Wasatch Commons Condominium Association, Inc.

Financial Report

June 2026

WASATCH COMMONS

Prepared by Steady Co. on July 17, 2026.

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Executive Summary

Revenue

June
$11,887
↗ Up 12% vs. May 2026

Fiscal YTD
$66,375
↗ Up 3% vs. Prior Year

Cost Of Goods Sold

June
$0
↘ Down -% vs. May 2026

Fiscal YTD
$0
↗ Up -% vs. Prior Year

Operating Expenses

June
$16,012
↗ Up 252% vs. May 2026

Fiscal YTD
$45,543
↗ Up 36% vs. Prior Year

Net Income

June
-$3,565
↘ Down 154% vs. May 2026

Fiscal YTD
$8,981
↘ Down 73% vs. Prior Year

Profit and Loss

June 2026

Name	Jun '26	Total
Income	**-**	**-**
06100 HOA Fees	$10,300	$10,300
06360 Cash Back Awards	$75	$75
06380 Rebates	$900	$900
06400 Interest Earned-Operating Accounts	$7	$7
06800 Donations	-	-
06830 Donations For CH Rooms	$605	$605
Total 06800 Donations	**$605**	**$605**
Total Income [1]	**$11,887**	**$11,887**
Gross Profit	**$11,887**	**$11,887**
Expenses	**-**	**-**
08100 Common House Operations	-	-
08110 Electric CH & Carports	$31	$31
08120 Gas (895...) CH	$48	$48
Total 08100 Common House Operations	**$80**	**$80**
08200 Landscape Maintenance	$6	$6
08300 Maintenance Committee	-	-
08305 Maintenance Materials	$624	$624
Total 08300 Maintenance Committee	**$624**	**$624**
08400 Management Committee	-	-
08410 Bank Service Charges	$98	$98
08430 Garbage & Recycling	$415	$415
08435 Insurance - General	$2,380	$2,380
08466 Accounting Fees Professional	$415	$415
08476 Bookkeeping Software [2]	$1,159	$1,159
Total 08400 Management Committee	**$4,469**	**$4,469**
08700 Water	-	-
08705 Water (...305) CH & Lawn	$393	$393
08711 Water (...411) Workshop	$113	$113
08771 Water (...371) East side	$141	$141
Total 08700 Water	**$649**	**$649**

Name	Jun '26	Total
09000 Common House Furnishings	$108	$108
09640 North Field	-$25	-$25
50900 Building Maintenance [3]	$10,099	$10,099
Total Expenses	**$16,012**	**$16,012**
Net Operating Income	**-$4,125**	**-$4,125**
Other Income	**-**	**-**
11000 Interest Earned-Reserve Fund	$559	$559
Total Other Income	**$559**	**$559**
Net Other Income	**$559**	**$559**
Net Income	**-$3,565**	**-$3,565**

Footnotes

[1] The $1,271 (12%) increase in Gross Profit from May to June was primarily driven by a new $900 Enbridge Gas rebate and a $405 increase in donations, which were slightly offset by minor decreases in cash back awards and interest earned.

[2] The variance is driven by a May 2026 payment for an annual Intuit QBO subscription (June 2026 – May 2027). The payment was initially capitalized as a prepaid expense but was fully expensed in June following the company's transition to cash-basis accounting.

[3] The $10,099 increase in Building Maintenance from May to June is entirely driven by two payments to TJ Construction representing the 50% down payment and final payment for stucco repairs on Building J.

Balance Sheet

June 2026

Name	Jun '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	$2,312
00050 MACU - Business checking - Operating	$39,695
Total 00099 Total Operating Accounts	**$42,016**
00499 Total Reserve Fund	-
00501 UFCU Business Primary Savings	$10
00521 00521 High Yield Money Market	$208,420
00590 UFCU Reserve Checking [1]	$5,714
Total 00499 Total Reserve Fund	**$214,145**
Total Bank Accounts	**$256,162**
Accounts Receivable	-
01000 Accounts Receivable	$2,101
Total Accounts Receivable	**$2,101**
Total Current Assets	**$258,263**
TOTAL ASSETS	**$258,263**
LIABILITIES AND EQUITY	**-**
Liabilities	-
Current Liabilities	-
Credit Cards	-
03050 Capital One Spark Credit Card	$5,329
Total Credit Cards	**$5,329**
Total Current Liabilities	**$5,329**
Total Liabilities	**$5,329**
Equity	-
05300 Retained Equity	$243,952
Net Income [2]	$8,981

Name	Jun '26
Total Equity	**$252,933**
TOTAL LIABILITIES AND EQUITY	**$258,263**

Footnotes

[1] The $2,932 decrease in the 00590 UFCU Reserve Checking account from May to June was driven by $10,099 in new expenses paid to TJ Construction, which was partially offset by an additional $2,500 transfer received from the 00521 High Yield Money Market account.

[2] Net Income for the month. Review P&L.

