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NORTHWEST ACCOUNTING GROUP

RIVERWOOD HOMEOWNERS' ASSOCIATION

FINANCIAL EXHIBITS

YEAR ENDED 8/31/2021

11010 SE DIVISION ST, #100 • PORTLAND, OREGON 97266 • OFFICE (503) 255-9444 • FAX (503) 255-4004

NW
TAX

NORTHWEST ACCOUNTING GROUP

Board of Directors
Riverwood Homeowners' Association
Portland, Oregon

We have prepared the accompanying statement of assets, liabilities and equity-accrual basis of Riverwood Homeowners' Association as of August 31, 2021 and the related statement of revenues and expenses-accrual basis for the twelve-months then ended.

This preparation is limited to presenting in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures ordinarily included in the financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's assets, liabilities, equity and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Northwest Accounting Group, Inc.
September 21, 2021

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RIVERWOOD HOMEOWNERS' ASSOCIATION

TABLE OF CONTENTS

Riverwood Homeowners' Association
BALANCE SHEET
As of August 31, 2021
ASSETS

CURRENT ASSETS		
Northwest Bank	$ 80,053.15	
Checking Account	14,810.08	
Total Current Assets		94,863.23
PROPERTY AND EQUIPMENT		
Furniture & Fixtures	1,947.00	
Replaced Roofs	606,283.20	
Less: Accumulated Depreciation	(1,947.00)	
Net Property and Equipment		606,283.20
OTHER ASSETS		
Pass-thru expenses	(320.51)	
Total Other Assets		(320.51)
TOTAL ASSETS		$ 700,825.92

Riverwood Homeowners' Association
BALANCE SHEET
As of August 31, 2021

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES		
Accounts Payable	$ 100.00	
Pass-thru income	44.85	
Total Current Liabilities		144.85
LONG-TERM LIABILITIES		
N/P - Northwest Bank	423,220.47	
Total Long-Term Liabilities		423,220.47
Total Liabilities		423,365.32
STOCKHOLDERS' EQUITY		
Beginning Equity	219,603.99	
Profit to date	57,856.61	
Total Stockholders' Equity		277,460.60
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY		$ 700,825.92

See Accountants' Compilation Report

Riverwood Homeowners' Association
INCOME STATEMENT

	12 Months Ended August 31, 2021 Actual
OPERATING INCOME	
Dues	$ 446,419.73
Garage Rental	14,720.00
Other Income	757.60
Interest Income	328.88
Late Fees	550.00
Total Income	462,776.21
ADMINISTRATIVE	
Insurance	34,502.00
Office	901.83
Accounting	2,300.00
Legal Expense	5,752.97
License & Fees	50.00
Property & Income taxes	2,130.72
Debt Service	25,440.71
Total Administrative	71,078.23
REPAIRS & MAINTENANCE	
Maintenance - General	33,325.52
Maintenance - Exteriors (Major)	50,034.00
Pool	3,586.31
Total Repairs & Maintenance	86,945.83
RECREATION	
Recreation Area	142.95
Total Recreation	142.95
LANDSCAPING	
Landscape Contract	69,656.00
Trees & Other	18,264.75
Total Landscaping	87,920.75
UTILITIES	
Garbage	28,244.70
Electricity	3,226.00
Gas	899.66
Water & Sewer	126,461.48
Total Utilties	158,831.84
TOTAL EXPENSES	404,919.60
TOTAL BUDGET EXPENSE	$ 404,919.60

See Accountants' Compilation Report

Riverwood Homeowners' Association
BALANCE SHEET
As of August 31, 2021 and 2020
ASSETS

