.00 0.00

LESS: DEBIT MEMOS

GL#	AMOUNT
Misc Debits	9,357.73
Payroll	6301.28
Tax	1609.77
Void CK	

CORRECTING JOURNAL ENTRIES

JE#	AMOUNT

TOTAL DEBIT MEMOS 17,268.78 **TOTAL JE'S** 0.00

BALANCE PER BOOKS: 9,261.98 **BALANCE PER BANK:** 9,261.98 0.00
 Per Check Register: 9,261.98 Per Easy: 9,261.98 0.00
0.00

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
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Total: 0.00 0.00 Total: 0.00 0.00

TOTALS: 0.00