

# 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

ERA Brokers Consolidated  
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## Meadow View

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



# Bank Reconciliation

ERA Brokers Consolidated  
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St. George, UT 84770

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

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

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

Name	Date	Number	Memo	Amount
<b>Beginning balance</b>				<b>\$171,712.30</b>
<hr/>				
<b>Cleared</b>				
<b>+ Deposits</b>				
	10/10/2025			478.84
	10/30/2025			478.39
<b>Total</b> for Cleared deposits				<b>\$957.23</b>
<hr/>				
<b>- Withdrawals</b>				
<b>Total</b> for Cleared withdrawals				<b>\$0.00</b>
<hr/>				
<b>Total</b> for Cleared deposits & withdrawals				<b>\$957.23</b>
<hr/>				
<b>Ending balance</b>				<b>\$172,669.53</b>
<hr/>				
<b>Uncleared</b>				
<b>+ Deposits</b>				
<b>Total</b> for Uncleared deposits				<b>\$0.00</b>
<hr/>				
<b>- Withdrawals</b>				
ERA BROKERS CONSOLIDATED	10/22/2025	103	2025 Monthly Management Fee **CHK**	(944.00)
<b>Total</b> for Uncleared withdrawals				<b>(\$944.00)</b>
<hr/>				
<b>Total</b> for Uncleared deposits & withdrawals				<b>(\$944.00)</b>
<hr/>				
<b>Book balance</b>				<b>\$171,725.53</b>
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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	
<b>Total</b> for ERA BROKERS CONSOLIDATED				<b>\$2,990.00</b>	<b>\$2,046.00</b>

## Summary by vendor

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