



November 6, 2018

Finance/Audit Committee
Unicorn Centers, Inc.
San Antonio, Texas

We have audited the financial statements of Unicorn Centers, Inc. for the year ended June 30, 2018, and we will issue our report thereon dated November 6, 2018. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 5, 2018. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Unicorn Centers, Inc. are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2018. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the allowance for doubtful accounts is based on its assessment of the current status of individual accounts. We evaluated the key factors and assumptions used to develop the allowance for doubtful accounts in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole. We have attached the adjusting journal entries posted to the books to correct the misstatements.

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Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 6, 2018.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of management and the Board of Directors of Unicorn Centers, Inc. and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



Sagebiel, Ravenburg & Schuh, P.C.

Client: **71650 - Unicorn Centers, Inc.**
 Engagement: **2018 AUD - Unicorn Centers, Inc.**
 Period Ending: **6/30/2018**
 Trial Balance: **TB**
 Workpaper:

Account	Description	Debit	Credit
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Adjusting Journal Entries JE # 4
 PBC entry to correct CIP and adjust fixed assets at June 30, 2018.

1950-70	Land Improvements	46,014.00	
1950-70	Land Improvements	675,375.00	
1951-70	Building & Improvements	1,104,737.00	
6900-70	Depreciation Expense	6,214.00	
6900-70	Depreciation Expense	12,407.00	
1800-70	CIP - Hamilton Wolfe		1,826,126.00
1960-70	Accumulated Depreciation		6,214.00
1960-70	Accumulated Depreciation		12,407.00
Total		<u>1,844,747.00</u>	<u>1,844,747.00</u>