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 August 31, 2026 and the related statement of revenues and expenses – modified cash basis for the one month and eight 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 cash flow and 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.
September 14, 2026

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

ASSETS

Current Assets			
City Bank - Cash	$ 15,914		
City Bank Savings	91,254		
Due from employees	485		
Prepaid Expense	16,078		
Total Current Assets		$	123,730
Other Assets			
Deposits	1,100		
Total Other Assets			1,100
Total Assets		$	124,830

LIABILITIES AND NET ASSETS

Current Liabilities			
FUTA Payable	$ 3		
SUTA Payable	8		
Deferred Income - 2026 Dues	40,492		
Deferred Income - 2026 S&S	75,947		
Total Current Liabilities		$	116,450
Net Assets			
Without restrictions	82,939		
Increase/(Decrease) without restrictions	(74,559)		
Total Net Assets			8,380
Total Liabilities and Net Assets		$	124,830

See Attached Accountant's Compilation Report.

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

	1 Month Ended Aug. 31, 2026	8 Months Ended Aug. 31, 2026
Revenues		
Memberships - Full	$ 10,123	$ 60,382
Memberships - Associate	0	150
Safety and Security	18,987	112,629
Architectural Fees	675	5,400
Interest	175	2,112
SCAN	1,098	1,558
Transfer Fees	4,750	24,150
Refinance Fees	200	2,000
Total Revenues	36,008	208,381
Expenses		
Accounting	0	4,201
Bank/Merchant Charges	172	3,929
Community Events & Beautificat	0	239
Safety and Security	27,791	104,142
Donation	0	100
External Groups	20	526
Website & Other	0	937
Esplanades/Lot Maintenance	0	1,200
Insurance	2,054	16,246
Legal Fees - DR/ACC	4,222	11,337
Membership Campaign	0	14,061
Mosquito Spraying	3,000	3,600
Office Supplies - General Post	360	6,587
Payroll	6,607	52,144
Payroll Taxes	528	4,273
Rent	0	7,700
Scan - Printing/Mailing/Postag	4,582	27,616
Telephone & Internet	343	3,269
TOPS Monthly Fee	2,469	19,750
Utilities	167	1,082
Total Expenses	52,315	282,940
Increase/(Decrease) in Net Assets Without restrictions	$ (16,307)	$ (74,559)

See Attached Accountant's Compilation Report.

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

	1 Month Ended Aug. 31, 2026	1 Month Ended Aug. 31, 2025
Revenues		
Memberships - Full	$ 10,123	$ 9,217
Safety and Security	18,987	17,766
Architectural Fees	675	1,175
Interest	175	483
Booth Fee	0	(125)
SCAN	1,098	3,158
Transfer Fees	4,750	4,250
Refinance Fees	200	100
Total Revenues	36,008	36,023
Expenses		
Accounting	0	450
Bank/Merchant Charges	172	(476)
Safety and Security	27,791	12,247
External Groups	20	0
Insurance	2,054	1,814
Legal Fees - DR/ACC	4,222	0
Membership Campaign	0	785
Mosquito Spraying	3,000	0
Office Supplies - General Post	360	1,430
Payroll	6,607	6,806
Payroll Taxes	528	524
Rent	0	2,200
Scan - Printing/Mailing/Postag	4,582	2,685
Telephone & Internet	343	129
TOPS Monthly Fee	2,469	2,469
Utilities	167	206
Total Expenses	52,315	31,268
Increase/(Decrease) in Net Assets Without restrictions	$ (16,307)	$ 4,756

See Attached Accountant's Compilation Report.

