

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

FINANCIAL REPORT

FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020



**12700 SW 72nd Ave.
Tigard, OR 97223**

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

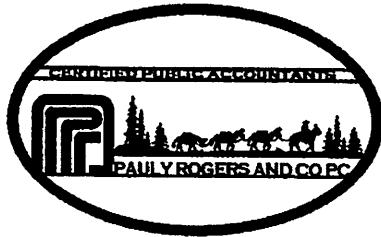
FINANCIAL REPORT

For the Years Ended December 30, 2021 and 2020

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

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October 17, 2022

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Management is responsible for the accompanying basic financial statements of Crooked River Ranch Water Company (the Company) (a nonprofit organization), which comprise the statements of financial position – modified cash basis as of December 31, 2021 and 2020, and the related statements of activities – modified cash basis, functional disbursements – modified cash basis, and cash flows – modified cash basis for the years then ended, and the related notes to the basic financial statements in accordance with the modified cash basis, 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 for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the modified cash basis basic financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these basic financial statements.

We draw attention to Note 1 of the basic financial statements, which describes the basis of accounting. The basic 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.

ROY R. ROGERS, CPA
PAULY, ROGERS AND CO., P.C.

CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON

STATEMENTS OF FINANCIAL POSITION - MODIFIED CASH BASIS
at December 31, 2021 and 2020

ASSETS:	<u>2021</u>	<u>2020</u>
Current Assets		
Cash and cash equivalents	\$ 385,124	\$ 428,874
Restricted Cash	175,224	176,823
Materials inventory	<u>104,572</u>	<u>104,572</u>
Total Current Assets	664,920	710,269
Capital Assets		
Capital assets, net of accumulated depreciation	<u>7,252,916</u>	<u>7,424,520</u>
TOTAL ASSETS	<u>7,917,836</u>	<u>8,134,789</u>
LIABILITIES:		
Current Liabilities		
Customer deposits	1,200	1,800
Current portion of long-term debt	<u>91,462</u>	<u>89,778</u>
Total Current Liabilities	92,662	91,578
Long-term Liabilities		
USDA loan, net of current portion and Amortization fees of \$9,715 and \$9,993	<u>4,366,154</u>	<u>4,457,338</u>
Total Liabilities	<u>4,458,816</u>	<u>4,548,916</u>
NET ASSETS		
Net assets without donor restrictions	<u>3,459,020</u>	<u>3,585,873</u>
Total Net Assets	<u>3,459,020</u>	<u>3,585,873</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 7,917,836</u>	<u>\$ 8,134,789</u>

See accompanying notes and accountants' compilation report.

CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON

STATEMENTS OF ACTIVITIES - MODIFIED CASH BASIS
for the Years Ended December, 2021 and 2020

	2021	2020
Receipts		
Metered water sales	\$ 987,328	\$ 955,020
New connection fees	24,519	12,722
Re-connection fees	1,229	705
Material and labor charges	3,956	200
Interest income	1,274	432
Double check-valve backflow program	-	49,135
Cell tower fees	16,380	12,133
Reimburse for Property Taxes	-	7,399
Miscellaneous income	1,936	2,993
Cross connection fee	<u>15,747</u>	-
Total Receipts	<u>1,052,369</u>	<u>1,040,739</u>
Disbursements		
Operating Disbursements	906,075	930,512
General and Administrative	<u>273,147</u>	<u>302,298</u>
Total Disbursements	<u>1,179,222</u>	<u>1,232,810</u>
Change in Net Assets	<u>(126,853)</u>	<u>(192,071)</u>
Net Assets at Beginning of Year	<u>3,585,873</u>	<u>3,777,944</u>
Net Assets at End of Year	<u>\$ 3,459,020</u>	<u>\$ 3,585,873</u>

See accompanying notes and accountants' compilation report.

CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON

STATEMENT OF FUNCTIONAL DISBURSEMENTS - MODIFIED CASH BASIS
for the Year Ended December 31, 2021

	<u>Operating</u>	<u>General & Adminstrative</u>	<u>Total</u>
DISBURSEMENTS:			
Amortization	\$ 278	\$ -	\$ 278
Computer expense	-	32,772	32,772
Contract services	92,972	-	92,972
Depreciation	428,508	-	428,508
Double Check Valve Backflow Program	-	80	80
Dues and Subscriptions	-	3,147	3,147
Education and Staff Conferences	-	3,901	3,901
Employee Benefits	-	27,597	27,597
Insurance	-	38,416	38,416
Interest expense	-	85,440	85,440
Legal and professional fees	-	9,713	9,713
License and fees	-	3,533	3,533
Miscellaneous	-	22,494	22,494
Non-cash removal of assets	-	-	-
Other supplies and postage	7,673	7,308	14,981
Payroll taxes and expense	-	20,381	20,381
Power	92,476	6,449	98,925
Property Tax	-	1,480	1,480
Public Relation Advertising	-	1,852	1,852
Equipment Rental	106	-	106
Small tools	4,507	-	4,507
System repair and maintenance	25,059	-	25,059
Telephone and utilities	2,109	8,584	10,693
Transportation	13,448	-	13,448
Wages	236,075	-	236,075
Water quality test	2,864	-	2,864
 Total Disbursements	 <u>\$ 906,075</u>	 <u>\$ 273,147</u>	 <u>\$ 1,179,222</u>

See accompanying notes and accountants' compilation report.

CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON

STATEMENT OF FUNCTIONAL DISBURSEMENTS - MODIFIED CASH BASIS
for the Year Ended December 31, 2020

	<u>Operating</u>	<u>General & Administrative</u>	<u>Total</u>
DISBURSEMENTS:			
Amortization	\$ 278	\$ -	\$ 278
Bad debt expense	-	553	553
Computer expense	-	41,715	41,715
Contract services	78,987	-	78,987
Depreciation	411,490	8,398	419,888
Double Check Valve Backflow Program	-	535	535
Dues and Subscriptions	-	2,908	2,908
Education and Staff Conferences	-	713	713
Employee Benefits	-	35,690	35,690
Insurance	-	2,449	2,449
Interest expense	-	87,099	87,099
Legal and professional fees	-	60,387	60,387
License and fees	-	3,171	3,171
Miscellaneous	-	16,495	16,495
Other supplies and postage	3,500	5,677	9,177
Payroll taxes and expense	-	21,774	21,774
Power	94,903	5,900	100,803
Property Tax	-	675	675
Public Relation Advertising	-	725	725
Equipment Rental	542	-	542
Small tools	2,933	-	2,933
System repair and maintenance	45,258	-	45,258
Telephone and utilities	3,087	7,434	10,521
Transportation	28,674	-	28,674
Wages	255,768	-	255,768
Water quality test	5,092	-	5,092
 Total Disbursements	 <u>\$ 930,512</u>	 <u>\$ 302,298</u>	 <u>\$ 1,232,810</u>

See accompanying notes and accountants' compilation report.

CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON

STATEMENTS OF CASH FLOWS - MODIFIED CASH BASIS
for the Years Ended December, 2021 and 2020

CASH FLOWS FROM OPERATING ACTIVITIES	2021	2020
Excess of receipts over disbursements	\$ (126,853)	\$ (192,071)
Depreciation (net)	428,156	420,241
Adjustments to accumulated depreciation	-	-
Changes in operating assets and liabilities:		
Materials inventory	-	(4,389)
Customer deposits	(600)	(248)
Amortization of loan fee	278	278
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	300,981	223,811
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of capital assets	(256,552)	(243,795)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(256,552)	(243,795)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments on long-term loans and retention payable	(89,778)	(88,126)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	(89,778)	(88,126)
NET INCREASE (DECREASE) IN CASH	(45,349)	(108,110)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	605,697	713,807
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 560,348	\$ 605,697
Asset Presentation:		
Cash	\$ 385,124	\$ 428,874
Restricted cash	175,224	176,823
Total Cash	\$ 560,348	\$ 605,697

NOTES TO THE BASIC FINANCIAL STATEMENTS

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

NATURE OF ACTIVITIES

Crooked River Ranch Water Company (the Company), was organized as a nonprofit corporation on April 27, 1977, for the purpose of owning and operating a mutual domestic water distribution system and distributing water to Crooked River Ranch, which is located in central Oregon. The Water Company may assess its members' fees to cover the costs of its water services and may accumulated funds to meet its current expenses and other reasonable needs and reserves. It is regulated by the Oregon Public Utilities Commission.

BASIS OF ACCOUNTING

The accompanying basic financial statements were prepared on the modified cash basis of accounting, which is a financial reporting framework other than accounting principles generally accepted in the United States of America. The modifications to the cash basis of accounting are the reporting of capitalization and depreciation of property and equipment, materials inventory, refundable deposits and long-term debt. Under this basis, receipts are recognized when collected rather than when earned, and disbursements are recognized when paid rather than when incurred. Receivables and payables are not reported, except for retention payable.

