Wasatch Commons Condominium Association, Inc.

# Financial Report

April 2026

WASATCH COMMONS

Prepared by Steady Co. on June 17, 2026.

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# Executive Summary

### Revenue

April
$10,832
↘ Down 4% vs. Mar 2026

Fiscal YTD
$43,871
↗ Up 1% vs. Prior Year

### Cost Of Goods Sold

April
$0
↘ Down -% vs. Mar 2026

Fiscal YTD
$0
↗ Up -% vs. Prior Year

### Operating Expenses

April
$11,507
↗ Up 143% vs. Mar 2026

Fiscal YTD
$24,985
↗ Up 18% vs. Prior Year

### Net Income

April
-$323
↘ Down 105% vs. Mar 2026

Fiscal YTD
$5,919
↘ Down 76% vs. Prior Year

# Profit and Loss

### April 2026

| Name | Apr '26 | Total |
|---|---|---|
| **Income** | **-** | **-** |
| 06100 HOA Fees | $10,300 | $10,300 |
| 06360 Cash Back Awards | $75 | $75 |
| 06400 Interest Earned-Operating Accounts | $7 | $7 |
| 06700 Play or Pay | $80 | $80 |
| 06800 Donations | - | - |
| 06830 Donations For CH Rooms | $370 | $370 |
| **Total 06800 Donations** | **$370** | **$370** |
| **Total Income** | **$10,832** | **$10,832** |
| **Gross Profit** | **$10,832** | **$10,832** |
| **Expenses** | **-** | **-** |
| 08100 Common House Operations | - | - |
| 08110 Electric CH & Carports | $40 | $40 |
| **Total 08100 Common House Operations** | **$40** | **$40** |
| 08200 Landscape Maintenance | - | - |
| 08230 Supplies | $173 | $173 |
| **Total 08200 Landscape Maintenance** | **$173** | **$173** |
| 08300 Maintenance Committee | - | - |
| 08305 Maintenance Materials | $100 | $100 |
| 08350 Contract Labor | $4,714 | $4,714 |
| **Total 08300 Maintenance Committee** | **$4,814** | **$4,814** |
| 08400 Management Committee | - | - |
| 08410 Bank Service Charges | $98 | $98 |
| 08420 Computer/Office Equip. | $184 | $184 |
| 08430 Garbage & Recycling | $395 | $395 |
| 08435 Insurance - General | $2,380 | $2,380 |
| 08466 Accounting Fees Professional | $415 | $415 |
| 08495 Taxes | $2,177 | $2,177 |
| **Total 08400 Management Committee** | **$5,651** | **$5,651** |
| 08500 Workshop Expense | - | - |
| 08520 Gas (912...) Workshop | $21 | $21 |

| Name | Apr '26 | Total |
|---|---|---|
| **Total 08500 Workshop Expense** | **$21** | **$21** |
| 08700 Water | - | - |
| 08705 Water (...305) CH & Lawn | $105 | $105 |
| 08711 Water (...411) Workshop | $23 | $23 |
| 08771 Water (...371) East side | $23 | $23 |
| **Total 08700 Water** | **$153** | **$153** |
| 09300 Safety and Security Committee | $54 | $54 |
| 09640 North Field | $597 | $597 |
| **Total Expenses** | **$11,507** | **$11,507** |
| **Net Operating Income** | **-$674** | **-$674** |
| **Other Income** | **-** | **-** |
| 11000 Interest Earned-Reserve Fund | $351 | $351 |
| **Total Other Income** | **$351** | **$351** |
| **Net Other Income** | **$351** | **$351** |
| **Net Income** | **-$323** | **-$323** |

# Balance Sheet

## April 2026

| Name | Apr '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 | $2,288 |
| 00050 MACU - Business checking - Operating | $35,145 |
| **Total 00099 Total Operating Accounts** | **$37,442** |
| 00499 Total Reserve Fund | - |
| 00501 UFCU Business Primary Savings | $10 |
| 00521 00521 High Yield Money Market | $198,944 |
| 00548 00548 "U" Save 3-5 Month - ID 48 | $10,859 |
| 00590 UFCU Reserve Checking | $3,981 |
| **Total 00499 Total Reserve Fund** | **$213,795** |
| **Total Bank Accounts** | **$251,238** |
| Accounts Receivable | - |
| 01000 Accounts Receivable | $2,815 |
| **Total Accounts Receivable** | **$2,815** |
| **Total Current Assets** | **$254,054** |
| **TOTAL ASSETS** | **$254,054** |
| **LIABILITIES AND EQUITY** | **-** |
| Liabilities | - |
| Current Liabilities | - |
| Accounts Payable | - |
| 03000 Accounts Payable | $21 |
| **Total Accounts Payable** | **$21** |
| Credit Cards | - |
| 03050 Capital One Spark Credit Card | $4,160 |
| **Total Credit Cards** | **$4,160** |
| **Total Current Liabilities** | **$4,182** |

| Name | Apr '26 |
| --- | --- |
| **Total Liabilities** | **$4,182** |
| Equity | - |
| 05300 Retained Equity | $243,952 |
| Net Income | $5,919 |
| **Total Equity** | **$249,872** |
| **TOTAL LIABILITIES AND EQUITY** | **$254,054** |

