

Wasatch Commons Condominium  
Association, Inc.

# Financial Report

February 2026



Prepared by Steady Co. on March 18, 2026.

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# Executive Summary

## Revenue

February  
\$11,752

↗ Up 13% vs. Jan 2026

Fiscal YTD  
\$22,161

↗ Up 14% vs. Prior Year

## Cost Of Goods Sold

February  
\$0

↘ Down -% vs. Jan 2026

Fiscal YTD  
\$0

↗ Up -% vs. Prior Year

## Operating Expenses

February  
\$4,491

↗ Up 6% vs. Jan 2026

Fiscal YTD  
\$8,748

↗ Up 286% vs. Prior Year

## Net Income

February  
\$7,664

↗ Up 195% vs. Jan 2026

Fiscal YTD  
-\$381

↘ Down 102% vs. Prior Year

# Profit and Loss

February 2026

Name	Feb '26
<b>Income</b>	
06100 HOA Fees	\$10,650
06360 Cash Back Awards	\$75
06400 Interest Earned-Operating Accounts	\$7
06800 Donations	-
06830 Donations For CH Rooms	\$780
06890 Fund Raisers	\$240
<b>Total 06800 Donations</b>	<b>\$1,020</b>
<b>Total Income</b>	<b>\$11,752</b>
<b>Gross Profit</b>	<b>\$11,752</b>
<b>Expenses</b>	
08100 Common House Operations	-
08110 Electric CH & Carports	\$49
08120 Gas (895...) CH	\$216
08150 Supplies CH	\$66
<b>Total 08100 Common House Operations</b>	<b>\$332</b>
08300 Maintenance Committee	-
08305 Maintenance Materials	\$253
08350 Contract Labor	\$425
<b>Total 08300 Maintenance Committee</b>	<b>\$678</b>
08400 Management Committee	-
08410 Bank Service Charges	\$98
08430 Garbage & Recycling	\$369
08435 Insurance - General	\$2,380
08445 Licenses and Permits	\$17
08466 Accounting Fees Professional	\$415
<b>Total 08400 Management Committee</b>	<b>\$3,280</b>
08500 Workshop Expense	-
08520 Gas (912...) Workshop	\$69
<b>Total 08500 Workshop Expense</b>	<b>\$69</b>
08700 Water	-
08705 Water (...305) CH & Lawn	\$82

<b>Name</b>	<b>Feb '26</b>
08711 Water (...411) Workshop	\$23
08771 Water (...371) East side	\$23
<b>Total 08700 Water</b>	<b>\$130</b>
<b>Total Expenses</b>	<b>\$4,491</b>
<b>Net Operating Income</b>	<b>\$7,260</b>
<b>Other Income</b>	
11000 Interest Earned-Reserve Fund	\$403
<b>Total Other Income</b>	<b>\$403</b>
<b>Net Other Income</b>	<b>\$403</b>
<b>Net Income</b>	<b>\$7,664</b>

# Balance Sheet

February 2026

Name	Feb '26
<b>ASSETS</b>	
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	\$2,273
00050 MACU - Business checking - Operating	\$41,971
<b>Total 00099 Total Operating Accounts</b>	<b>\$44,253</b>
00499 Total Reserve Fund	-
00501 UFCU Business Primary Savings	\$10
00521 00521 High Yield Money Market	\$92,958
00543 "U" Save 3-5 Month - ID 43	\$10,933
00544 "U" Save 3-5 Month - ID 44	\$11,134
00545 "U" Save 3-5 Month - ID 45	\$10,840
00546 "U" Save 3-5 Month - ID 46	\$10,840
00548 00548 "U" Save 3-5 Month - ID 48	\$10,790
00550 00550 "U" Save 6-11 Month - ID 50	\$10,762
00551 00551 "U" Save 3-5 Month - ID 51	\$10,716
00590 UFCU Reserve Checking	\$29,867
<b>Total 00499 Total Reserve Fund</b>	<b>\$198,854</b>
<b>Total Bank Accounts</b>	<b>\$243,108</b>
Accounts Receivable	-
01000 Accounts Receivable	\$3,852
<b>Total Accounts Receivable</b>	<b>\$3,852</b>
<b>Total Current Assets</b>	<b>\$246,960</b>
<b>TOTAL ASSETS</b>	<b>\$246,960</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	-
Current Liabilities	-
Credit Cards	-
03050 Capital One Spark Credit Card	\$3,390