Statement of Cash Flows (last month)

June 2026

Name	Total	Info
OPERATING ACTIVITIES	**-**	
Net Income	-$3,565	
Adjustments to reconcile Net Income to Net Cash provided by operations:	-	
01000 Accounts Receivable	$350	We collected more invoices from our customers and have less credit extended, which is a source of cash.
01300 Prepaid expenses	$1,159	We paid for an expense with this asset instead of cash.
03050 Capital One Spark Credit Card	$84	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:	**$1,594**	
Net cash provided by operating activities	**-$1,971**	
Net cash increase for period	**-$1,971**	
Cash at beginning of period	**$258,133**	
Cash at end of period	**$256,162**	

Budget vs Actuals (Monthly)

June 2026

	June 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
06380 Rebates	$900	-	$900
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
Total 06750 Receipts to Offset CH Expense	**-**	**$156**	**-$156**
06800 Donations	-	-	-
06830 Donations For CH Rooms	$605	-	$605
06860 Donations - Common House Rooms	-	$83	-$83
06890 Fund Raisers	-	$41	-$41
Total 06800 Donations	**$605**	**$125**	**$480**
Total Income	**$11,887**	**$11,078**	**$809**
Gross Profit	$11,887	$11,078	$809
Expenses	-	-	-
08100 Common House Operations	-	-	-
08110 Electric CH & Carports	$31	$25	$6
08120 Gas (895...) CH	$48	$208	-$159
08150 Supplies CH	-	$50	-$50
Total 08100 Common House Operations	**$80**	**$283**	**-$202**
08200 Landscape Maintenance	$6	$416	-$410
08300 Maintenance Committee	-	$833	-$833
08305 Maintenance Materials	$624	-	$624
Total 08300 Maintenance Committee	**$624**	**$833**	**-$208**
08400 Management Committee	-	-	-
08410 Bank Service Charges	$98	$102	-$4
08425 Dues and Subscriptions	-	$15	-$15

	June 2026		
Name	Actual	Budget	Act vs Budget
08430 Garbage & Recycling	$415	$378	$37
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	$1,159	$85	$1,074
08490 Snow Removal	-	$50	-$50
08495 Taxes	-	$156	-$156
Total 08400 Management Committee	**$4,469**	**$3,588**	**$881**
08500 Workshop Expense	-	-	-
08520 Gas (912...) Workshop	-	$37	-$37
Total 08500 Workshop Expense	**-**	**$37**	**-$37**
08700 Water	-	-	-
08705 Water (...305) CH & Lawn	$393	$333	$60
08711 Water (...411) Workshop	$113	$79	$34
08771 Water (...371) East side	$141	$266	-$124
Total 08700 Water	**$649**	**$679**	**-$30**
09000 Common House Furnishings	$108	$136	-$28
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	-$25	$64	-$90
50900 Building Maintenance	$10,099	-	$10,099
Total Expenses	**$16,012**	**$6,411**	**$9,601**
Net Operating Income	-$4,125	$4,667	-$8,792
Other Income	-	-	-
11000 Interest Earned-Reserve Fund	$559	-	$559
Total Other Income	**$559**	**-**	**$559**
Net Other Income	$559	-	$559
Net Income	-$3,565	$4,667	-$8,233

Budget vs Actuals (Calendar YTD)

