Wasatch Commons Condominium Association, Inc.

Financial Report

May 2026

WASATCH COMMONS

Prepared by Steady Co. on June 17, 2026.

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Executive Summary

Revenue

May
$10,616
↘ Down 2% vs. Apr 2026

Fiscal YTD
$54,487
↗ Up 1% vs. Prior Year

Cost Of Goods Sold

May
$0
↘ Down -% vs. Apr 2026

Fiscal YTD
$0
↗ Up -% vs. Prior Year

Operating Expenses

May
$4,545
↘ Down 61% vs. Apr 2026

Fiscal YTD
$29,530
↗ Up 6% vs. Prior Year

Net Income

May
$6,627
↗ Up 2152% vs. Apr 2026

Fiscal YTD
$12,547
↘ Down 56% vs. Prior Year

Profit and Loss

May 2026

Name	May '26	Total
Income	**-**	**-**
06100 HOA Fees	$10,300	$10,300
06360 Cash Back Awards	$100	$100
06400 Interest Earned-Operating Accounts	$16	$16
06800 Donations	-	-
06830 Donations For CH Rooms	$200	$200
Total 06800 Donations	**$200**	**$200**
Total Income	**$10,616**	**$10,616**
Gross Profit	**$10,616**	**$10,616**
Expenses	**-**	**-**
08100 Common House Operations	-	-
08110 Electric CH & Carports	$34	$34
08120 Gas (895...) CH	$82	$82
08160 Common House Repairs	$95	$95
Total 08100 Common House Operations	**$212**	**$212**
08300 Maintenance Committee	-	-
08305 Maintenance Materials	$105	$105
Total 08300 Maintenance Committee	**$105**	**$105**
08400 Management Committee	-	-
08410 Bank Service Charges	$98	$98
08430 Garbage & Recycling	$412	$412
08435 Insurance - General	$2,380	$2,380
08466 Accounting Fees Professional	$415	$415
Total 08400 Management Committee	**$3,306**	**$3,306**
08500 Workshop Expense	-	-
08520 Gas (912...) Workshop	$12	$12
Total 08500 Workshop Expense	**$12**	**$12**
08700 Water	-	-
08705 Water (...305) CH & Lawn	$178	$178
08711 Water (...411) Workshop	$233	$233
08771 Water (...371) East side	$55	$55

Name	May '26	Total
Total 08700 Water	**$467**	**$467**
09300 Safety and Security Committee	$18	$18
09640 North Field	$422	$422
Total Expenses	**$4,545**	**$4,545**
Net Operating Income	**$6,070**	**$6,070**
Other Income	**-**	**-**
11000 Interest Earned-Reserve Fund	$556	$556
Total Other Income	**$556**	**$556**
Net Other Income	**$556**	**$556**
Net Income	**$6,627**	**$6,627**

Balance Sheet

May 2026

Name	May '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	$2,304
00050 MACU - Business checking - Operating	$36,800
Total 00099 Total Operating Accounts	**$39,114**
00499 Total Reserve Fund	-
00501 UFCU Business Primary Savings	$10
00521 00521 High Yield Money Market	$210,361
00590 UFCU Reserve Checking	$8,647
Total 00499 Total Reserve Fund	**$219,019**
Total Bank Accounts	**$258,133**
Accounts Receivable	-
01000 Accounts Receivable	$2,451
Total Accounts Receivable	**$2,451**
Other Current Assets	-
01300 Prepaid expenses	$1,159
Total Other Current Assets	**$1,159**
Total Current Assets	**$261,744**
TOTAL ASSETS	**$261,744**
LIABILITIES AND EQUITY	**-**
Liabilities	-
Current Liabilities	-
Credit Cards	-
03050 Capital One Spark Credit Card	$5,244
Total Credit Cards	**$5,244**
Total Current Liabilities	**$5,244**
Total Liabilities	**$5,244**

Name	May '26
Equity	-
05300 Retained Equity	$243,952
Net Income	$12,547
Total Equity	**$256,499**
TOTAL LIABILITIES AND EQUITY	**$261,744**

Statement of Cash Flows (last month)

May 2026

Name	Total	Info
OPERATING ACTIVITIES	**-**	
Net Income	$6,627	
Adjustments to reconcile Net Income to Net Cash provided by operations:	-	
01000 Accounts Receivable	$364	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 this asset with cash.
03000 Accounts Payable	-$21	We used some of our cash to pay down outstanding bills.
03050 Capital One Spark Credit Card	$1,084	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:	**$267**	
Net cash provided by operating activities	**$6,894**	
Net cash increase for period	**$6,894**	
Cash at beginning of period	**$251,238**	
Cash at end of period	**$258,133**	

