



# Balance Sheet

As of 12/31/2025, Cash Basis

ERA Brokers Consolidated  
201 E. St. George Blvd.  
St. George, UT 84770

## Meadow View

### Assets

#### Current Asset

Meadow View - Checking	36,554.06
Meadow View - Savings Money Market	10,133.05
Meadow View Heights - CVB Checking	24,239.01
Meadow View Heights - CVB Money Market	10,354.25
Undeposited Funds	143.42

<b>Total Current Asset</b>	<b>\$81,423.79</b>
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<b>Total Assets</b>	<b>\$81,423.79</b>
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### Liabilities

#### Current Liability

2210 - Reserve Account	20,477.30
Prepayments	1,793.55

<b>Total Current Liability</b>	<b>\$22,270.85</b>
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<b>Total Liabilities</b>	<b>\$22,270.85</b>
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### Equity

Net Income	(148,042.10)
Opening Balance Equity	(381.40)
Retained Earnings	207,576.44

<b>Total Equity</b>	<b>\$59,152.94</b>
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<b>Total Liabilities &amp; Equity</b>	<b>\$81,423.79</b>
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# Income Statement

12/1/2025 - 12/31/2025, By Month, Cash basis

ERA Brokers Consolidated  
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St. George, UT 84770

## Meadow View

Account	12-2025	Total
<b>Income</b>		
3110 - Association Fees		
3110 - Association Fees	426.00	426.00
<b>Total</b> for 3110 - Association Fees	<b>\$426.00</b>	<b>\$426.00</b>
Administration Income		
3410 - Late Fees	28.22	28.22
<b>Total</b> for Administration Income	<b>\$28.22</b>	<b>\$28.22</b>
Interest Income		
3430 - Interest or Dividend Income (Saving or CD)	3.08	3.08
<b>Total</b> for Interest Income	<b>\$3.08</b>	<b>\$3.08</b>
<b>Total</b> Income	<b>\$457.30</b>	<b>\$457.30</b>
<b>Expense</b>		
4940 - Interest Expense	3.08	3.08
Administration		
4104 - Management Fees	944.00	944.00
<b>Total</b> for Administration	<b>\$944.00</b>	<b>\$944.00</b>
<b>Total</b> Expense	<b>\$947.08</b>	<b>\$947.08</b>
<b>Net Operating Income</b>	<b>(\$489.78)</b>	<b>(\$489.78)</b>
<b>Net Income</b>	<b>(\$489.78)</b>	<b>(\$489.78)</b>



# Bank Reconciliation

ERA Brokers Consolidated  
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St. George, UT 84770

Bank account **Meadow View Heights - CVB Checking**

Statement ending date **12/31/2025**

<b>Beginning balance</b>	<b>\$173,413.58</b>
+ Cleared deposits	310.80
- Cleared withdrawals	(149,485.37)
<b>Ending balance</b>	<b>\$24,239.01</b>
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
<b>Book balance</b>	<b>\$24,239.01</b>

Name	Date	Number	Memo	Amount
<b>Beginning balance</b>				<b>\$173,413.58</b>
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<b>Cleared</b>				
<b>+ Deposits</b>				
	12/12/2025			310.80
<b>Total for Cleared deposits</b>				<b>\$310.80</b>
<b>- Withdrawals</b>				
ERA BROKERS CONSOLIDATED	10/22/2025	103	2025 Monthly Management Fee **CHK**	(944.00)
Lamb Excavating Inc	11/17/2025	104	2272 - 2025 Road Base	(146,495.37)
ERA BROKERS CONSOLIDATED	11/17/2025	105	2025 Monthly Management Fee **CHK**	(944.00)
ERA BROKERS CONSOLIDATED	11/26/2025	107	Annual HOA Ombudsman & Business Registry	(158.00)
ERA BROKERS CONSOLIDATED	12/1/2025	106	2025 Monthly Management Fee **CHK**	(944.00)
<b>Total for Cleared withdrawals</b>				<b>(\$149,485.37)</b>
<b>Total for Cleared deposits &amp; withdrawals</b>				<b>(\$149,174.57)</b>
<b>Ending balance</b>				<b>\$24,239.01</b>
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<b>Uncleared</b>				
<b>+ Deposits</b>				
<b>Total for Uncleared deposits</b>				<b>\$0.00</b>
<b>- Withdrawals</b>				
<b>Total for Uncleared withdrawals</b>				<b>\$0.00</b>
<b>Total for Uncleared deposits &amp; withdrawals</b>				<b>\$0.00</b>
<b>Book balance</b>				<b>\$24,239.01</b>