

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
Total Current Asset	\$81,423.79

Total Assets

\$81,423.79

Liabilities

Current Liability

2210 - Reserve Account	20,477.30
Prepayments	1,793.55
Total Current Liability	\$22,270.85

Total Liabilities

\$22,270.85

Equity

Net Income	(148,042.10)
Opening Balance Equity	(381.40)
Retained Earnings	207,576.44
Total Equity	\$59,152.94

Total Liabilities & Equity

\$81,423.79

Income Statement

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

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Meadow View

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

Bank Reconciliation

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

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

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

Name	Date	Number	Memo	Amount
Beginning balance				\$173,413.58
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Cleared				
+ Deposits				
	12/12/2025			310.80
Total for Cleared deposits				\$310.80
- Withdrawals				
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)
Total for Cleared withdrawals				(\$149,485.37)
Total for Cleared deposits & withdrawals				(\$149,174.57)
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Ending balance				\$24,239.01
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Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
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Book balance				\$24,239.01
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