	2021	2020
CURRENT ASSETS		
Northwest Bank	$ 80,053.15	$ 72,943.39
Checking Account	14,810.08	2,666.47
Total Current Assets	94,863.23	75,609.86
PROPERTY AND EQUIPMENT		
Furniture & Fixtures	1,947.00	1,947.00
Replaced Roofs	606,283.20	606,283.20
Less: Accumulated Depreciation	(1,947.00)	(1,947.00)
Net Property and Equipment	606,283.20	606,283.20
OTHER ASSETS		
Pass-thru expenses	(320.51)	(320.01)
Total Other Assets	(320.51)	(320.01)
TOTAL ASSETS	$ 700,825.92	$ 681,573.05

Riverwood Homeowners' Association
BALANCE SHEET
As of August 31, 2021 and 2020
LIABILITIES AND STOCKHOLDERS' EQUITY

	2021	2020
CURRENT LIABILITIES		
Accounts Payable	$ 100.00	$ 100.00
Pass-thru income	44.85	44.85
Total Current Liabilities	144.85	144.85
LONG-TERM LIABILITIES		
N/P - Northwest Bank	423,220.47	461,824.21
Total Long-Term Liabilities	423,220.47	461,824.21
Total Liabilities	423,365.32	461,969.06
STOCKHOLDERS' EQUITY		
Capital Stock	219,603.99	193,363.49
Retained Earnings	57,856.61	26,240.50
Total Stockholders' Equity	277,460.60	219,603.99
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	$ 700,825.92	$ 681,573.05

See Accountants' Compilation Report

Riverwood Homeowners' Association
INCOME STATEMENT

	12 Months Ended August 31, 2021	12 Months Ended August 31, 2020
	Actual	**Actual**
OPERATING INCOME		
Dues	$ 446,419.73	$ 445,993.37
Garage Rental	14,720.00	14,320.00
Other Income	757.60	6.01
Fundraising Income	0.00	1,177.00
Interest Income	328.88	924.01
Late Fees	550.00	500.00
Total Sales	462,776.21	462,920.39
ADMINISTRATIVE		
Insurance	34,502.00	33,244.00
Office	901.83	657.55
Accounting	2,300.00	2,300.00
Legal Expense	5,752.97	2,751.06
License & Fees	50.00	50.00
Property & Income taxes	2,130.72	2,014.54
Debt Service	25,440.71	27,327.17
Total Administrative	71,078.23	68,344.32
REPAIRS & MAINTENANCE		
Maintenance - General	33,325.52	34,288.48
Maintenance - Exteriors (Major)	50,034.00	94,223.00
Pool	3,586.31	2,722.86
Total Repairs & Maintenance	86,945.83	131,234.34
RECORATION		
Recreation Area	142.95	300.00
Fundraising Projects	0.00	159.00
Total Recoration	142.95	459.00
LANDSCAPING		
Landscape Contract	69,656.00	65,720.00
Trees & Other	18,264.75	12,555.56
Total Landscaping	87,920.75	78,275.56
UTILITIES		
Garbage	28,244.70	27,736.20
Electricity	3,226.00	3,109.40
Gas	899.66	1,318.08
Water & Sewer	126,461.48	126,202.99
Total Utilties	158,831.84	158,366.67
TOTAL EXPENSES	404,919.60	436,679.89
TOTAL BUDGET EXPENSE	$ 404,919.60	$ 436,679.89

RIVERWOOD HOMEOWNERS' ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS

BACKGROUND

The Association was formed on September 10, 1971 for the purpose of developing and maintaining the homes and the grounds of the membership.

NOTES—STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies followed are described below to enhance the usefulness of the financial statements

1) General Operating Fund

The Association utilized a single fund to account for its recurring activities as well as a special assessments for capital improvements and replacements.

2) Method of Accounting

The Association maintains its records and prepares its financial statements using the accrual method of accounting.

3) Furniture & Equipment

Personal property, consisting of recreation equipment and office furniture is stated at cost and depreciated over an estimated useful life of five years using the straight-line method.

4) Income Taxes

Income taxes are computed resulting from transactions unrelated to the exempt functions of the Association. Income for tax purposes is computed on the accrual basis.