Name	Feb '26
<b>Total Credit Cards</b>	<b>\$3,390</b>
<b>Total Current Liabilities</b>	<b>\$3,390</b>
<b>Total Liabilities</b>	<b>\$3,390</b>
Equity	-
05300 Retained Equity	\$243,952
Net Income	-\$381
<b>Total Equity</b>	<b>\$243,570</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$246,960</b>

# Statement of Cash Flows (last month)

February 2026

Name	Total	Info
<b>OPERATING ACTIVITIES</b>	-	
Net Income	\$7,664	
Adjustments to reconcile Net Income to Net Cash provided by operations:	-	
03050 Capital One Spark Credit Card	-\$7	We used some of our cash to pay down this balance.
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$7	
<b>Net cash provided by operating activities</b>	<b>\$7,657</b>	
Net cash increase for period	\$7,657	
Cash at beginning of period	\$235,450	
Cash at end of period	\$243,108	

# Budget vs Actuals (Monthly)

February 2026
























Name	February 2026		
	Actual	Budget	Act vs Budget
Income	-	-	-
06100 HOA Fees	\$10,650	\$10,275	\$374
06210 Transfer Fees on Unit Sales	-	\$83	-\$83
06360 Cash Back Awards	\$75	\$83	-\$8
06400 Interest Earned-Operating Accounts	\$7	\$250	-\$242
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
<b>Total 06750 Receipts to Offset CH Expense</b>	<b>-</b>	<b>\$156</b>	<b>-\$156</b>
06800 Donations	-	-	-
06830 Donations For CH Rooms	\$780	-	\$780
06860 Donations - Common House Rooms	-	\$83	-\$83
06890 Fund Raisers	\$240	\$41	\$198
<b>Total 06800 Donations</b>	<b>\$1,020</b>	<b>\$125</b>	<b>\$895</b>
<b>Total Income</b>	<b>\$11,752</b>	<b>\$11,078</b>	<b>\$674</b>
Gross Profit	\$11,752	\$11,078	\$674
Expenses	-	-	-
08100 Common House Operations	-	-	-
08110 Electric CH & Carports	\$49	\$25	\$24
08120 Gas (895...) CH	\$216	\$208	\$8
08150 Supplies CH	\$66	\$50	\$16
<b>Total 08100 Common House Operations</b>	<b>\$332</b>	<b>\$283</b>	<b>\$48</b>
08200 Landscape Maintenance	-	\$416	-\$416
08300 Maintenance Committee	-	\$833	-\$833
08305 Maintenance Materials	\$253	-	\$253
08350 Contract Labor	\$425	-	\$425
<b>Total 08300 Maintenance Committee</b>	<b>\$678</b>	<b>\$833</b>	<b>-\$154</b>
08400 Management Committee	-	-	-
08410 Bank Service Charges	\$98	\$102	-\$4
08425 Dues and Subscriptions	-	\$15	-\$15

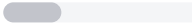
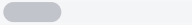
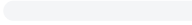
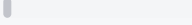
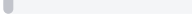
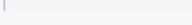
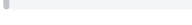
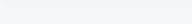
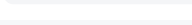
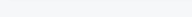
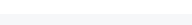
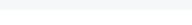
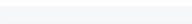
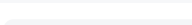
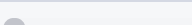
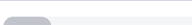
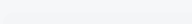
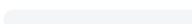
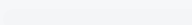
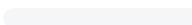
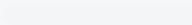
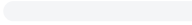

Name	February 2026		
	Actual	Budget	Act vs Budget
08430 Garbage & Recycling	\$369	\$378	-\$8
08435 Insurance - General	\$2,380	\$1,704	\$676
08438 Insurance - Earthquake	-	\$669	-\$669
<b>Total 08435 Insurance - General</b>	<b>\$2,380</b>	<b>\$2,374</b>	<b>\$6</b>
08445 Licenses and Permits	\$17	\$10	\$6
08466 Accounting Fees Professional	\$415	\$415	-
08476 Bookkeeping Software	-	\$85	-\$85
08490 Snow Removal	-	\$50	-\$50
08495 Taxes	-	\$156	-\$156
<b>Total 08400 Management Committee</b>	<b>\$3,280</b>	<b>\$3,588</b>	<b>-\$307</b>
08500 Workshop Expense	-	-	-
08520 Gas (912...) Workshop	\$69	\$37	\$31
<b>Total 08500 Workshop Expense</b>	<b>\$69</b>	<b>\$37</b>	<b>\$31</b>
08700 Water	-	-	-
08705 Water (...305) CH & Lawn	\$82	\$333	-\$250
08711 Water (...411) Workshop	\$23	\$79	-\$55
08771 Water (...371) East side	\$23	\$266	-\$242
<b>Total 08700 Water</b>	<b>\$130</b>	<b>\$679</b>	<b>-\$549</b>
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
<b>Total Expenses</b>	<b>\$4,491</b>	<b>\$6,411</b>	<b>-\$1,919</b>
Net Operating Income	\$7,260	\$4,667	\$2,593
Other Income	-	-	-
11000 Interest Earned-Reserve Fund	\$403	-	\$403
<b>Total Other Income</b>	<b>\$403</b>	<b>-</b>	<b>\$403</b>
Net Other Income	\$403	-	\$403
Net Income	\$7,664	\$4,667	\$2,997

