

Balance Sheet

As of 10/31/2025, 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	171,725.53
Meadow View Heights - CVB Money Market	10,348.19
Total Current Asset	\$228,760.83

Total Assets

\$228,760.83

Liabilities

Current Liability

2210 - Reserve Account	20,471.24
Prepayments	1,651.55
Total Current Liability	\$22,122.79
Total Liabilities	\$22,122.79

Equity

Net Income	(557.00)
Opening Balance Equity	(381.40)
Retained Earnings	207,576.44
Total Equity	\$206,638.04

Total Liabilities & Equity

\$228,760.83

Income Statement

10/1/2025 - 10/31/2025, By Month, Cash basis

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Meadow View

Account	10-2025	Total
Income		
3110 - Association Fees		
3110 - Association Fees	746.70	746.70
Total for 3110 - Association Fees	\$746.70	\$746.70
Administration Income		
3410 - Late Fees	68.53	68.53
Total for Administration Income	\$68.53	\$68.53
Interest Income		
3430 - Interest or Dividend Income (Saving or CD)	4.32	4.32
Total for Interest Income	\$4.32	\$4.32
Total Income	\$819.55	\$819.55
Expense		
4940 - Interest Expense	4.32	4.32
Administration		
4104 - Management Fees	944.00	944.00
Total for Administration	\$944.00	\$944.00
Total Expense	\$948.32	\$948.32
Net Operating Income	(\$128.77)	(\$128.77)
Net Income	(\$128.77)	(\$128.77)

Bank Reconciliation

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

 Statement ending date **10/31/2025**

Beginning balance		\$171,712.30
+ Cleared deposits		957.23
- Cleared withdrawals		0.00
Ending balance		\$172,669.53
+ Uncleared deposits		0.00
- Uncleared withdrawals		(944.00)
Book balance		\$171,725.53

Name	Date	Number	Memo	Amount
Beginning balance				\$171,712.30
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Cleared				
+ Deposits				
	10/10/2025			478.84
	10/30/2025			478.39
Total for Cleared deposits				\$957.23
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$957.23
Ending balance				\$172,669.53
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Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
ERA BROKERS CONSOLIDATED	10/22/2025	103	2025 Monthly Management Fee **CHK**	(944.00)
Total for Uncleared withdrawals				(\$944.00)
Total for Uncleared deposits & withdrawals				(\$944.00)
Book balance				\$171,725.53
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Vendor Ledger

10/31/2025 - 12/31/2025, Meadow View

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

ERA BROKERS CONSOLIDATED

Date	Property or company	Ref. no.	Description	Bill	Payment
11/1/2025	Meadow View		2025 Monthly Management Fee **CHK**	944.00	
11/1/2025	Meadow View		Annual HOA Ombudsman & Business Registry	158.00	
11/17/2025	Meadow View		2025 Monthly Management Fee **CHK**	944.00	
11/26/2025	Meadow View		Annual HOA Ombudsman & Business Registry	158.00	
12/1/2025	Meadow View		2025 Monthly Management Fee **CHK** December	944.00	
12/1/2025	Meadow View		2025 Monthly Management Fee **CHK** December	944.00	
12/17/2025	Meadow View		2025 Monthly Management Fee **CHK**	944.00	
Total for ERA BROKERS CONSOLIDATED				\$2,990.00	\$2,046.00

Summary by vendor

Vendor	Bill	Payment
Total - ERA BROKERS CONSOLIDATED	2,990.00	2,046.00
Grand total	\$2,990.00	\$2,046.00