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

	1 Month Ended Aug. 31, 2026	Budget	Variance	Pct	8 Months Ended Aug. 31, 2026	Budget	Variance	Pct
Revenues								
Memberships - Full	$ 10,123	$ 8,888	$ 1,236	14	$ 60,382	$ 71,100	$ (10,718)	(15)
Memberships - Associate	0	83	(83)	(100)	150	667	(517)	(78)
Safety and Security	18,987	18,763	224	1	112,629	150,100	(37,471)	(25)
Architectural Fees	675	833	(158)	(19)	5,400	6,667	(1,267)	(19)
Interest	175	333	(158)	(47)	2,112	2,667	(555)	(21)
Voter Guide	0	708	(708)	(100)	0	5,667	(5,667)	(100)
Legal Fee Reimbursement	0	583	(583)	(100)	0	4,667	(4,667)	(100)
SCAN	1,098	750	348	46	1,558	6,000	(4,442)	(74)
Transfer Fees	4,750	4,167	583	14	24,150	33,333	(9,183)	(28)
Refinance Fees	200	83	117	140	2,000	667	1,333	200
Total Revenues	36,008	35,192	816	2	208,381	281,533	(73,153)	(26)
Expenses								
Accounting	0	717	(717)	(100)	4,201	5,733	(1,533)	(27)
Bank/Merchant Charges	172	117	55	47	3,929	933	2,996	321
Community Events & Bea	0	133	(133)	(100)	239	1,067	(828)	(78)
Credit Card Fees	0	300	(300)	(100)	0	2,400	(2,400)	(100)
Safety and Security	27,791	11,250	16,541	147	104,142	90,000	14,142	16
Donation	0	0	0	0	100	0	100	0
External Groups	20	0	20	0	526	0	526	0
Website & Other	0	83	(83)	(100)	937	667	270	41
Esplanades/Lot Maintena	0	0	0	0	1,200	0	1,200	0
Insurance	2,054	2,000	54	3	16,246	16,000	246	2
Legal Fees - DR/ACC	4,222	1,250	2,972	238	11,337	10,000	1,337	13
Membership Campaign	0	1,333	(1,333)	(100)	14,061	10,667	3,394	32
Membership Printing	0	1,250	(1,250)	(100)	0	10,000	(10,000)	(100)
Mileage & Tolls	0	417	(417)	(100)	0	3,333	(3,333)	(100)
Mosquito Spraying	3,000	1,250	1,750	140	3,600	10,000	(6,400)	(64)
Office Supplies - General	360	417	(57)	(14)	6,587	3,333	3,253	98
Outreach/Incentives for G	0	233	(233)	(100)	0	1,867	(1,867)	(100)
Payroll	6,607	7,000	(393)	(6)	52,144	56,000	(3,856)	(7)
Payroll Taxes	528	550	(22)	(4)	4,273	4,400	(127)	(3)
Rent	0	1,100	(1,100)	(100)	7,700	8,800	(1,100)	(13)
Scan - Printing/Mailing/P	4,582	2,083	2,498	120	27,616	16,667	10,949	66
Yard Signs - Not Security	0	25	(25)	(100)	0	200	(200)	(100)
Telephone & Internet	343	283	60	21	3,269	2,267	1,003	44
TOPS Monthly Fee	2,469	2,500	(31)	(1)	19,750	20,000	(250)	(1)
Voters Guide	0	708	(708)	(100)	0	5,667	(5,667)	(100)
Utilities	167	158	8	5	1,082	1,267	(185)	(15)
Total Expenses	52,315	35,158	17,156	49	282,940	281,267	1,673	1
Increase/(Decrease) in Net Assets Without restrictions	$ (16,307)	$ 33	$ (16,340)	(999)	$ (74,559)	$ 267	$ (74,826)	(999)

See Attached Accountant's Compilation Report.

