

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 March 31, 2026 and the related statement of revenues and expenses – modified cash basis and statement of cash flow – modified cash basis for the one month and three 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.
May 6, 2026

Sharpstown Civic Association, Inc.
Statement of Assets, Liabilities, and Net Assets
Modified Cash Basis
March 31, 2026

ASSETS

Current Assets			
City Bank - Cash	\$	88,978	
City Bank Savings		117,952	
Due from employees		485	
Prepaid Expense		<u>4,502</u>	
Total Current Assets			\$ 211,917
Other Assets			
Deposits		<u>1,100</u>	
Total Other Assets			<u>1,100</u>
Total Assets			\$ <u><u>213,017</u></u>

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	\$	61	
SUTA Payable		39	
Deferred Income - 2026 Dues		51,929	
Deferred Income - 2026 S&S		<u>98,335</u>	
Total Current Liabilities			\$ 150,364
Net Assets			
Without restrictions		82,939	
Increase/(Decrease) without restrictions		<u>(20,286)</u>	
Total Net Assets			<u>62,653</u>
Total Liabilities and Net Assets			\$ <u><u>213,017</u></u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended <u>Mar. 31, 2026</u>	3 Months Ended <u>Mar. 31, 2026</u>
Revenues		
Memberships - Full	\$ 5,850	\$ 15,696
Safety and Security	11,096	29,930
Architectural Fees	450	2,725
Interest	271	811
Transfer Fees	3,900	7,150
Refinance Fees	<u>400</u>	<u>900</u>
Total Revenues	<u>21,967</u>	<u>57,211</u>
Expenses		
Accounting	2,251	2,251
Bank/Merchant Charges	341	2,373
Safety and Security	0	12,839
External Groups	20	235
Website & Other	0	937
Insurance	1,898	5,900
Legal Fees - DR/ACC	560	6,515
Membership Campaign	0	7,755
Office Supplies - General Post	615	3,089
Payroll	6,420	19,538
Payroll Taxes	520	1,643
Rent	1,100	3,300
Scan - Printing/Mailing/Postag	0	2,249
Telephone & Internet	446	1,146
TOPS Monthly Fee	2,469	7,406
Utilities	<u>170</u>	<u>321</u>
Total Expenses	<u>16,809</u>	<u>77,497</u>
Increase/(Decrease) in Net Assets Without restrictions	\$ <u>5,158</u>	\$ <u>(20,286)</u>

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

	1 Month Ended <u>Mar. 31, 2026</u>	1 Month Ended <u>Mar. 31, 2025</u>
Revenues		
Memberships - Full	\$ 5,850	\$ 6,472
Safety and Security	11,096	12,421
Architectural Fees	450	1,075
Interest	271	621
SCAN	0	813
Transfer Fees	3,900	5,250
Refinance Fees	<u>400</u>	<u>100</u>
Total Revenues	<u>21,967</u>	<u>26,752</u>
Expenses		
Accounting	2,251	1,406
Bank/Merchant Charges	341	365
Safety and Security	0	12,136
External Groups	20	0
Insurance	1,898	2,077
Legal Fees - DR/ACC	560	742
Membership Campaign	0	6,934
Office Supplies - General Post	615	506
Payroll	6,420	6,589
Payroll Taxes	520	508
Rent	1,100	1,100
Telephone & Internet	446	385
TOPS Monthly Fee	2,469	2,469
Utilities	<u>170</u>	<u>140</u>
Total Expenses	<u>16,809</u>	<u>35,358</u>
Increase/(Decrease) in Net Assets Without restrictions	\$ <u>5,158</u>	\$ <u>(8,606)</u>

See Attached Accountant's Compilation Report.

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

	1 Month Ended Mar. 31, 2026	Budget	Variance	Pct	3 Months Ended Mar. 31, 2026	Budget	Variance	Pct
Revenues								
Memberships - Full	\$ 5,850	\$ 8,888	\$ (3,038)	(34)	\$ 15,696	\$ 26,663	\$ (10,967)	(41)
Memberships - Associate	0	83	(83)	(100)	0	250	(250)	(100)
Safety and Security	11,096	18,763	(7,666)	(41)	29,930	56,288	(26,358)	(47)
Architectural Fees	450	833	(383)	(46)	2,725	2,500	225	9
Interest	271	333	(63)	(19)	811	1,000	(189)	(19)
Voter Guide	0	708	(708)	(100)	0	2,125	(2,125)	(100)
Legal Fee Reimbursement	0	583	(583)	(100)	0	1,750	(1,750)	(100)
SCAN	0	750	(750)	(100)	0	2,250	(2,250)	(100)
Transfer Fees	3,900	4,167	(267)	(6)	7,150	12,500	(5,350)	(43)
Refinance Fees	400	83	317	380	900	250	650	260
Total Revenues	21,967	35,192	(13,225)	(38)	57,211	105,575	(48,364)	(46)
Expenses								
Accounting	2,251	717	1,534	214	2,251	2,150	101	5
Bank/Merchant Charges	341	117	224	192	2,373	350	2,023	578
Community Events & Bca	0	133	(133)	(100)	0	400	(400)	(100)
Credit Card Fees	0	300	(300)	(100)	0	900	(900)	(100)
Safety and Security	0	11,250	(11,250)	(100)	12,839	33,750	(20,911)	(62)
External Groups	20	0	20	0	235	0	235	0
Website & Other	0	83	(83)	(100)	937	250	687	275
Insurance	1,898	2,000	(102)	(5)	5,900	6,000	(100)	(2)
Legal Fees - DR/ACC	560	1,250	(690)	(55)	6,515	3,750	2,765	74
Membership Campaign	0	1,333	(1,333)	(100)	7,755	4,000	3,755	94
Membership Printing	0	1,250	(1,250)	(100)	0	3,750	(3,750)	(100)
Mileage & Tolls	0	417	(417)	(100)	0	1,250	(1,250)	(100)
Mosquito Spraying	0	1,250	(1,250)	(100)	0	3,750	(3,750)	(100)
Office Supplies - General	615	417	199	48	3,089	1,250	1,839	147
Outreach/Incentives for G	0	233	(233)	(100)	0	700	(700)	(100)
Payroll	6,420	7,000	(580)	(8)	19,538	21,000	(1,462)	(7)
Payroll Taxes	520	550	(30)	(6)	1,643	1,650	(7)	(0)
Rent	1,100	1,100	0	0	3,300	3,300	0	0
Scan - Printing/Mailing/P	0	2,083	(2,083)	(100)	2,249	6,250	(4,001)	(64)
Yard Signs - Not Security	0	25	(25)	(100)	0	75	(75)	(100)
Telephone & Internet	446	283	162	57	1,146	850	296	35
TOPS Monthly Fee	2,469	2,500	(31)	(1)	7,406	7,500	(94)	(1)
Voters Guide	0	708	(708)	(100)	0	2,125	(2,125)	(100)
Utilities	170	158	12	7	321	475	(154)	(32)
Total Expenses	16,809	35,158	(18,350)	(52)	77,497	105,475	(27,978)	(27)
Increase/(Decrease) in Net Assets								
Without restrictions	\$ 5,158	\$ 33	\$ 5,125	999	\$ (20,286)	\$ 100	\$ (20,386)	(999)