# Statement of Cash Flows (last month)

### April 2026

| Name | Total | Info |
|---|---|---|
| **OPERATING ACTIVITIES** | **-** | |
| Net Income | -$323 | |
| Adjustments to reconcile Net Income to Net Cash provided by operations: | - | |
| 01000 Accounts Receivable | $336 | We collected more invoices from our customers and have less credit extended, which is a source of cash. |
| 03000 Accounts Payable | -$183 | We used some of our cash to pay down outstanding bills. |
| 03050 Capital One Spark Credit Card | $187 | 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:** | **$339** | |
| **Net cash provided by operating activities** | **$16** | |
| **Net cash increase for period** | **$16** | |
| **Cash at beginning of period** | **$251,221** | |
| **Cash at end of period** | **$251,238** | |

# Budget vs Actuals (Monthly)

### April 2026

| | April 2026 | | |
|---|---|---|---|
| **Name** | **Actual** | **Budget** | **Act vs Budget** |
| Income | - | - | - |
| 06100 HOA Fees | $10,300 | $10,275 | $24 |
| 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 | $80 | $83 | -$3 |
| 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 | - | - | - |
| 06830 Donations For CH Rooms | $370 | - | $370 |
| 06860 Donations - Common House Rooms | - | $83 | -$83 |
| 06890 Fund Raisers | - | $41 | -$41 |
| **Total 06800 Donations** | **$370** | **$125** | **$245** |
| **Total Income** | **$10,832** | **$11,078** | **-$245** |
| Gross Profit | $10,832 | $11,078 | -$245 |
| Expenses | - | - | - |
| 08100 Common House Operations | - | - | - |
| 08110 Electric CH & Carports | $40 | $25 | $15 |
| 08120 Gas (895...) CH | - | $208 | -$208 |
| 08150 Supplies CH | - | $50 | -$50 |
| **Total 08100 Common House Operations** | **$40** | **$283** | **-$242** |
| 08200 Landscape Maintenance | - | $416 | -$416 |
| 08230 Supplies | $173 | - | $173 |
| **Total 08200 Landscape Maintenance** | **$173** | **$416** | **-$243** |
| 08300 Maintenance Committee | - | $833 | -$833 |
| 08305 Maintenance Materials | $100 | - | $100 |
| 08350 Contract Labor | $4,714 | - | $4,714 |
| **Total 08300 Maintenance Committee** | **$4,814** | **$833** | **$3,981** |

| Name | April 2026 | | |
|---|---|---|---|
| | Actual | Budget | Act vs Budget |
| 08400 Management Committee | - | - | - |
| 08410 Bank Service Charges | $98 | $102 | -$4 |
| 08420 Computer/Office Equip. | $184 | - | $184 |
| 08425 Dues and Subscriptions | - | $15 | -$15 |
| 08430 Garbage & Recycling | $395 | $378 | $17 |
| 08435 Insurance - General | $2,380 | $1,704 | $676 |
| 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 | $2,177 | $156 | $2,020 |
| **Total 08400 Management Committee** | **$5,651** | **$3,588** | **$2,063** |
| 08500 Workshop Expense | - | - | - |
| 08520 Gas (912...) Workshop | $21 | $37 | -$15 |
| **Total 08500 Workshop Expense** | **$21** | **$37** | **-$15** |
| 08700 Water | - | - | - |
| 08705 Water (...305) CH & Lawn | $105 | $333 | -$227 |
| 08711 Water (...411) Workshop | $23 | $79 | -$55 |
| 08771 Water (...371) East side | $23 | $266 | -$242 |
| **Total 08700 Water** | **$153** | **$679** | **-$526** |
| 09000 Common House Furnishings | - | $136 | -$136 |
| 09260 Mediation | - | $83 | -$83 |
| 09300 Safety and Security Committee | $54 | - | $54 |
| 09310 Celebrations Committee | - | $25 | -$25 |
| 09340 ACM Planning Committee | - | $200 | -$200 |
| 09452 Dues to Cohousing.org | - | $62 | -$62 |
| 09640 North Field | $597 | $64 | $532 |
| **Total Expenses** | **$11,507** | **$6,411** | **$5,096** |
| Net Operating Income | -$674 | $4,667 | -$5,341 |
| Other Income | - | - | - |
| 11000 Interest Earned-Reserve Fund | $351 | - | $351 |
| **Total Other Income** | **$351** | **-** | **$351** |

