

Wasatch Commons Condominium
Association, Inc.

Financial Report

January 2026



Prepared by Steady Co. on February 18, 2026.

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Executive Summary

Revenue

January
\$10,408

↘ Down 12% vs. Dec 2025

Fiscal YTD
\$10,408

↗ Up 12% vs. Prior Year

Cost Of Goods Sold

January
\$0

↘ Down -% vs. Dec 2025

Fiscal YTD
\$0

↗ Up -% vs. Prior Year

Operating Expenses

January
\$4,257

↘ Down 77% vs. Dec 2025

Fiscal YTD
\$4,257

↗ Up 369% vs. Prior Year

Net Income

January
-\$8,046

↘ Down 37% vs. Dec 2025

Fiscal YTD
-\$8,046

↘ Down 171% vs. Prior Year

Profit and Loss

January 2026

Name	Jan '26
Income	
06100 HOA Fees	\$9,843
06210 Transfer Fees on Unit Sales	\$500
06360 Cash Back Awards	\$50
06400 Interest Earned-Operating Accounts	\$15
Total Income	\$10,408
Gross Profit	\$10,408
Expenses	
08100 Common House Operations	-
08110 Electric CH & Carports	\$42
08120 Gas (895...) CH	\$236
Total 08100 Common House Operations	\$279
08300 Maintenance Committee	-
08305 Maintenance Materials	\$484
Total 08300 Maintenance Committee	\$484
08400 Management Committee	-
08410 Bank Service Charges	\$97
08430 Garbage & Recycling	\$374
08435 Insurance - General	\$2,380
Total 08400 Management Committee	\$2,852
08500 Workshop Expense	-
08520 Gas (912...) Workshop	\$60
Total 08500 Workshop Expense	\$60
08700 Water	-
08705 Water (...305) CH & Lawn	\$96
08711 Water (...411) Workshop	\$23
08771 Water (...371) East side	\$23
Total 08700 Water	\$143
09650 Communications Committee	\$10
50200 Accounting & Audit Fees	\$415
51400 Bank & Merchant Fees	\$10

Name	Jan '26
Total Expenses	\$4,257
Net Operating Income	\$6,151
Other Income	
11000 Interest Earned-Reserve Fund	\$456
Total Other Income	\$456
Other Expenses	
12300 Capital Reserve Expenditure	-
12349 Other Capital Expenditure	\$14,654
Total 12300 Capital Reserve Expenditure	\$14,654
Total Other Expenses	\$14,654
Net Other Income	-\$14,197
Net Income	-\$8,046

Balance Sheet

January 2026

Name	Jan '26
ASSETS	
Current Assets	-
Bank Accounts	-
00099 Total Operating Accounts	-
00001 Mountain American Savings Operating	\$1
00007 Money Market MACU	\$7
00024 12 Month Certificate - ID 24	\$2,265
00050 MACU - Business checking - Operating	\$34,300
Total 00099 Total Operating Accounts	\$36,574
00499 Total Reserve Fund	-
00501 UFCU Business Primary Savings	\$10
00521 00521 High Yield Money Market	\$92,819
00543 "U" Save 3-5 Month - ID 43	\$10,895
00544 "U" Save 3-5 Month - ID 44	\$11,095
00545 "U" Save 3-5 Month - ID 45	\$10,802
00546 "U" Save 3-5 Month - ID 46	\$10,802
00548 00548 "U" Save 3-5 Month - ID 48	\$10,755
00550 00550 "U" Save 6-11 Month - ID 50	\$10,723
00551 00551 "U" Save 3-5 Month - ID 51	\$10,679
00590 UFCU Reserve Checking	\$30,292
Total 00499 Total Reserve Fund	\$198,876
Total Bank Accounts	\$235,450
Accounts Receivable	-
01000 Accounts Receivable	\$3,852
Total Accounts Receivable	\$3,852
Total Current Assets	\$239,302
TOTAL ASSETS	\$239,302
LIABILITIES AND EQUITY	
Liabilities	-
Current Liabilities	-
Credit Cards	-
03050 Capital One Spark Credit Card	\$3,397

Name	Jan '26
Total Credit Cards	\$3,397
Total Current Liabilities	\$3,397
Total Liabilities	\$3,397
Equity	-
05300 Retained Equity	\$243,952
Net Income	-\$8,046
Total Equity	\$235,905
TOTAL LIABILITIES AND EQUITY	\$239,302

Statement of Cash Flows (last month)

January 2026

Name	Total	Info
OPERATING ACTIVITIES	-	
Net Income	-\$8,046	
Adjustments to reconcile Net Income to Net Cash provided by operations:	-	
03050 Capital One Spark Credit Card	\$189	We have a higher balance outstanding on this account. This means we didn't have to use cash, but we'll have to pay this back later.
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	\$189	
Net cash provided by operating activities	-\$7,857	
Net cash increase for period	-\$7,857	
Cash at beginning of period	\$243,308	
Cash at end of period	\$235,450	