The modified cash basis of accounting differs from accounting principles generally accepted in the United States primarily because the effects of outstanding receivables and obligations for expenses unpaid as of the basic financial statement date have been excluded from the basic financial statements.

INVENTORY

Inventories are valued at cost using the specific identification method.

USE OF ESTIMATES

Preparation of the modified cash basis basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

CAPITAL ASSETS

Property, plant, and equipment purchased or constructed are capitalized at cost. All purchases of property and equipment over \$2,500 per item with a useful life greater than one year are capitalized. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CAPITAL ASSETS (Continued)

Building and improvements	30-40 years
System infrastructure	20-50 years
Vehicles	5-10 years
Machinery and equipment	5-30 years
Furniture and Fixtures	5-10 years

FINANCIAL STATEMENT PRESENTATION

The accompanying basic financial statement were prepared in accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) 2016-14. Under FASB ASU 2016-14, information regarding financial position and activities are reported according to two classes of net assets (Net assets without donor restrictions and net assets with donor restrictions) based upon the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Receipts, gains and other support that have no external restrictions on their use or purpose and can be used for any purpose consistent with bylaws are reported as net assets without donor restrictions. Net assets without donor restriction include all assets available for general purposes.

Net Assets with Donor Restrictions – Contributions that are received with donor stipulation or by law that limit their use are recorded as net assets with donor restrictions. Some donors impose restrictions that are temporary in nature, for example, stipulating that resources be used after a specified date, for particular programs or services, or to acquire buildings or equipment. Other donors impose restrictions that are perpetual in nature, for example, stipulation that resources be maintained in perpetuity. Laws may extend those limits to investment returns from those resources and to other enhancements (diminishments) or those resources. Thus, those laws extend donor imposed restrictions. There are no net assets with donor restrictions at December 31, 2021 and 2020.

Contributions are recorded in accordance with FASB ASU 2016-14. Contributions received are recorded as with donor restrictions or without donor restrictions depending on the existence and/or nature of the donor and legal restrictions. Contributions with donor restrictions received and released in the same year are recorded as contributions without donor restrictions. For the years ended December 31, 2021 and 2020, no contributions with donor restrictions have been received.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include all monies in banks and highly liquid investments with maturity dates of less than three months. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments. At December 31, 2021 and 2020, there were no investments.

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

WATER USAGE FEES

Receipts are primarily derived from water fees collected from users and are expended for the purpose of distribution of water to the users. The minimum residential water rate for 2021 and 2020 was \$34.59 per month for both years. Company personnel read the meters every month during the summer with the excess usage billed at that time.

2. CASH AND CASH EQUIVALENTS

The cash and cash equivalents are considered to be cash on hand and demand deposits. Deposits with financial institutions included bank demand deposits.

	2021	2020
Petty Cash	\$ -	\$ 500
Demand Deposits	<u>560,348</u>	<u>605,197</u>
	<u>\$ 560,348</u>	<u>\$ 605,697</u>

Financial Statement Presentation:

	2021	2020
Cash and Cash Equivalents	\$ 385,124	\$ 428,874
Restricted Cash	175,224	176,823
	<u>\$ 560,348</u>	<u>\$ 605,697</u>

Restricted Cash is a debt service reserve required by debt covenant (see note 5).

CREDIT RISK – DEPOSITS

In the case of deposits, there is the risk that in the event of a bank failure, the deposits may not be returned. There is no deposit policy for custodial risk. The deposits exceeded Federal Deposit Insurance Coverage (FDIC) limit by \$370,120 and \$379,006 as of December 31, 2021 and 2020, respectively.

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

3. CAPITAL ASSETS

Changes in capital assets for the year ended December 31, 2021 are as follows:

