

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, 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 twelve 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.

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January 8, 2026

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

ASSETS

Current Assets			
City Bank - Cash	\$	30,059	
City Bank Savings		117,142	
Prepaid Expense		8,796	
Total Current Assets	\$		155,996
Other Assets			
Deposits		1,100	
Total Other Assets			1,100
Total Assets	\$		157,096

LIABILITIES AND NET ASSETS

Current Liabilities			
SUTA Payable	\$	7	
Deferred Income - 2026 Dues		25,680	
Deferred Income - 2026 S&S		48,470	
Total Current Liabilities	\$		74,157
Net Assets			
Without restrictions		154,765	
Increase/(Decrease) without restrictions		(71,826)	
Total Net Assets			82,939
Total Liabilities and Net Assets	\$		157,096

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

	<u>1 Month Ended</u> <u>Dec. 31, 2025</u>	<u>12 Months Ended</u> <u>Dec. 31, 2025</u>
Revenues		
Memberships - Full	\$ 10,362	\$ 96,463
Memberships - Associate	0	1,000
Safety and Security	20,050	185,199
Architectural Fees	300	13,625
Interest and Fees	203	5,701
Legal Fee Reimbursement	0	3,204
SCAN	230	7,691
Transfer Fees	3,000	47,240
Refinance Fees	<u>500</u>	<u>2,300</u>
Total Revenues	<u>34,644</u>	<u>362,423</u>
Expenses		
Accounting	450	8,463
Bank/Merchant Charges	83	4,520
Safety and Security	11,581	150,091
Insurance	1,814	23,080
Legal Fees - DR/ACC	166	14,250
Membership Campaign	6,424	42,414
Mosquito Spraying	0	16,600
Office Supplies - General Post	780	12,922
Outreach/Incentives for GM	0	103
Payroll	6,721	83,789
Payroll Taxes	514	6,539
Rent	1,100	13,200
Scan - Printing/Mailing/Postag	2,374	23,586
Telephone & Internet	399	3,295
TOPS Monthly Fee	2,469	29,625
Utilities	<u>106</u>	<u>1,773</u>
Total Expenses	<u>34,980</u>	<u>434,250</u>
Increase/(Decrease) in Net Assets		
Without restrictions	\$ <u>(336)</u>	\$ <u>(71,826)</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, 2025</u>	<u>1 Month Ended</u> <u>Dec. 31, 2024</u>	
Revenues			
Memberships - Full	\$ 10,362	\$ 10,813	
Safety and Security	20,050	21,059	
Architectural Fees	300	275	
Interest and Fees	203	474	
SCAN	230	0	
Transfer Fees	3,000	3,500	
Refinance Fees	<u>500</u>	<u>0</u>	
Total Revenues	<u>34,644</u>	<u>36,122</u>	
Expenses			
Accounting	450	900	
Bank/Merchant Charges	83	600	
Safety and Security	11,581	24,957	
Insurance	1,814	2,077	
Legal Fees - DR/ACC	166	104	
Membership Campaign	6,424	10,884	
Office Supplies - General Post	780	1,049	
Payroll	6,721	6,355	
Payroll Taxes	514	486	
Rent	1,100	1,100	
Scan - Printing/Mailing/Postag	2,374	13,588	
Telephone & Internet	399	605	
TOPS Monthly Fee	2,469	7,406	
Utilities	<u>106</u>	<u>96</u>	
Total Expenses	<u>34,980</u>	<u>70,206</u>	
Increase/(Decrease) in Net Assets			
Without restrictions	\$ <u>(336)</u>	\$ <u>(34,085)</u>	