January 2026 - June 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	$61,343	$61,654	-$311	$123,308	-$61,965	50%
06210 Transfer Fees on Unit Sales	$500	$499	-	$1,000	-$500	50%
06360 Cash Back Awards	$450	$499	-$49	$1,000	-$550	45%
06380 Rebates	$900	-	$900	-	$900	0%
06400 Interest Earned-Operating Accounts	$62	$1,500	-$1,437	$3,000	-$2,937	2%
06700 Play or Pay	$80	$499	-$419	$1,000	-$920	8%
06710 Electric Car Charging	$450	$124	$325	$250	$200	180%
06750 Receipts to Offset CH Expense	-	-	-	-	-	0%
06751 CH Rooms by Unit Owners	-	$940	-$940	$1,880	-$1,880	0%
Total 06750 Receipts to Offset CH Expense	**-**	**$940**	**-$940**	**$1,880**	**-$1,880**	**0%**
06800 Donations	-	-	-	-	-	0%
06830 Donations For CH Rooms	$2,030	-	$2,030	-	$2,030	0%
06860 Donations - Common House Rooms	-	$499	-$499	$1,000	-$1,000	0%
06890 Fund Raisers	$560	$250	$309	$500	$60	112%
Total 06800 Donations	**$2,590**	**$750**	**$1,840**	**$1,500**	**$1,090**	**173%**
Total Income	**$66,375**	**$66,468**	**-$93**	**$132,938**	**-$66,562**	**50%**
Gross Profit	$66,375	$66,468	-$93	$132,938	-$66,562	50%
Expenses	-	-	-	-	-	0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08100 Common House Operations	-	-	-	-	-	0%
08110 Electric CH & Carports	$285	$150	$135	$300	-$14	95%
08120 Gas (895...) CH	$740	$1,249	-$509	$2,500	-$1,759	30%
08150 Supplies CH	$66	$300	-$233	$600	-$533	11%
08160 Common House Repairs	$95	-	$95	-	$95	0%
Total 08100 Common House Operations	**$1,188**	**$1,699**	**-$511**	**$3,400**	**-$2,211**	**35%**
08200 Landscape Maintenance	$6	$2,500	-$2,493	$5,000	-$4,993	0%
08230 Supplies	$173	-	$173	-	$173	0%
Total 08200 Landscape Maintenance	**$179**	**$2,500**	**-$2,320**	**$5,000**	**-$4,820**	**4%**
08300 Maintenance Committee	-	$4,999	-$4,999	$10,000	-$10,000	0%
08305 Maintenance Materials	$1,569	-	$1,569	-	$1,569	0%
08350 Contract Labor	$5,469	-	$5,469	-	$5,469	0%
Total 08300 Maintenance Committee	**$7,038**	**$4,999**	**$2,038**	**$10,000**	**-$2,961**	**70%**
08400 Management Committee	-	-	-	-	-	0%
08410 Bank Service Charges	$590	$616	-$25	$1,233	-$642	48%
08420 Computer/Office Equip.	$184	-	$184	-	$184	0%
08425 Dues and Subscriptions	-	$90	-$90	$181	-$181	0%
08430 Garbage & Recycling	$2,338	$2,269	$69	$4,538	-$2,199	52%
08435 Insurance - General	$14,285	$10,228	$4,057	$20,456	-$6,170	70%
08438 Insurance - Earthquake	-	$4,017	-$4,017	$8,035	-$8,035	0%
Total 08435 Insurance - General	**$14,285**	**$14,245**	**$40**	**$28,491**	**-$14,205**	**50%**
08445 Licenses and Permits	$17	$63	-$46	$126	-$109	13%
08466 Accounting Fees Professional	$2,490	$2,490	-	$4,980	-$2,490	50%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08476 Bookkeeping Software	$1,159	$512	$647	$1,025	$134	113%
08490 Snow Removal	-	$300	-$300	$600	-$600	0%
08495 Taxes	$2,177	$941	$1,235	$1,883	$294	116%
Total 08400 Management Committee	**$23,243**	**$21,528**	**$1,714**	**$43,057**	**-$19,813**	**54%**
08500 Workshop Expense	-	-	-	-	-	0%
08520 Gas (912...) Workshop	$164	$225	-$60	$450	-$285	37%
Total 08500 Workshop Expense	**$164**	**$225**	**-$60**	**$450**	**-$285**	**37%**
08700 Water	-	-	-	-	-	0%
08705 Water (...305) CH & Lawn	$948	$1,999	-$1,051	$4,000	-$3,051	24%
08711 Water (...411) Workshop	$442	$478	-$35	$957	-$514	46%
08771 Water (...371) East side	$292	$1,600	-$1,307	$3,200	-$2,907	9%
Total 08700 Water	**$1,683**	**$4,078**	**-$2,394**	**$8,157**	**-$6,473**	**21%**
09000 Common House Furnishings	$108	$820	-$711	$1,640	-$1,531	7%
09260 Mediation	-	$499	-$499	$1,000	-$1,000	0%
09300 Safety and Security Committee	$72	-	$72	-	$72	0%
09310 Celebrations Committee	-	$150	-$150	$300	-$300	0%
09340 ACM Planning Committee	-	$1,200	-$1,200	$2,400	-$2,400	0%
09452 Dues to Cohousing.org	$750	$375	$375	$750	-	100%
09640 North Field	$994	$388	$605	$778	$216	128%
09650 Communications Committee	$10	-	$10	-	$10	0%
50900 Building Maintenance	$10,099	-	$10,099	-	$10,099	0%
51400 Bank & Merchant Fees	$10	-	$10	-	$10	0%
Total Expenses	**$45,543**	**$38,466**	**$7,077**	**$76,932**	**-$31,388**	**59%**

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
Net Operating Income	$20,831	$28,002	-$7,171	$56,006	-$35,174	37%
Other Income	-	-	-	-	-	0%
11000 Interest Earned-Reserve Fund	$2,803	-	$2,803	-	$2,803	0%
Total Other Income	**$2,803**	**-**	**$2,803**	**-**	**$2,803**	**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	-$11,850	-	-$11,850	-	-$11,850	0%
Net Income	$8,981	$28,002	-$19,021	$56,006	-$47,024	16%

Top 10 Vendors by Spend

As of June 30, 2026

Name	Amount
1. TJ Construction	$10,099
2. State Farm	$2,380
3. Salt Lake City Corp-common house305	$649
4. Superior Home Exterior Solutions LLC	$485
5. Ace Disposal Company	$415
6. Steady Co	$415
7. Lowe's	$146
8. Kerry Terrazas	$108
9. QuickBooks Payments	$98
10. Enbridge Gas	$48