	<u>January 1, 2021</u>	<u>Adjustments</u>	<u>Additions</u>	<u>(Deletions)</u>	<u>December 31, 2021</u>
Capital Asset, Non-depreciable					
Land	<u>141,331</u>		-	-	\$ 141,331
Total non-depreciable	<u>141,331</u>	-	-	-	141,331
Depreciable Assets					
Land Improvements	785,145			-	\$ 785,145
Buildings	231,125	-	-	-	\$ 231,125
Water system improvements	8,739,477		256,552	-	\$ 8,996,029
Vehicles	147,520	-		-	\$ 147,520
Furniture and fixtures	11,674	-	-	-	\$ 11,674
Machinery and equipment	349,695	-	-	-	\$ 349,695
Total depreciable assets	<u>10,264,636</u>	-	256,552	-	10,521,188
Accumulated Depreciation					
Land Improvements	132,004		40,256	-	\$ 172,260
Buildings	130,652	-	5,358	-	\$ 136,010
Water system improvements	2,407,601	(352)	347,013	-	\$ 2,754,262
Vehicles	122,153	-	20,146	-	\$ 142,299
Furniture and fixtures	6,298	-	1,505	-	\$ 7,803
Machinery and equipment	182,739	-	14,230	-	\$ 196,969
Total accumulated depreciation	<u>2,981,447</u>	<u>(352)</u>	<u>428,508</u>	<u>-</u>	<u>3,409,603</u>
Total Net Depreciable Capital Assets	<u>7,283,189</u>				<u>7,111,585</u>
Total Net Capital Assets	<u>\$ 7,424,520</u>				<u>\$ 7,252,916</u>

Adjustment represents the updating of accumulated depreciation in the Capital Asset Register.

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

3. CAPITAL ASSETS (CONTINUED)

Changes in capital assets for the year ended December 31, 2020 are as follows:

	January 1, 2020	Adjustments	Additions	(Deletions)	December 31, 2020
Capital Asset, Non-depreciable					
Land	<u>141,331</u>	-	-	-	<u>141,331</u>
Total non-depreciable	<u>141,331</u>	-	-	-	<u>141,331</u>
Depreciable Assets					
Land Improvements	785,145	-	-	-	785,145
Buildings	231,125	-	-	-	231,125
Water system improvements	8,495,682	-	243,795	-	8,739,477
Vehicles	147,520	-	-	-	147,520
Furniture and fixtures	11,674	-	-	-	11,674
Machinery and equipment	349,695	-	-	-	349,695
Total	<u>10,020,841</u>	-	243,795	-	<u>10,264,636</u>
Accumulated Depreciation					
Land Improvements	91,748	-	40,256	-	132,004
Buildings	125,295	-	5,357	-	130,652
Water system improvements	2,070,768	353	336,480	-	2,407,601
Vehicles	102,777	-	19,376	-	122,153
Furniture and fixtures	4,793	-	1,505	-	6,298
Machinery and equipment	165,825	-	16,914	-	182,739
Total	<u>2,561,206</u>	353	419,888	-	<u>2,981,447</u>
Total Net Depreciable Capital Assets	<u>7,459,635</u>				<u>7,283,189</u>
Total Net Capital Assets	<u>\$ 7,600,966</u>				<u>\$ 7,424,520</u>

Adjustment represents the updating of accumulated depreciation in the Capital Asset Register.

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

4. INCOME TAX STATUS

Crooked River Ranch Water Company is a not-for-profit corporation that is exempt from income taxes under Section 501(c)(12) of the Internal Revenue Code. In any given year, at least eighty-five percent (85%) of the Company's gross income must be collected from members, for the sole purpose of meeting losses and expenses.

U.S. Generally Accepted Accounting Principles requires management to evaluate tax positions taken and recognize a tax liability (or asset) if an uncertain position has been taken that more likely than not would not be sustained upon examination by the Internal Revenue Service.

The Company is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Company's management believes it is no longer subject to income tax examinations for years prior to 2018.

5. LONG-TERM LIABILITIES

Two loans were received in December of 2016 through the U.S. Department of Agriculture (USDA) Rural Utilities Service program totaling \$4,900,000. The loans are being repaid over 40 years at 1.875% interest and are secured by promissory note and deed of trust on all lands owned, assigned of income, water rights and all easements as well as a UCC-1 financing statement on all movable equipment. Annual payments of \$175,224 are made.

The Letter of Conditions requires the establishment of the following reserve accounts:

1. **Debt Service Reserve:**

Funded annually with an amount equal to 10% of the annual payment each year over the life of the loan until one annual installment of \$175,224 is accumulated.

The Company has complied with these conditions by designating one bank account to hold the debt service reserve. The debt service reserve account balance at December 31, 2021 and 2020 was \$175,224 and \$176,823, respectively.

