

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

Name	July 2026		
	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

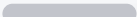
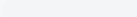
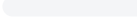
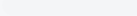
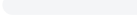
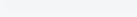
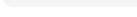
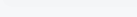
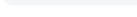
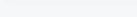
Budget vs Actuals (Calendar YTD)

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