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**GRANT ROAD INDUSTRIAL CENTER  
OWNERS' ASSOCIATION, INC.**

**ACCOUNTANT'S COMPILATION REPORT  
AND FINANCIAL STATEMENTS**

**DECEMBER 31, 2022**



# GRANT ROAD INDUSTRIAL CENTER OWNERS' ASSOCIATION, INC.

## TABLE OF CONTENTS

	<i>Page</i>
Accountant's Compilation Report .....	1
Financial Statements	
Statement of Assets Liabilities, and Shareholders' Equity – Tax Basis.....	2
Statement of Revenue and Expenses – Tax Basis .....	3
Statement of Changes in Shareholders' Equity – Tax Basis .....	4

To the President  
Grant Road Industrial Center Owners' Association, Inc.  
Tucson, Arizona

Management is responsible for the accompanying financial statements of Grant Road Industrial Center Owners' Association, Inc. (a corporation), which comprise the statement of assets, liabilities, and stockholder's equity – tax basis as of December 31, 2022, and the related statement of operations, and changes in stockholder's equity – tax basis for the year then ended in accordance with the tax basis of accounting, and for determining that the tax 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 financial statements, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by the management. 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 tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

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

We are not independent with respect to Grant Road Industrial Center Owners' Association, Inc.



August 29, 2023  
Tucson, Arizona

**GRANT ROAD INDUSTRIAL CENTER  
OWNERS' ASSOCIATION, INC.  
STATEMENT OF ASSETS, LIABILITIES,  
AND SHAREHOLDERS' EQUITY - TAX BASIS**

December 31, 2022

**ASSETS**

**CURRENT ASSETS**

Cash and cash equivalents	\$ 40,549
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Total assets	<u>\$ 40,549</u>
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**LIABILITIES AND SHAREHOLDERS' EQUITY**

**SHAREHOLDERS' EQUITY**

Shareholders' equity	<u>\$ 40,549</u>
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Total liabilities and shareholders' equity	<u>\$ 40,549</u>
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*See Accountant's Compilation Report*

**GRANT ROAD INDUSTRIAL CENTER  
OWNERS' ASSOCIATION, INC.  
STATEMENT OF REVENUE AND  
EXPENSES - TAX BASIS**

For the Year Ended December 31, 2022

**REVENUE**

Association dues collected	\$ 63,478
Transfer fees collected	-
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Total revenue	63,478
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**EXPENSES**

Licenses and permits	50
Insurance	7,579
Landscaping and groundskeeping	34,880
Professional fees	975
Security services	16,544
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Total operating expenses	60,028
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Income from operations	\$ 3,450
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*See Accountant's Compilation Report*

**GRANT ROAD INDUSTRIAL CENTER  
OWNERS' ASSOCIATION, INC.  
STATEMENT OF CHANGES IN  
SHAREHOLDERS' EQUITY - TAX BASIS**

For the Year Ended December 31, 2022

<b>BALANCE, BEGINNING OF YEAR</b>	\$ 37,099
<b>NET INCOME</b>	<u>3,450</u>
<b>BALANCE, END OF YEAR</b>	<u><u>\$ 40,549</u></u>

*See Accountant's Compilation Report*