Changes in long term liabilities as of December 31, 2021 are:

	Beginning Balance 1/1/2021	Addition	Reductions	Ending Balance 12/31/2021	Due within One year
Notes Payable	\$ 4,557,109	\$ -	\$ (89,778)	\$ 4,467,331	\$ 91,462
Amortization Fee	(9,993)	-	278	(9,715)	-
Total Long term Liabilities	\$ 4,547,116	\$ -	\$ (89,500)	\$ 4,457,616	\$ 91,462

**CROOKED RIVER RANCH WATER COMPANY
CROOKED RIVER RANCH, OREGON**

NOTES TO THE BASIC FINANCIAL STATEMENTS

5. LONG-TERM LIABILITIES (CONTINUED)

Changes in long term liabilities as of December 31, 2020 are:

	Beginning Balance		Ending Balance	Due within One year
	1/1/2020	Addition	Reductions	12/31/2020
Notes Payable	\$ 4,645,235	\$ -	\$ (88,126)	4,557,109
Amortization Fee	(10,271)		278	(9,993)
Total Long term Liabilities	<u>\$ 4,634,964</u>	<u>\$ -</u>	<u>\$ (87,848)</u>	<u>\$ 4,547,116</u>
				<u>\$ 89,778</u>

Future debt service requirements are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	91,462	83,762	175,224
2023	93,176	82,048	175,224
2024	94,924	80,300	175,224
2025	96,703	78,521	175,224
2026	98,517	76,707	175,224
2027-2031	520,993	355,127	876,120
2032-2036	571,702	304,418	876,120
2037-2041	627,347	248,773	876,120
2042-2046	688,408	187,712	876,120
2047-2051	755,413	120,707	876,120
2052-2056	<u>828,686</u>	<u>47,183</u>	<u>875,869</u>
	<u>\$ 4,467,331</u>	<u>\$ 1,665,258</u>	<u>\$ 6,132,589</u>

**CROOKED RIVER RANCH WATER COMPANY
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NOTES TO THE BASIC FINANCIAL STATEMENTS

6. OPERATING LEASES

The company in 2018 signed a lease agreement with Solutions Yes for a copier, future minimum lease payments of \$220 per month for 60 months. Total lease expense paid for the year ended December 31, 2021 and 2020, was \$2,342 and \$4,404, respectively.

Future minimum lease payments under the lease agreement are as follows:

Year Ending December 31,	
2022	2,640
2023	<u>440</u>
	<u><u>\$ 3,080</u></u>

7. FUNCTIONAL DISBURSEMENTS

The Statements of Functional Disbursements report certain categories of disbursements that are attributable to more than one program or supporting function. Therefore, these disbursements require allocation on a reasonable basis that is consistently applied. All disbursements are allocated based on time and effort.

8. LIQUIDITY

Financial assets available within one year of the balance sheet date for general expenditures are as follows at December 31, 2021 and 2020, respectively:

	2021	2020
Cash and cash equivalents	\$ 560,348	\$ 605,697
Restricted cash	<u>(175,224)</u>	<u>(176,823)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u><u>\$ 385,124</u></u>	<u><u>\$ 428,874</u></u>

The restricted cash is required by the USDA loan's debt covenant. As part of liquidity management, there is a policy to structure its financial assets to be available as its general expenses, liabilities and other obligations come due. In addition, cash in excess of daily requirements is invested in short-term investments.

**CROOKED RIVER RANCH WATER COMPANY
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NOTES TO THE BASIC FINANCIAL STATEMENTS

9. RETIREMENT PLAN

The Company started a SIMPLE IRA retirement plan for its employees during 2015. Eligibility is limited to employees who are reasonably expected to receive at least \$5,000 in compensation for the calendar year.

The Plan provides for either a matching contribution of 1%-3% or an employer non-elective contribution equal to 2% of total employee compensation for the calendar year. This election is made annually. Employer contributions for the year ended December 31, 2021 and 20120 were \$6,730 and \$6,698, respectively. The investments of the Plan are not shown on these basic financial statements because the assets belong to the Plan for the exclusive use of the employees, and is managed by a third party provider.

10. COMMITMENTS AND CONTINGENCIES

The COVID-19 outbreak in the United Stated has caused substantial disruption to business and local governments due to mandated and voluntary suspension of operations and stay at home orders. There is considerable uncertainty around the duration of the outbreak and the long-term impact to the overall economy. The ultimate impact on the company's finances is not determinable.

11. SUBSEQUENT EVENTS

Events have been evaluated for the year ended December 31, 2021 through October 17, 2021, the issuance date of the basic financial statements. No subsequent events were identified by management that required note disclosure.