



Balance Sheet

As of 4/30/2026, Cash Basis

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

Meadow View

Assets

Current Asset

Meadow View Heights - CVB Checking	46,371.07
Meadow View Heights - CVB Money Market	10,366.17

Total Current Asset **\$56,737.24**

Total Assets

\$56,737.24

Liabilities

Current Liability

2210 - Reserve Account	10,328.77
Prepayments	1,203.34

Total Current Liability **\$11,532.11**

Total Liabilities

\$11,532.11

Equity

Net Income	22,578.85
Retained Earnings	22,626.28

Total Equity **\$45,205.13**

Total Liabilities & Equity

\$56,737.24



Income Statement

4/1/2026 - 4/30/2026, By Month, Cash basis

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Meadow View

Account	04-2026	Total
Income		
3110 - Association Fees		
3110 - Association Fees	2,890.00	2,890.00
Total for 3110 - Association Fees	\$2,890.00	\$2,890.00
Interest Income		
3430 - Interest or Dividend Income (Saving or CD)	2.98	2.98
3431 - Interest Income Reclass to Reserves	(2.98)	(2.98)
Total for Interest Income	\$0.00	\$0.00
Total Income	\$2,890.00	\$2,890.00
Expense		
Administration		
4104 - Management Fees	944.00	944.00
Total for Administration	\$944.00	\$944.00
Taxes		
4188 - Tax Preparation	265.00	265.00
Total for Taxes	\$265.00	\$265.00
Total Expense	\$1,209.00	\$1,209.00
Net Operating Income	\$1,681.00	\$1,681.00
Net Income	\$1,681.00	\$1,681.00



Vendor Ledger

4/1/2026 - 4/30/2026, Meadow View

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ERA BROKERS CONSOLIDATED

Date	Property or company	Ref. no.	Description	Bill	Payment
4/17/2026	Meadow View		2025 - 26 Monthly Management Fee **CHK**	944.00	
4/21/2026	Meadow View		2025 - 26 Monthly Management Fee **CHK**		944.00
4/22/2026	Meadow View	Inv #20260416	2025 Fed & State Tax Prep w/ 1099 Reporting	265.00	
4/22/2026	Meadow View	Inv #20260416	2025 Fed & State Tax Prep w/ 1099 Reporting		265.00
Total for ERA BROKERS CONSOLIDATED				\$1,209.00	\$1,209.00

Summary by vendor

Vendor	Bill	Payment
Total - ERA BROKERS CONSOLIDATED	1,209.00	1,209.00
Grand total	\$1,209.00	\$1,209.00