Wasatch Commons Condominium Association, Inc.

Financial Report

July 2026

WASATCH COMMONS

Prepared by Steady Co. on August 21, 2026.

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Executive Summary

Revenue					
July	$11,199	↘ Down 6% vs. Jun 2026	Fiscal YTD	$77,567	↗ Up 4% vs. Prior Year
Cost Of Goods Sold					
July	$0	↘ Down -% vs. Jun 2026	Fiscal YTD	$0	↗ Up -% vs. Prior Year
Operating Expenses					
July	$5,641	↘ Down 65% vs. Jun 2026	Fiscal YTD	$51,185	↗ Up 30% vs. Prior Year
Net Income					
July	$6,116	↗ Up 272% vs. Jun 2026	Fiscal YTD	$15,090	↘ Down 61% vs. Prior Year

Profit and Loss

July 2026

Name	Jul '26	Total
Income	**-**	**-**
06100 HOA Fees	$10,300	$10,300
06360 Cash Back Awards	$100	$100
06400 Interest Earned-Operating Accounts	$4	$4
06700 Play or Pay	$335	$335
06800 Donations	-	-
06830 Donations For CH Rooms	$460	$460
Total 06800 Donations	**$460**	**$460**
Total Income	**$11,199**	**$11,199**
Gross Profit	**$11,199**	**$11,199**
Expenses	**-**	**-**
08100 Common House Operations	-	-
08110 Electric CH & Carports	$32	$32
08120 Gas (895...) CH	$39	$39
Total 08100 Common House Operations	**$72**	**$72**
08300 Maintenance Committee	-	-
08305 Maintenance Materials	$365	$365
Total 08300 Maintenance Committee	**$365**	**$365**
08400 Management Committee	-	-
08410 Bank Service Charges	$157	$157
08430 Garbage & Recycling	$407	$407
08435 Insurance - General	$2,872	$2,872
08466 Accounting Fees Professional	$415	$415
Total 08400 Management Committee	**$3,852**	**$3,852**
08500 Workshop Expense	-	-
08520 Gas (912...) Workshop	$9	$9
Total 08500 Workshop Expense	**$9**	**$9**
08700 Water	-	-
08705 Water (...305) CH & Lawn	$583	$583
08711 Water (...411) Workshop	$144	$144
08771 Water (...371) East side	$430	$430

Name	Jul '26	Total
Total 08700 Water	**$1,159**	**$1,159**
09640 North Field	$172	$172
09650 Communications Committee	$10	$10
Total Expenses	**$5,641**	**$5,641**
Net Operating Income	**$5,557**	**$5,557**
Other Income	**-**	**-**
11000 Interest Earned-Reserve Fund	$558	$558
Total Other Income	**$558**	**$558**
Net Other Income	**$558**	**$558**
Net Income [1]	**$6,116**	**$6,116**

Footnotes

[1] Driven by a $10,371 reduction in expenses due to non-recurring June charges for TJ Construction and QuickBooks software, Net Income improved by $9,682, shifting from a loss of -$3,565 in June to a profit of +$6,116 in July.

Balance Sheet

July 2026

Name	Jul '26
ASSETS	**-**
Current Assets	-
Bank Accounts	-
00099 Total Operating Accounts	-
00001 Mountain American Savings Operating [1]	$2,310
00007 Money Market MACU	$7
00050 MACU - Business checking - Operating	$40,329
Total 00099 Total Operating Accounts	**$42,647**
00499 Total Reserve Fund	-
00501 UFCU Business Primary Savings	$10
00521 00521 High Yield Money Market	$215,979
00590 UFCU Reserve Checking [2]	$3,381
Total 00499 Total Reserve Fund	**$219,371**
Total Bank Accounts	**$262,018**
Accounts Receivable	-
01000 Accounts Receivable	$1,750
Total Accounts Receivable	**$1,750**
Total Current Assets	**$263,769**
TOTAL ASSETS	**$263,769**
LIABILITIES AND EQUITY	**-**
Liabilities	-
Current Liabilities	-
Credit Cards	-
03050 Capital One Spark Credit Card	$4,727
Total Credit Cards	**$4,727**
Total Current Liabilities	**$4,727**
Total Liabilities	**$4,727**
Equity	-
05300 Retained Equity	$243,952
Net Income	$15,090
Total Equity	**$259,042**

Name	Jul '26
TOTAL LIABILITIES AND EQUITY	**$263,769**

Footnotes

[1] A transfer of $2,309.19 was executed on July 19, 2026, moving funds directly out of the maturing 00024 12 Month Certificate - ID 24 account into the 00001 Mountain American Savings Operating.

[2] On July 21, 2026, a transfer of $7,000.00 was made from 00590 UFCU Reserve Checking into the 00521 High Yield Money Market. This followed major June disbursements from Reserve Checking (such as $10,099.51 in TJ Construction expenses).