Budget vs Actuals (Monthly)

January 2026

Name	January 2026		
	Actual	Budget	Act vs Budget
Income	-	-	-
06100 HOA Fees	\$9,843	\$10,275	-\$432
06210 Transfer Fees on Unit Sales	\$500	\$83	\$416
06360 Cash Back Awards	\$50	\$83	-\$33
06400 Interest Earned-Operating Accounts	\$15	\$250	-\$234
06700 Play or Pay	-	\$83	-\$83
06710 Electric Car Charging	-	\$20	-\$20
06750 Receipts to Offset CH Expense	-	-	-
06751 CH Rooms by Unit Owners	-	\$156	-\$156
Total 06750 Receipts to Offset CH Expense	-	\$156	-\$156
06800 Donations	-	-	-
06860 Donations - Common House Rooms	-	\$83	-\$83
06890 Fund Raisers	-	\$41	-\$41
Total 06800 Donations	-	\$125	-\$125
Total Income	\$10,408	\$11,078	-\$669
Gross Profit	\$10,408	\$11,078	-\$669
Expenses	-	-	-
08100 Common House Operations	-	-	-
08110 Electric CH & Carports	\$42	\$25	\$17
08120 Gas (895...) CH	\$236	\$208	\$28
08150 Supplies CH	-	\$50	-\$50
Total 08100 Common House Operations	\$279	\$283	-\$3
08200 Landscape Maintenance	-	\$416	-\$416
08300 Maintenance Committee	-	\$833	-\$833
08305 Maintenance Materials	\$484	-	\$484
Total 08300 Maintenance Committee	\$484	\$833	-\$348
08400 Management Committee	-	-	-
08410 Bank Service Charges	\$97	\$102	-\$5
08425 Dues and Subscriptions	-	\$15	-\$15
08430 Garbage & Recycling	\$374	\$378	-\$3
08435 Insurance - General	\$2,380	\$1,704	\$676

Name	January 2026		
	Actual	Budget	Act vs Budget
08438 Insurance - Earthquake	-	\$669	-\$669
Total 08435 Insurance - General	\$2,380	\$2,374	\$6
08445 Licenses and Permits	-	\$10	-\$10
08466 Accounting Fees Professional	-	\$415	-\$415
08476 Bookkeeping Software	-	\$85	-\$85
08490 Snow Removal	-	\$50	-\$50
08495 Taxes	-	\$156	-\$156
Total 08400 Management Committee	\$2,852	\$3,588	-\$735
08500 Workshop Expense	-	-	-
08520 Gas (912...) Workshop	\$60	\$37	\$23
Total 08500 Workshop Expense	\$60	\$37	\$23
08700 Water	-	-	-
08705 Water (...305) CH & Lawn	\$96	\$333	-\$237
08711 Water (...411) Workshop	\$23	\$79	-\$55
08771 Water (...371) East side	\$23	\$266	-\$242
Total 08700 Water	\$143	\$679	-\$535
09000 Common House Furnishings	-	\$136	-\$136
09260 Mediation	-	\$83	-\$83
09310 Celebrations Committee	-	\$25	-\$25
09340 ACM Planning Committee	-	\$200	-\$200
09452 Dues to Cohousing.org	-	\$62	-\$62
09640 North Field	-	\$64	-\$64
09650 Communications Committee	\$10	-	\$10
50200 Accounting & Audit Fees	\$415	-	\$415
51400 Bank & Merchant Fees	\$10	-	\$10
Total Expenses	\$4,257	\$6,411	-\$2,153
Net Operating Income	\$6,151	\$4,667	\$1,484
Other Income	-	-	-
11000 Interest Earned-Reserve Fund	\$456	-	\$456
Total Other Income	\$456	-	\$456
Other Expenses	-	-	-
12300 Capital Reserve Expenditure	-	-	-
12349 Other Capital Expenditure	\$14,654	-	\$14,654
Total 12300 Capital Reserve Expenditure	\$14,654	-	\$14,654

Name	January 2026		
	Actual	Budget	Act vs Budget
Total Other Expenses	\$14,654	-	\$14,654
Net Other Income	-\$14,197	-	-\$14,197
Net Income	-\$8,046	\$4,667	-\$12,713

Budget vs Actuals (Calendar YTD)

Please select a budget to view this report

Top 10 Vendors by Spend

As of January 31, 2026

Name	Amount
1. True Pros	\$14,654
2. State Farm	\$2,380
3. Steady Co	\$415
4. Ace Hardware	\$303
5. Dominion Energy--(8957050000)-Common House	\$297
6. Salt Lake City Corp-common house305	\$143
7. Walmart	\$126
8. QuickBooks Payments	\$82
9. Glens Key Lock & Safe	\$44
10. Rocky Mountain Power	\$42