# Budget vs Actuals (Calendar YTD)

January 2026 - February 2026

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
Income	-	-	-	-	-	0%
06100 HOA Fees	\$20,493	\$20,551	-\$58	\$123,308	-\$102,814	17%
06210 Transfer Fees on Unit Sales	\$500	\$166	\$333	\$1,000	-\$500	50%
06360 Cash Back Awards	\$125	\$166	-\$41	\$1,000	-\$875	13%
06400 Interest Earned-Operating Accounts	\$22	\$500	-\$477	\$3,000	-\$2,977	1%
06700 Play or Pay	-	\$166	-\$166	\$1,000	-\$1,000	0%
06710 Electric Car Charging	-	\$41	-\$41	\$250	-\$250	0%
06750 Receipts to Offset CH Expense	-	-	-	-	-	0%
06751 CH Rooms by Unit Owners	-	\$313	-\$313	\$1,880	-\$1,880	0%
<b>Total 06750 Receipts to Offset CH Expense</b>	<b>-</b>	<b>\$313</b>	<b>-\$313</b>	<b>\$1,880</b>	<b>-\$1,880</b>	<b>0%</b>
06800 Donations	-	-	-	-	-	0%
06830 Donations For CH Rooms	\$780	-	\$780	-	\$780	0%
06860 Donations - Common House Rooms	-	\$166	-\$166	\$1,000	-\$1,000	0%
06890 Fund Raisers	\$240	\$83	\$156	\$500	-\$260	48%
<b>Total 06800 Donations</b>	<b>\$1,020</b>	<b>\$250</b>	<b>\$770</b>	<b>\$1,500</b>	<b>-\$480</b>	<b>68%</b>
<b>Total Income</b>	<b>\$22,161</b>	<b>\$22,156</b>	<b>\$4</b>	<b>\$132,938</b>	<b>-\$110,776</b>	<b>17%</b>
Gross Profit	\$22,161	\$22,156	\$4	\$132,938	-\$110,776	17%
Expenses	-	-	-	-	-	0%
08100 Common House Operations	-	-	-	-	-	0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08110 Electric CH & Carports	\$92	\$50	\$42	\$300	-\$207	 31%
08120 Gas (895...) CH	\$453	\$416	\$36	\$2,500	-\$2,046	 18%
08150 Supplies CH	\$66	\$100	-\$33	\$600	-\$533	 11%
<b>Total 08100 Common House Operations</b>	<b>\$611</b>	<b>\$566</b>	<b>\$45</b>	<b>\$3,400</b>	<b>-\$2,788</b>	 <b>18%</b>
08200 Landscape Maintenance	-	\$833	-\$833	\$5,000	-\$5,000	 0%
08300 Maintenance Committee	-	\$1,666	-\$1,666	\$10,000	-\$10,000	 0%
08305 Maintenance Materials	\$738	-	\$738	-	\$738	 0%
08350 Contract Labor	\$425	-	\$425	-	\$425	 0%
<b>Total 08300 Maintenance Committee</b>	<b>\$1,163</b>	<b>\$1,666</b>	<b>-\$502</b>	<b>\$10,000</b>	<b>-\$8,836</b>	 <b>12%</b>
08400 Management Committee	-	-	-	-	-	 0%
08410 Bank Service Charges	\$196	\$205	-\$9	\$1,233	-\$1,036	 16%
08425 Dues and Subscriptions	-	\$30	-\$30	\$181	-\$181	 0%
08430 Garbage & Recycling	\$743	\$756	-\$12	\$4,538	-\$3,794	 16%
08435 Insurance - General	\$4,761	\$3,409	\$1,352	\$20,456	-\$15,694	 23%
08438 Insurance - Earthquake	-	\$1,339	-\$1,339	\$8,035	-\$8,035	 0%
<b>Total 08435 Insurance - General</b>	<b>\$4,761</b>	<b>\$4,748</b>	<b>\$13</b>	<b>\$28,491</b>	<b>-\$23,729</b>	 <b>17%</b>
08445 Licenses and Permits	\$17	\$21	-\$4	\$126	-\$109	 13%
