



Balance Sheet

As of 11/30/2025, 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	24,872.21
Meadow View Heights - CVB Money Market	10,351.17

Total Current Asset **\$81,910.49**

Total Assets **\$81,910.49**

Liabilities

Current Liability

2210 - Reserve Account	20,474.22
Prepayments	1,793.55

Total Current Liability **\$22,267.77**

Total Liabilities **\$22,267.77**

Equity

Net Income	(147,552.32)
Opening Balance Equity	(381.40)
Retained Earnings	207,576.44

Total Equity **\$59,642.72**

Total Liabilities & Equity **\$81,910.49**

Income Statement

11/1/2025 - 11/30/2025, By Month, Cash basis

Meadow View

Account	11-2025	Total
Income		
3110 - Association Fees		
3110 - Association Fees	573.68	573.68
Total for 3110 - Association Fees	\$573.68	\$573.68
Administration Income		
3410 - Late Fees	28.37	28.37
Total for Administration Income	\$28.37	\$28.37
Interest Income		
3430 - Interest Income Reserves (Savings or CDs)	2.98	2.98
Total for Interest Income	\$2.98	\$2.98
Total Income	\$605.03	\$605.03
Expense		
4940 - Interest Expense	2.98	2.98
Administration		
4104 - Management Fees	944.00	944.00
4150 - Business & HOA Registry Renewals	158.00	158.00
Total for Administration	\$1,102.00	\$1,102.00
Total Expense	\$1,104.98	\$1,104.98
Net Operating Income	(\$499.95)	(\$499.95)
Non-operating Expense		
4936 - Cap Ex Road Maintenance	146,495.37	146,495.37
Total Non-operating Expense	\$146,495.37	\$146,495.37
Net Non-operating Income	(\$146,495.37)	(\$146,495.37)
Net Income	(\$146,995.32)	(\$146,995.32)



Bank Reconciliation

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

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

Statement ending date **11/30/2025**

Beginning balance	\$172,669.53
+ Cleared deposits	744.05
- Cleared withdrawals	0.00
Ending balance	\$173,413.58
+ Uncleared deposits	0.00
- Uncleared withdrawals	(148,541.37)
Book balance	\$24,872.21

Name	Date	Number	Memo	Amount
Beginning balance				\$172,669.53
Cleared				
+ Deposits				
	11/7/2025			291.10
	11/14/2025			452.95
Total for Cleared deposits				\$744.05
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$744.05
Ending balance				\$173,413.58
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- 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)
Total for Uncleared withdrawals				(\$148,541.37)
Total for Uncleared deposits & withdrawals				(\$148,541.37)
Book balance				\$24,872.21