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

	1 Month Ended				12 Months Ended			
	Dec. 31, 2025	Budget	Variance	Pct	Dec. 31, 2025	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 10,362	\$ 8,667	\$ 1,695	20	\$ 96,463	\$ 104,000	\$ (7,537)	(7)
Memberships - Associate	0	83	(83)	(100)	1,000	1,000	0	0
Safety and Security	20,050	17,000	3,050	18	185,199	204,000	(18,801)	(9)
Architectural Fees	300	833	(533)	(64)	13,625	10,000	3,625	36
Interest and Fees	203	333	(131)	(39)	5,701	4,000	1,701	43
Legal Fee Reimbursement	0	583	(583)	(100)	3,204	7,000	(3,797)	(54)
SCAN	230	2,008	(1,778)	(89)	7,691	24,100	(16,409)	(68)
Transfer Fees	3,000	4,167	(1,167)	(28)	47,240	50,000	(2,760)	(6)
Refinance Fees	500	83	417	500	2,300	1,000	1,300	130
Total Revenues	34,644	33,758	886	3	362,423	405,100	(42,677)	(11)
Expenses								
Accounting	450	583	(133)	(23)	8,463	7,000	1,463	21
Bank/Merchant Charges	83	333	(251)	(75)	4,520	4,000	520	13
Community Events & Bea	0	133	(133)	(100)	0	1,600	(1,600)	(100)
Safety and Security	11,581	11,000	581	5	150,091	132,000	18,091	14
Website & Other	0	83	(83)	(100)	0	1,000	(1,000)	(100)
Insurance	1,814	1,500	314	21	23,080	18,000	5,080	28
Legal Fees - DR/ACC	166	1,250	(1,084)	(87)	14,250	15,000	(750)	(5)
Membership Campaign	6,424	1,333	5,091	382	42,414	16,000	26,414	165
Mosquito Spraying	0	1,250	(1,250)	(100)	16,600	15,000	1,600	11
Office Supplies - General	780	750	30	4	12,922	9,000	3,922	44
Outreach/Incentives for G	0	233	(233)	(100)	103	2,800	(2,697)	(96)
Payroll	6,721	6,750	(29)	(0)	83,789	81,000	2,789	3
Payroll Taxes	514	517	(3)	(0)	6,539	6,200	339	5
Rent	1,100	1,100	0	0	13,200	13,200	0	0
Scan - Printing/Mailing/P	2,374	3,675	(1,301)	(35)	23,586	44,100	(20,514)	(47)
Yard Signs - Not Security	0	25	(25)	(100)	0	300	(300)	(100)
Telephone & Internet	399	258	140	54	3,295	3,100	195	6
TOPS Monthly Fee	2,469	2,500	(31)	(1)	29,625	30,000	(375)	(1)
Utilities	106	150	(44)	(29)	1,773	1,800	(27)	(2)
Total Expenses	34,980	33,425	1,555	5	434,250	401,100	33,150	8
Increase/(Decrease) in Net Assets								
Without restrictions	\$ (336)	\$ 333	\$ (669)	(201)	\$ (71,826)	\$ 4,000	\$ (75,826)	(999)

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

	<u>1 Month Ended</u> <u>Dec. 31, 2025</u>	<u>12 Months Ended</u> <u>Dec. 31, 2025</u>
Cash Flow From Operating Activities		
Current Year's Earnings	\$ (336)	\$ (71,826)
Noncash Items Included in Net Income:		
Changes in:		
Receivable - Fraud Charges	\$ 128	\$ 128
Due from employees	(22)	97
Prepaid Expense	1,814	1,319
SUTA Payable	0	7
Deferred Income - 2025 Dues	(9,962)	(17,995)
Deferred Income - 2026 Dues	19,065	25,680
Deferred Income - 2026 S&S	36,230	48,470
Deferred Income - 2025 S&S	<u>(19,370)</u>	<u>(33,660)</u>
 Total Adjustments	 <u>27,883</u>	 <u>24,046</u>
 Cash Provided (Used) By Operations	 <u>27,547</u>	 <u>(47,780)</u>
 Net Increase (Decrease) In Cash	 27,547	 (47,780)
 Cash at Beginning of Period	 <u>119,654</u>	 <u>194,981</u>
 Cash at End of Period	 <u>\$ 147,201</u>	 <u>\$ 147,201</u>

See Attached Accountant's Compilation Report.

CITY BANK

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

BEG. BOOK BALANCE: 27,714.51 BALANCE PER BANK: 30,058.79

ADD: DEPOSITS

GL #	AMOUNT
Deposit	70,405.00
Deposit in Transit	
Double booked	

DEPOSITS IN TRANSIT:

_____	_____
_____	_____
_____	_____

TOTAL DEPOSITS 70,405.00 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS

1,100.00 **OUTSTANDING CHECKS** 0.00

LESS: DEBIT MEMOS

GL#	AMOUNT
Misc Debits	59,369.27
Payroll	6059.71
Tax	1531.74
Void CK	

CORRECTING JOURNAL ENTRIES

JE#	AMOUNT
_____	_____
_____	_____
_____	_____

TOTAL DEBIT MEMOS 66,960.72 **TOTAL JE'S** 0.00

BALANCE PER BOOKS: 30,058.79 **BALANCE PER BANK:** 30,058.79 0.00
 Per Check Register: 30,058.79 Per Easy: 30,058.79 0.00
 0.00

OUTSTANDING CHECKS

<u>CK. #</u>	<u>AMOUNT</u>	<u>CK#</u>	<u>AMOUNT</u>	<u>CK. #</u>	<u>AMOUNT</u>
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Total: 0.00 0.00 Total: 0.00

TOTALS: 0.00