GRANT ROAD INDUSTRIAL CENTER OWNERS' ASSOCIATION, INC.

ACCOUNTANT'S COMPILATION REPORT AND FINANCIAL STATEMENTS

DECEMBER 31, 2025

RCM
REGIER CARR & MONROE, LLP, CPAs

GRANT ROAD INDUSTRIAL CENTER OWNERS' ASSOCIATION, INC.

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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 shareholder's equity – tax basis as of December 31, 2025, and the related statements of revenue and expenses and changes in shareholder'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.

Regier Carr + Monroe, L.L.P.

February 10, 2026
Tucson, Arizona

GRANT ROAD INDUSTRIAL CENTER
OWNERS' ASSOCIATION, INC.
STATEMENT OF ASSETS, LIABILITIES,
AND SHAREHOLDERS' EQUITY - TAX BASIS
December 31, 2025

ASSETS

CURRENT ASSETS
Cash and cash equivalents $ 35,932

OTHER CURRENT ASSETS
Prepaid security services 1,850

Total assets $ 37,782

LIABILITIES AND SHAREHOLDERS' EQUITY

OTHER CURRENT LIABILITIES
State income tax $ 50

SHAREHOLDERS' EQUITY
Shareholders' equity 37,732

Total liabilities and shareholders' equity $ 37,782

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, 2025

REVENUE

Association dues collected	$	64,900
Transfer fees collected		100
Total revenue		65,000

EXPENSES

Licenses and permits	52
Insurance	5,464
Landscaping and groundskeeping	30,500
Professional fees	1,960
Security services	23,825
Repairs and maintenance	17,500
State income tax	50
Total operating expenses	79,351
Loss from operations	$ (14,351)

GRANT ROAD INDUSTRIAL CENTER
OWNERS' ASSOCIATION, INC.
STATEMENT OF CHANGES IN
SHAREHOLDERS' EQUITY - TAX BASIS
For the Year Ended December 31, 2025

BALANCE, BEGINNING OF YEAR	$	52,083
NET LOSS		(14,351)
BALANCE, END OF YEAR	$	37,732

See Accountant's Compilation Report