Budget vs Actuals (Monthly)

May 2026

	May 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	$16	$250	-$233
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	$200	-	$200
06860 Donations - Common House Rooms	-	$83	-$83
06890 Fund Raisers	-	$41	-$41
Total 06800 Donations	**$200**	**$125**	**$75**
Total Income	**$10,616**	**$11,078**	**-$462**
Gross Profit	$10,616	$11,078	-$462
Expenses	-	-	-
08100 Common House Operations	-	-	-
08110 Electric CH & Carports	$34	$25	$9
08120 Gas (895...) CH	$82	$208	-$126
08150 Supplies CH	-	$50	-$50
08160 Common House Repairs	$95	-	$95
Total 08100 Common House Operations	**$212**	**$283**	**-$71**
08200 Landscape Maintenance	-	$416	-$416
08300 Maintenance Committee	-	$833	-$833
08305 Maintenance Materials	$105	-	$105
Total 08300 Maintenance Committee	**$105**	**$833**	**-$728**
08400 Management Committee	-	-	-
08410 Bank Service Charges	$98	$102	-$4
08425 Dues and Subscriptions	-	$15	-$15

Name	May 2026		
	Actual	Budget	Act vs Budget
08430 Garbage & Recycling	$412	$378	$33
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	-	$156	-$156
Total 08400 Management Committee	**$3,306**	**$3,588**	**-$281**
08500 Workshop Expense	-	-	-
08520 Gas (912...) Workshop	$12	$37	-$24
Total 08500 Workshop Expense	**$12**	**$37**	**-$24**
08700 Water	-	-	-
08705 Water (...305) CH & Lawn	$178	$333	-$154
08711 Water (...411) Workshop	$233	$79	$153
08771 Water (...371) East side	$55	$266	-$210
Total 08700 Water	**$467**	**$679**	**-$212**
09000 Common House Furnishings	-	$136	-$136
09260 Mediation	-	$83	-$83
09300 Safety and Security Committee	$18	-	$18
09310 Celebrations Committee	-	$25	-$25
09340 ACM Planning Committee	-	$200	-$200
09452 Dues to Cohousing.org	-	$62	-$62
09640 North Field	$422	$64	$357
Total Expenses	**$4,545**	**$6,411**	**-$1,865**
Net Operating Income	$6,070	$4,667	$1,403
Other Income	-	-	-
11000 Interest Earned-Reserve Fund	$556	-	$556
Total Other Income	**$556**	**-**	**$556**
Net Other Income	$556	-	$556
Net Income	$6,627	$4,667	$1,960

Budget vs Actuals (Calendar YTD)