Sharpstown Civic Association, Inc.
Regular Trial Balance

Account #	Type	Description	1 Month Ended Aug 31, 2026	8 Months Ended Aug 31, 2026
100	A	City Bank - Cash	-11,609.82	15,913.75
103	A	City Bank Savings	-27,824.74	91,253.64
145	A	Due from employees	0.00	485.15
177	A	Prepaid Expense	-1,472.35	16,077.69
196	A	Deposits	0.00	1,100.00
224	L	FUTA Payable	0.00	-3.16
225	L	SUTA Payable	-3.86	-7.50
241	L	Deferred Income - 2026 Dues	8,593.04	-40,492.14
243	L	Deferred Income - 2026 S&S	16,011.11	-75,947.14
300	L	Without restrictions	0.00	-82,939.28
400	R	Memberships - Full	-10,123.04	-60,381.56
420	R	Memberships - Associate	0.00	-150.00
425	R	Safety and Security	-18,986.79	-112,629.22
426	R	Architectural Fees	-675.00	-5,400.00
428	R	Interest	-175.26	-2,111.89
431	R	Voter Guide	0.00	0.00
440	R	Legal Fee Reimbursement	0.00	0.00
470	R	SCAN	-1,098.00	-1,558.00
480	R	Transfer Fees	-4,750.00	-24,150.00
485	R	Refinance Fees	-200.00	-2,000.00
600	E	Accounting	0.00	4,200.67
620	E	Bank/Merchant Charges	171.79	3,929.18
625	E	Community Events & Beautificat	0.00	239.10
627	E	Credit Card Fees	0.00	0.00
630	E	Safety and Security	27,791.25	104,141.75
640	E	Donation	0.00	100.00
646	E	External Groups	19.93	526.12
647	E	Website & Other	0.00	937.00
650	E	Esplanades/Lot Maintenance	0.00	1,200.00
660	E	Insurance	2,054.35	16,246.39
665	E	Legal Fees - DR/ACC	4,222.25	11,337.49
670	E	Membership Campaign	0.00	14,061.11
671	E	Membership Printing	0.00	0.00
675	E	Mileage & Tolls	0.00	0.00
690	E	Mosquito Spraying	3,000.00	3,600.00
703	E	Office Supplies - General Post	359.66	6,586.65
705	E	Outreach/Incentives for GM	0.00	0.00
710	E	Payroll	6,607.00	52,143.75
720	E	Payroll Taxes	528.41	4,273.40
750	E	Rent	0.00	7,700.00
770	E	Scan - Printing/Mailing/Postag	4,581.77	27,615.80
775	E	Yard Signs - Not Security	0.00	0.00
780	E	Telephone & Internet	342.95	3,269.30
790	E	TOPS Monthly Fee	2,468.75	19,750.00
795	E	Voters Guide	0.00	0.00

Account #	Type	Description	1 Month Ended Aug 31, 2026	8 Months Ended Aug 31, 2026
800	E	Utilities	166.60	1,081.95
		Account Balances	0.00	0.00

Current Loss 16,306.62 Y-T-D Loss 74,558.99

CITY BANK

G/L ACCOUNT #: 100 **Month** August **YEAR:** 2026

BEG. BOOK BALANCE: 27,523.57 **BALANCE PER BANK:** 15,913.75

ADD: DEPOSITS **DEPOSITS IN TRANSIT:**

GL #	AMOUNT
Deposit	39,118.89
Deposit in Transit	
Double booked	

TOTAL DEPOSITS 39,118.89 **DEPOSITS IN TRANSIT:** 0.00

LESS: CHECKS 0.00 **OUTSTANDING CHECKS** 0.00

LESS: DEBIT MEMOS **CORRECTING JOURNAL ENTRIES**

GL#	AMOUNT
Misc Debits	42998.52
Payroll	6189.48
Tax	1540.71

JE#	AMOUNT

TOTAL DEBIT MEMOS 50,728.71 **TOTAL JE'S** 0.00

BALANCE PER BOOKS: 15,913.75 **BALANCE PER BANK:** 15,913.75 0.00

Per Check Register: 15,913.75 **Per Easy:** 15,913.75 0.00

0.00

OUTSTANDING CHECKS

CK. #	AMOUNT	CK#	AMOUNT	CK. #	AMOUNT
				SUTA	
				EFTPS	
Total:	0.00		0.00	Total:	0.00

TOTALS: 0.00