

THE SEASONS AT TIARA RADO
HOMEOWNERS' ASSOCIATION

FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2021



INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To Management
The Seasons at Tiara Rado Homeowners' Association
Grand Junction, CO

Management is responsible for the accompanying financial statements of The Seasons at Tiara Rado Homeowners' Association (a corporation), which comprise the statement of assets, liabilities, and members' equity as of December 31, 2021, and the related statement of revenues, expenses, and members' equity for the year then ended in accordance with accounting principles generally accepted in the United States of America. 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 completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about The Seasons at Tiara Rado Homeowners' Association financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The American Institute of Certified Public Accountants has determined that supplementary information about future major repairs and replacements of common property is required to supplement, but not required to be a part of, the basic financial statements. The Seasons at Tiara Rado Homeowners' Association, has not presented this supplementary information.

A handwritten signature in cursive script that reads 'Soronon Donley Patterson'.

Soronon, Donley, Patterson CPA's, P.C.
January 20, 2022

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
STATEMENT OF ASSETS, LIABILITIES, AND MEMBERS' EQUITY - CASH BASIS
DECEMBER 31, 2021

ASSETS	
CASH	
Cash and Cash Equivalents	\$15,574
Cash and Cash Equivalents - Designated for Future Repairs & Maintenance	<u>31,223</u>
TOTAL CASH	<u>46,797</u>
TOTAL ASSETS	<u><u>\$46,797</u></u>
LIABILITIES & MEMBERS' EQUITY	
MEMBERS' EQUITY	
Members' Equity - Undesignated	\$15,574
Members' Equity - Designated for Future Repairs & Maintenance	<u>31,223</u>
	<u>46,797</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u><u>\$46,797</u></u>

See Accountant's Compilation Report

THE SEASONS AT TIARA RADO HOMEOWNERS' ASSOCIATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN MEMBERS' EQUITY - CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2021

REVENUES	
Member Dues	\$81,649
Other	2,937
TOTAL REVENUES	<u>84,586</u>
 EXPENSES	
Common Area Expenses	
Common Landscape Maintenance	22,601
Irrigation - Filing 7	505
Irrigation - LS	9,738
Irrigation - SS	1,997
Irrigation Infrastructure Repairs	3,730
Other	8,394
Pond Maintenance	384
Redlands Water Shares	2,800
Turf & Irrigation - Filing 4	7,908
Total Common Area Expenses	<u>58,057</u>
Administration Expenses	
Accounting	3,500
Document Storage	1,200
Insurance	1,140
Legal	3,500
Management	10,015
Other	769
Supplies	1,371
Total Administration Expenses	<u>21,495</u>
TOTAL EXPENSES	<u>79,552</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	 5,034
 BEGINNING MEMBERS' EQUITY	 41,763
 ENDING MEMBERS' EQUITY	 <u><u>\$46,797</u></u>

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