| | April 2026 | | |
|---|---|---|---|
| Name | Actual | Budget | Act vs Budget |
| Net Other Income | $351 | - | $351 |
| Net Income | -$323 | $4,667 | -$4,990 |

# Budget vs Actuals (Calendar YTD)

## January 2026 - April 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 | $40,743 | $41,102 | -$359 | $123,308 | -$82,565 | 33% |
| 06210 Transfer Fees on Unit Sales | $500 | $333 | $166 | $1,000 | -$500 | 50% |
| 06360 Cash Back Awards | $275 | $333 | -$58 | $1,000 | -$725 | 28% |
| 06400 Interest Earned-Operating Accounts | $38 | $1,000 | -$961 | $3,000 | -$2,961 | 1% |
| 06700 Play or Pay | $80 | $333 | -$253 | $1,000 | -$920 | 8% |
| 06710 Electric Car Charging | $450 | $83 | $366 | $250 | $200 | 180% |
| 06750 Receipts to Offset CH Expense | - | - | - | - | - | 0% |
| 06751 CH Rooms by Unit Owners | - | $626 | -$626 | $1,880 | -$1,880 | 0% |
| **Total 06750 Receipts to Offset CH Expense** | **-** | **$626** | **-$626** | **$1,880** | **-$1,880** | **0%** |
| 06800 Donations | - | - | - | - | - | 0% |
| 06830 Donations For CH Rooms | $1,225 | - | $1,225 | - | $1,225 | 0% |
| 06860 Donations - Common House Rooms | - | $333 | -$333 | $1,000 | -$1,000 | 0% |
| 06890 Fund Raisers | $560 | $166 | $393 | $500 | $60 | 112% |
| **Total 06800 Donations** | **$1,785** | **$500** | **$1,285** | **$1,500** | **$285** | **119%** |
| **Total Income** | **$43,871** | **$44,312** | **-$441** | **$132,938** | **-$89,066** | **33%** |
| Gross Profit | $43,871 | $44,312 | -$441 | $132,938 | -$89,066 | 33% |
| 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 | $219 | $100 | $119 | $300 | -$80 | 73% |
| 08120 Gas (895...) CH | $609 | $833 | -$223 | $2,500 | -$1,890 | 24% |
| 08150 Supplies CH | $66 | $200 | -$133 | $600 | -$533 | 11% |
| **Total 08100 Common House Operations** | **$895** | **$1,133** | **-$237** | **$3,400** | **-$2,504** | **26%** |
| 08200 Landscape Maintenance | - | $1,666 | -$1,666 | $5,000 | -$5,000 | 0% |
| 08230 Supplies | $173 | - | $173 | - | $173 | 0% |
| **Total 08200 Landscape Maintenance** | **$173** | **$1,666** | **-$1,493** | **$5,000** | **-$4,826** | **3%** |
| 08300 Maintenance Committee | - | $3,333 | -$3,333 | $10,000 | -$10,000 | 0% |
| 08305 Maintenance Materials | $839 | - | $839 | - | $839 | 0% |
| 08350 Contract Labor | $5,469 | - | $5,469 | - | $5,469 | 0% |
| **Total 08300 Maintenance Committee** | **$6,308** | **$3,333** | **$2,975** | **$10,000** | **-$3,691** | **63%** |
| 08400 Management Committee | - | - | - | - | - | 0% |
| 08410 Bank Service Charges | $393 | $411 | -$17 | $1,233 | -$839 | 32% |
| 08420 Computer/Office Equip. | $184 | - | $184 | - | $184 | 0% |
| 08425 Dues and Subscriptions | - | $60 | -$60 | $181 | -$181 | 0% |
| 08430 Garbage & Recycling | $1,511 | $1,512 | -$1 | $4,538 | -$3,026 | 33% |
| 08435 Insurance - General | $9,523 | $6,818 | $2,705 | $20,456 | -$10,932 | 47% |
| 08438 Insurance - Earthquake | - | $2,678 | -$2,678 | $8,035 | -$8,035 | 0% |
| **Total 08435 Insurance - General** | **$9,523** | **$9,497** | **$26** | **$28,491** | **-$18,967** | **33%** |
| 08445 Licenses and Permits | $17 | $42 | -$25 | $126 | -$109 | 13% |
| 08466 Accounting Fees Professional | $1,660 | $1,660 | - | $4,980 | -$3,320 | 33% |
| 08476 Bookkeeping Software | - | $341 | -$341 | $1,025 | -$1,025 | 0% |
| 08490 Snow Removal | - | $200 | -$200 | $600 | -$600 | 0% |