Statement of Cash Flows (last month)

July 2026

Name	Total	Info
OPERATING ACTIVITIES	**-**	
Net Income	$6,116	
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.
03050 Capital One Spark Credit Card	-$602	We used some of our cash to pay down this balance.
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	**-$252**	
Net cash provided by operating activities	**$5,864**	
Net cash increase for period	**$5,864**	
Cash at beginning of period	**$256,154**	
Cash at end of period	**$262,018**	

Budget vs Actuals (Monthly)

July 2026

	July 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	$100	$83	$16
06400 Interest Earned-Operating Accounts	$4	$250	-$245
06700 Play or Pay	$335	$83	$251
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	$460	-	$460
06860 Donations - Common House Rooms	-	$83	-$83
06890 Fund Raisers	-	$41	-$41
Total 06800 Donations	**$460**	**$125**	**$335**
Total Income	**$11,199**	**$11,078**	**$121**
Gross Profit	$11,199	$11,078	$121
Expenses	-	-	-
08100 Common House Operations	-	-	-
08110 Electric CH & Carports	$32	$25	$7
08120 Gas (895...) CH	$39	$208	-$168
08150 Supplies CH	-	$50	-$50
Total 08100 Common House Operations	**$72**	**$283**	**-$210**
08200 Landscape Maintenance	-	$416	-$416
08300 Maintenance Committee	-	$833	-$833
08305 Maintenance Materials	$365	-	$365
Total 08300 Maintenance Committee	**$365**	**$833**	**-$468**
08400 Management Committee	-	-	-
08410 Bank Service Charges	$157	$102	$54
08425 Dues and Subscriptions	-	$15	-$15
08430 Garbage & Recycling	$407	$378	$29

Name	July 2026		
	Actual	Budget	Act vs Budget
08435 Insurance - General	$2,872	$1,704	$1,167
08438 Insurance - Earthquake	-	$669	-$669
Total 08435 Insurance - General	**$2,872**	**$2,374**	**$497**
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	**$3,852**	**$3,588**	**$264**
08500 Workshop Expense	-	-	-
08520 Gas (912...) Workshop	$9	$37	-$27
Total 08500 Workshop Expense	**$9**	**$37**	**-$27**
08700 Water	-	-	-
08705 Water (...305) CH & Lawn	$583	$333	$250
08711 Water (...411) Workshop	$144	$79	$65
08771 Water (...371) East side	$430	$266	$163
Total 08700 Water	**$1,159**	**$679**	**$479**
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	$172	$64	$107
09650 Communications Committee	$10	-	$10
Total Expenses	**$5,641**	**$6,411**	**-$769**
Net Operating Income	$5,557	$4,667	$890
Other Income	-	-	-
11000 Interest Earned-Reserve Fund	$558	-	$558
Total Other Income	**$558**	**-**	**$558**
Net Other Income	$558	-	$558
Net Income	$6,116	$4,667	$1,449

Budget vs Actuals (Calendar YTD)