See Attached Accountant's Compilation Report.

5/6/2026
13:06

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 1

Account #	Type	Description	1 Month Ended Mar 31, 2026	3 Months Ended Mar 31, 2026
100	A	City Bank - Cash	4,048.03	88,978.04
103	A	City Bank Savings	270.83	117,952.37
145	A	Due from employees	0.00	485.15
177	A	Prepaid Expense	-1,648.05	4,501.70
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	-6.12	-61.27
225	L	SUTA Payable	3.81	-39.08
241	L	Deferred Income - 2026 Dues	543.50	-51,928.52
243	L	Deferred Income - 2026 S&S	1,946.15	-98,335.28
300	L	Without restrictions	0.00	-82,939.28
400	R	Memberships - Full	-5,849.84	-15,695.50
420	R	Memberships - Associate	0.00	0.00
425	R	Safety and Security	-11,096.15	-29,929.72
426	R	Architectural Fees	-450.00	-2,725.00
428	R	Interest	-270.83	-810.62
431	R	Voter Guide	0.00	0.00
440	R	Legal Fee Reimbursement	0.00	0.00
470	R	SCAN	0.00	0.00
480	R	Transfer Fees	-3,900.00	-7,150.00
485	R	Refinance Fees	-400.00	-900.00
600	E	Accounting	2,250.67	2,250.67
620	E	Bank/Merchant Charges	340.83	2,372.89
625	E	Community Events & Beautificat	0.00	0.00
627	E	Credit Card Fees	0.00	0.00
630	E	Safety and Security	0.00	12,839.00
646	E	External Groups	19.93	235.09
647	E	Website & Other	0.00	937.00
660	E	Insurance	1,898.05	5,900.11
665	E	Legal Fees - DR/ACC	560.00	6,515.24
670	E	Membership Campaign	0.00	7,755.00
671	E	Membership Printing	0.00	0.00
675	E	Mileage & Tolls	0.00	0.00
690	E	Mosquito Spraying	0.00	0.00
703	E	Office Supplies - General Post	615.25	3,089.03
705	E	Outreach/Incentives for GM	0.00	0.00
710	E	Payroll	6,420.00	19,538.00
720	E	Payroll Taxes	519.63	1,642.81
750	E	Rent	1,100.00	3,300.00
770	E	Scan - Printing/Mailing/Postag	0.00	2,249.01
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	445.54	1,146.25
790	E	TOPS Monthly Fee	2,468.75	7,406.25
795	E	Voters Guide	0.00	0.00

5/6/2026
13:06

Sharpstown Civic Association, Inc.
Regular Trial Balance

Company: SCA
Page: 2

<u>Account #</u>	<u>Type</u>	<u>Description</u>	<u>1 Month Ended Mar 31, 2026</u>	<u>3 Months Ended Mar 31, 2026</u>
800	E	Utilities	170.02	320.66
		Account Balances	0.00	0.00
		Current Profit	5,158.15	20,286.17
		Y-T-D Loss		

CITY BANKG/L ACCOUNT #: 100 Month March YEAR: 2026BEG. BOOK BALANCE: 84,930.01 BALANCE PER BANK: 89,716.13**ADD: DEPOSITS**

GL #	AMOUNT
Deposit	18,950.01
Deposit in Transit	
Double booked	

DEPOSITS IN TRANSIT:TOTAL DEPOSITS 18,950.01 DEPOSITS IN TRANSIT: 0.00**LESS: CHECKS**OUTSTANDING
CHECKS 738.09**LESS: DEBIT MEMOS**

GL#	AMOUNT
Misc Debits	6,265.03
Payroll	6043.55
Tax	1493.40

CORRECTING JOURNAL ENTRIESTOTAL DEBIT MEMOS 13,801.98 TOTAL JE'S 0.00

BALANCE PER BOOKS:	<u>88,978.04</u>	BALANCE PER BANK:	<u>88,978.04</u>	0.00
Per Check Register:	<u>88,978.04</u>	Per Easy:	<u>88,978.04</u>	0.00
	0.00			

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
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EFTPS 738.09

Total: 0.00 0.00 Total: 738.09

TOTALS: 738.09