January 2026 - May 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	$51,043	$51,378	-$335	$123,308	-$72,265	41%
06210 Transfer Fees on Unit Sales	$500	$416	$83	$1,000	-$500	50%
06360 Cash Back Awards	$375	$416	-$41	$1,000	-$625	38%
06400 Interest Earned-Operating Accounts	$54	$1,250	-$1,195	$3,000	-$2,945	2%
06700 Play or Pay	$80	$416	-$336	$1,000	-$920	8%
06710 Electric Car Charging	$450	$104	$345	$250	$200	180%
06750 Receipts to Offset CH Expense	-	-	-	-	-	0%
06751 CH Rooms by Unit Owners	-	$783	-$783	$1,880	-$1,880	0%
Total 06750 Receipts to Offset CH Expense	**-**	**$783**	**-$783**	**$1,880**	**-$1,880**	**0%**
06800 Donations	-	-	-	-	-	0%
06830 Donations For CH Rooms	$1,425	-	$1,425	-	$1,425	0%
06860 Donations - Common House Rooms	-	$416	-$416	$1,000	-$1,000	0%
06890 Fund Raisers	$560	$208	$351	$500	$60	112%
Total 06800 Donations	**$1,985**	**$625**	**$1,360**	**$1,500**	**$485**	**132%**
Total Income	**$54,487**	**$55,390**	**-$903**	**$132,938**	**-$78,450**	**41%**
Gross Profit	$54,487	$55,390	-$903	$132,938	-$78,450	41%
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	$253	$125	$128	$300	-$46	85%
08120 Gas (895...) CH	$691	$1,041	-$349	$2,500	-$1,808	28%
08150 Supplies CH	$66	$250	-$183	$600	-$533	11%
08160 Common House Repairs	$95	-	$95	-	$95	0%
Total 08100 Common House Operations	**$1,107**	**$1,416**	**-$308**	**$3,400**	**-$2,292**	**33%**
08200 Landscape Maintenance	-	$2,083	-$2,083	$5,000	-$5,000	0%
08230 Supplies	$173	-	$173	-	$173	0%
Total 08200 Landscape Maintenance	**$173**	**$2,083**	**-$1,909**	**$5,000**	**-$4,826**	**3%**
08300 Maintenance Committee	-	$4,166	-$4,166	$10,000	-$10,000	0%
08305 Maintenance Materials	$944	-	$944	-	$944	0%
08350 Contract Labor	$5,469	-	$5,469	-	$5,469	0%
Total 08300 Maintenance Committee	**$6,413**	**$4,166**	**$2,247**	**$10,000**	**-$3,586**	**64%**
08400 Management Committee	-	-	-	-	-	0%
08410 Bank Service Charges	$492	$513	-$21	$1,233	-$740	40%
08420 Computer/Office Equip.	$184	-	$184	-	$184	0%
08425 Dues and Subscriptions	-	$75	-$75	$181	-$181	0%
08430 Garbage & Recycling	$1,923	$1,890	$32	$4,538	-$2,614	42%
08435 Insurance - General	$11,904	$8,523	$3,381	$20,456	-$8,551	58%
08438 Insurance - Earthquake	-	$3,347	-$3,347	$8,035	-$8,035	0%
Total 08435 Insurance - General	**$11,904**	**$11,871**	**$33**	**$28,491**	**-$16,586**	**42%**
08445 Licenses and Permits	$17	$52	-$35	$126	-$109	13%
08466 Accounting Fees Professional	$2,075	$2,075	-	$4,980	-$2,905	42%
08476 Bookkeeping Software	-	$427	-$427	$1,025	-$1,025	0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
08490 Snow Removal	-	$250	-$250	$600	-$600	0%
08495 Taxes	$2,177	$784	$1,392	$1,883	$294	116%
Total 08400 Management Committee	**$18,773**	**$17,940**	**$833**	**$43,057**	**-$24,283**	**44%**
08500 Workshop Expense	-	-	-	-	-	0%
08520 Gas (912...) Workshop	$164	$187	-$23	$450	-$285	37%
Total 08500 Workshop Expense	**$164**	**$187**	**-$23**	**$450**	**-$285**	**37%**
08700 Water	-	-	-	-	-	0%
08705 Water (...305) CH & Lawn	$554	$1,666	-$1,112	$4,000	-$3,445	14%
08711 Water (...411) Workshop	$328	$398	-$69	$957	-$628	34%
08771 Water (...371) East side	$151	$1,333	-$1,182	$3,200	-$3,048	5%
Total 08700 Water	**$1,034**	**$3,398**	**-$2,364**	**$8,157**	**-$7,122**	**13%**
09000 Common House Furnishings	-	$683	-$683	$1,640	-$1,640	0%
09260 Mediation	-	$416	-$416	$1,000	-$1,000	0%
09300 Safety and Security Committee	$72	-	$72	-	$72	0%
09310 Celebrations Committee	-	$125	-$125	$300	-$300	0%
09340 ACM Planning Committee	-	$1,000	-$1,000	$2,400	-$2,400	0%
09452 Dues to Cohousing.org	$750	$312	$437	$750	-	100%
09640 North Field	$1,020	$324	$696	$778	$242	131%
09650 Communications Committee	$10	-	$10	-	$10	0%
51400 Bank & Merchant Fees	$10	-	$10	-	$10	0%
Total Expenses	**$29,530**	**$32,055**	**-$2,524**	**$76,932**	**-$47,401**	**38%**
Net Operating Income	$24,956	$23,335	$1,621	$56,006	-$31,049	45%
Other Income	-	-	-	-	-	0%

Name	YTD Actuals	YTD Budget	Act vs Budget	Full year budget	YTD act vs Full year	YTD % to budget
11000 Interest Earned-Reserve Fund	$2,244	-	$2,244	-	$2,244	0%
Total Other Income	**$2,244**	**-**	**$2,244**	**-**	**$2,244**	**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	-$12,409	-	-$12,409	-	-$12,409	0%
Net Income	$12,547	$23,335	-$10,788	$56,006	-$43,458	22%

Top 10 Vendors by Spend

As of May 31, 2026

Name	Amount
1. State Farm	$2,380
2. Salt Lake City Corp-common house305	$467
3. Steady Co	$415
4. Ace Disposal Company	$412
5. Restaurant Depot	$132
6. Steve Regan & Co.	$128
7. QuickBooks Payments	$98
8. Enbridge Gas	$94
9. Bootstrap Farmer	$85
10. Drip Depot	$81