January 2026 - July 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	$71,643	$71,929	-$286	$123,308	-$51,665	58%
06210 Transfer Fees on Unit Sales	$500	$583	-$83	$1,000	-$500	50%
06360 Cash Back Awards	$550	$583	-$33	$1,000	-$450	55%
06380 Rebates	$900	-	$900	-	$900	0%
06400 Interest Earned-Operating Accounts	$59	$1,750	-$1,690	$3,000	-$2,940	2%
06700 Play or Pay	$415	$583	-$168	$1,000	-$585	42%
06710 Electric Car Charging	$450	$145	$304	$250	$200	180%
06750 Receipts to Offset CH Expense	-	-	-	-	-	0%
06751 CH Rooms by Unit Owners	-	$1,096	-$1,096	$1,880	-$1,880	0%
Total 06750 Receipts to Offset CH Expense	**-**	**$1,096**	**-$1,096**	**$1,880**	**-$1,880**	**0%**
06800 Donations	-	-	-	-	-	0%
06830 Donations For CH Rooms	$2,490	-	$2,490	-	$2,490	0%
06860 Donations - Common House Rooms	-	$583	-$583	$1,000	-$1,000	0%
06890 Fund Raisers	$560	$291	$268	$500	$60	112%
Total 06800 Donations	**$3,050**	**$875**	**$2,175**	**$1,500**	**$1,550**	**203%**
Total Income	**$77,567**	**$77,547**	**$20**	**$132,938**	**-$55,370**	**58%**
Gross Profit	$77,567	$77,547	$20	$132,938	-$55,370	58%
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	$318	$175	$143	$300	$18	106%
08120 Gas (895...) CH	$780	$1,458	-$677	$2,500	-$1,719	31%
08150 Supplies CH	$66	$350	-$283	$600	-$533	11%
08160 Common House Repairs	$95	-	$95	-	$95	0%
Total 08100 Common House Operations	**$1,260**	**$1,983**	**-$722**	**$3,400**	**-$2,139**	**37%**
08200 Landscape Maintenance	-	$2,916	-$2,916	$5,000	-$5,000	0%
08210 Equipment	$6	-	$6	-	$6	0%
08230 Supplies	$173	-	$173	-	$173	0%
Total 08200 Landscape Maintenance	**$179**	**$2,916**	**-$2,736**	**$5,000**	**-$4,820**	**4%**
08300 Maintenance Committee	-	$5,833	-$5,833	$10,000	-$10,000	0%
08305 Maintenance Materials	$1,934	-	$1,934	-	$1,934	0%
08350 Contract Labor	$5,469	-	$5,469	-	$5,469	0%
Total 08300 Maintenance Committee	**$7,403**	**$5,833**	**$1,570**	**$10,000**	**-$2,596**	**74%**
08400 Management Committee	-	-	-	-	-	0%
08410 Bank Service Charges	$748	$719	$29	$1,233	-$484	61%
08420 Computer/Office Equip.	$184	-	$184	-	$184	0%
08425 Dues and Subscriptions	-	$105	-$105	$181	-$181	0%
08430 Garbage & Recycling	$2,746	$2,647	$99	$4,538	-$1,791	61%
08435 Insurance - General	$17,157	$11,932	$5,225	$20,456	-$3,298	84%
08438 Insurance - Earthquake	-	$4,687	-$4,687	$8,035	-$8,035	0%
Total 08435 Insurance - General	**$17,157**	**$16,619**	**$538**	**$28,491**	**-$11,333**	**60%**
08445 Licenses and Permits	$17	$73	-$56	$126	-$109	13%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08466 Accounting Fees Professional	$2,905	$2,905	-	$4,980	-$2,075	58%
08476 Bookkeeping Software	$1,159	$597	$561	$1,025	$134	113%
08490 Snow Removal	-	$350	-$350	$600	-$600	0%
08495 Taxes	$2,177	$1,098	$1,078	$1,883	$294	116%
Total 08400 Management Committee	**$27,095**	**$25,116**	**$1,979**	**$43,057**	**-$15,961**	**63%**
08500 Workshop Expense	-	-	-	-	-	0%
08520 Gas (912...) Workshop	$174	$262	-$88	$450	-$275	39%
Total 08500 Workshop Expense	**$174**	**$262**	**-$88**	**$450**	**-$275**	**39%**
08700 Water	-	-	-	-	-	0%
08705 Water (...305) CH & Lawn	$1,532	$2,333	-$801	$4,000	-$2,467	38%
08711 Water (...411) Workshop	$587	$558	$29	$957	-$369	61%
08771 Water (...371) East side	$723	$1,866	-$1,143	$3,200	-$2,476	23%
Total 08700 Water	**$2,842**	**$4,758**	**-$1,915**	**$8,157**	**-$5,314**	**35%**
09000 Common House Furnishings	$108	$956	-$848	$1,640	-$1,531	7%
09260 Mediation	-	$583	-$583	$1,000	-$1,000	0%
09300 Safety and Security Committee	$72	-	$72	-	$72	0%
09310 Celebrations Committee	-	$175	-$175	$300	-$300	0%
09340 ACM Planning Committee	-	$1,400	-$1,400	$2,400	-$2,400	0%
09452 Dues to Cohousing.org	$750	$437	$312	$750	-	100%
09640 North Field	$1,167	$453	$713	$778	$389	150%
09650 Communications Committee	$20	-	$20	-	$20	0%
50900 Building Maintenance	$10,099	-	$10,099	-	$10,099	0%
51400 Bank & Merchant Fees	$10	-	$10	-	$10	0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
Total Expenses	**$51,185**	**$44,877**	**$6,308**	**$76,932**	**-$25,746**	**67%**
Net Operating Income	$26,381	$32,670	-$6,288	$56,006	-$29,624	47%
Other Income	-	-	-	-	-	0%
11000 Interest Earned-Reserve Fund	$3,362	-	$3,362	-	$3,362	0%
Total Other Income	**$3,362**	**-**	**$3,362**	**-**	**$3,362**	**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	-$11,291	-	-$11,291	-	-$11,291	0%
Net Income	$15,090	$32,670	-$17,580	$56,006	-$40,915	27%

Top 10 Vendors by Spend

As of July 31, 2026

Name	Amount
1. State Farm	$2,872
2. Salt Lake City Corp-common house305	$1,159
3. Steady Co	$415
4. Ace Disposal Company	$407
5. Concierge Cooler Services	$365
6. Drip Depot	$172
7. QuickBooks Payments	$98
8. Enbridge Gas	$49
9. Rocky Mountain Power	$32
10. Pikapods.com	$10