08466 Accounting Fees Professional	\$830	\$830	-	\$4,980	-\$4,150	 17%
08476 Bookkeeping Software	-	\$170	-\$170	\$1,025	-\$1,025	 0%
08490 Snow Removal	-	\$100	-\$100	\$600	-\$600	 0%
08495 Taxes	-	\$313	-\$313	\$1,883	-\$1,883	 0%
<b>Total 08400 Management Committee</b>	<b>\$6,548</b>	<b>\$7,176</b>	<b>-\$627</b>	<b>\$43,057</b>	<b>-\$36,508</b>	 <b>15%</b>
08500 Workshop Expense	-	-	-	-	-	 0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08520 Gas (912...) Workshop	\$130	\$75	\$55	\$450	-\$319	 29%
<b>Total 08500 Workshop Expense</b>	<b>\$130</b>	<b>\$75</b>	<b>\$55</b>	<b>\$450</b>	<b>-\$319</b>	 <b>29%</b>
08700 Water	-	-	-	-	-	 0%
08705 Water (...305) CH & Lawn	\$178	\$666	-\$487	\$4,000	-\$3,821	 4%
08711 Water (...411) Workshop	\$47	\$159	-\$111	\$957	-\$909	 5%
08771 Water (...371) East side	\$47	\$533	-\$485	\$3,200	-\$3,152	 1%
<b>Total 08700 Water</b>	<b>\$274</b>	<b>\$1,359</b>	<b>-\$1,085</b>	<b>\$8,157</b>	<b>-\$7,882</b>	 <b>3%</b>
09000 Common House Furnishings	-	\$273	-\$273	\$1,640	-\$1,640	 0%
09260 Mediation	-	\$166	-\$166	\$1,000	-\$1,000	 0%
09310 Celebrations Committee	-	\$50	-\$50	\$300	-\$300	 0%
09340 ACM Planning Committee	-	\$400	-\$400	\$2,400	-\$2,400	 0%
09452 Dues to Cohousing.org	-	\$125	-\$125	\$750	-\$750	 0%
09640 North Field	-	\$129	-\$129	\$778	-\$778	 0%
09650 Communications Committee	\$10	-	\$10	-	\$10	 0%
51400 Bank & Merchant Fees	\$10	-	\$10	-	\$10	 0%
<b>Total Expenses</b>	<b>\$8,748</b>	<b>\$12,822</b>	<b>-\$4,073</b>	<b>\$76,932</b>	<b>-\$68,183</b>	 <b>11%</b>
Net Operating Income	\$13,412	\$9,334	\$4,078	\$56,006	-\$42,593	 24%
Other Income	-	-	-	-	-	 0%
11000 Interest Earned-Reserve Fund	\$860	-	\$860	-	\$860	 0%
<b>Total Other Income</b>	<b>\$860</b>	<b>-</b>	<b>\$860</b>	<b>-</b>	<b>\$860</b>	 <b>0%</b>
Other Expenses	-	-	-	-	-	 0%
12300 Capital Reserve Expenditure	-	-	-	-	-	 0%
12349 Other Capital Expenditure	\$14,654	-	\$14,654	-	\$14,654	 0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
<b>Total 12300 Capital Reserve Expenditure</b>	\$14,654	-	\$14,654	-	\$14,654	0%
<b>Total Other Expenses</b>	\$14,654	-	\$14,654	-	\$14,654	0%
Net Other Income	-\$13,793	-	-\$13,793	-	-\$13,793	0%
Net Income	-\$381	\$9,334	-\$9,715	\$56,006	-\$56,387	-1%

# Top 10 Vendors by Spend

As of February 28, 2026

Name	Amount
1. State Farm	\$2,380
2. Granularity	\$425
3. Steady Co	\$415
4. Dominion Energy--(8957050000)-Common House	\$285
5. True Pros	\$178
6. Salt Lake City Corp-common house305	\$130
7. QuickBooks Payments	\$98
8. Ecobee	\$75
9. Rocky Mountain Power	\$49
10. State of Utah	\$17