| Name | YTD Actuals | YTD Budget | Act vs Budget | Full year budget | YTD act vs Full year | YTD % to budget |
|---|---|---|---|---|---|---|
| 08495 Taxes | $2,177 | $627 | $1,549 | $1,883 | $294 | 116% |
| **Total 08400 Management Committee** | **$15,466** | **$14,352** | **$1,114** | **$43,057** | **-$27,590** | **36%** |
| 08500 Workshop Expense | - | - | - | - | - | 0% |
| 08520 Gas (912...) Workshop | $151 | $150 | $1 | $450 | -$298 | 34% |
| **Total 08500 Workshop Expense** | **$151** | **$150** | **$1** | **$450** | **-$298** | **34%** |
| 08700 Water | - | - | - | - | - | 0% |
| 08705 Water (...305) CH & Lawn | $376 | $1,333 | -$957 | $4,000 | -$3,623 | 9% |
| 08711 Water (...411) Workshop | $95 | $319 | -$223 | $957 | -$861 | 10% |
| 08771 Water (...371) East side | $95 | $1,066 | -$971 | $3,200 | -$3,104 | 3% |
| **Total 08700 Water** | **$566** | **$2,719** | **-$2,152** | **$8,157** | **-$7,590** | **7%** |
| 09000 Common House Furnishings | - | $546 | -$546 | $1,640 | -$1,640 | 0% |
| 09260 Mediation | - | $333 | -$333 | $1,000 | -$1,000 | 0% |
| 09300 Safety and Security Committee | $54 | - | $54 | - | $54 | 0% |
| 09310 Celebrations Committee | - | $100 | -$100 | $300 | -$300 | 0% |
| 09340 ACM Planning Committee | - | $800 | -$800 | $2,400 | -$2,400 | 0% |
| 09452 Dues to Cohousing.org | $750 | $250 | $500 | $750 | - | 100% |
| 09640 North Field | $597 | $259 | $338 | $778 | -$180 | 77% |
| 09650 Communications Committee | $10 | - | $10 | - | $10 | 0% |
| 51400 Bank & Merchant Fees | $10 | - | $10 | - | $10 | 0% |
| **Total Expenses** | **$24,985** | **$25,644** | **-$658** | **$76,932** | **-$51,946** | **32%** |
| Net Operating Income | $18,886 | $18,668 | $217 | $56,006 | -$37,119 | 34% |
| Other Income | - | - | - | - | - | 0% |
| 11000 Interest Earned-Reserve Fund | $1,687 | - | $1,687 | - | $1,687 | 0% |

| Name | YTD Actuals | YTD Budget | Act vs Budget | Full year budget | YTD act vs Full year | YTD % to budget |
|---|---|---|---|---|---|---|
| **Total Other Income** | **$1,687** | **-** | **$1,687** | **-** | **$1,687** | **0%** |
| Other Expenses | - | - | - | - | - | 0% |
| 12300 Capital Reserve Expenditure | - | - | - | - | - | 0% |
| 12349 Other Capital Expenditure | $14,654 | - | $14,654 | - | $14,654 | 0% |
| **Total 12300 Capital Reserve Expenditure** | **$14,654** | **-** | **$14,654** | **-** | **$14,654** | **0%** |
| **Total Other Expenses** | **$14,654** | **-** | **$14,654** | **-** | **$14,654** | **0%** |
| Net Other Income | -$12,966 | - | -$12,966 | - | -$12,966 | 0% |
| Net Income | $5,919 | $18,668 | -$12,748 | $56,006 | -$50,086 | 11% |

# Top 10 Vendors by Spend

### As of April 30, 2026

| Name | Amount |
|---|---|
| 1. Granularity | $4,553 |
| 2. State Farm | $2,380 |
| 3. Internal Revenue Service | $1,893 |
| 4. Steady Co | $415 |
| 5. Ace Disposal Company | $395 |
| 6. Lowe's | $327 |
| 7. Utah State Tax Commission | $284 |
| 8. Drip Depot | $256 |
| 9. Zoom.us | $184 |
| 10. Associated Fire Protection | $161 |