



Budget vs. Actuals

Cash basis

Prepared By: Stonewall Condominium
Association, Inc.
3700 Stonewall Cir SE
Atlanta, GA 30339

Stonewall Condominium Association - 2025 Budget FRONT LOADED

Account	4/1/2025 - 4/30/2025				1/1/2025 - 4/30/2025			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
00 Operating Assessment Fee Income	37,149.40	0.00	37,149.40	--	166,740.00	477,240.00	(310,500.00)	34.94 %
00 Water Assessment Fee Income	2,515.00	0.00	2,515.00	--	10,030.00	60,000.00	(49,970.00)	16.72 %
634000 Late Fees	150.30	0.00	150.30	--	27,979.30	0.00	27,979.30	--
690000 Fines	465.00	0.00	465.00	--	8,475.00	0.00	8,475.00	--
691100 Owner Interest Paid	0.00	0.00	0.00	--	35,177.50	0.00	35,177.50	--
692500 Condo Docs/Onboarding Fees	500.00	0.00	500.00	--	750.00	0.00	750.00	--
693000 INITIATION/CAPITAL RESERVE FEE	850.00	0.00	850.00	--	850.00	0.00	850.00	--
Closing Letter Fees	10.00	0.00	10.00	--	10.00	0.00	10.00	--
Clubhouse Reservations	0.00	0.00	0.00	--	75.00	0.00	75.00	--
Convenience Fee	(46.82)	0.00	(46.82)	--	18.99	0.00	18.99	--
Legal - Recovered	0.00	0.00	0.00	--	17,380.50	0.00	17,380.50	--
Parking Income	165.00	0.00	165.00	--	580.00	0.00	580.00	--
Parking Sticker Fees	75.00	0.00	75.00	--	315.00	0.00	315.00	--
Repairs/Cleaning Income	270.00	0.00	270.00	--	0.00	0.00	0.00	--
Roommate/Unrelated Adult - Monthly Fee	260.00	0.00	260.00	--	710.00	0.00	710.00	--
Total for Income	\$42,362.88	\$0.00	\$42,362.88	0.00 %	\$269,091.29	\$537,240.00	(\$268,148.71)	50.09 %
Expense								
701000 Self Management	2,577.33	0.00	2,577.33	--	2,577.33	2,592.00	(14.67)	99.43 %
702000 Accounting	0.00	0.00	0.00	--	0.00	4,600.00	(4,600.00)	0.00 %
703000 Consulting	0.00	0.00	0.00	--	0.00	5,000.00	(5,000.00)	0.00 %
704500 Tax Preparation	0.00	0.00	0.00	--	300.00	300.00	0.00	100.00 %
715000 Legal	0.00	0.00	0.00	--	5,629.55	10,000.00	(4,370.45)	56.30 %
715005 Legal - Collection	0.00	0.00	0.00	--	2,018.90	5,000.00	(2,981.10)	40.38 %
725000 Bank Fees	0.00	0.00	0.00	--	0.00	50.00	(50.00)	0.00 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
726000 Postage and Delivery	0.00	0.00	0.00	--	0.00	50.00	(50.00)	0.00 %
727000 Printing and Reproduction	0.00	0.00	0.00	--	36.13	200.00	(163.87)	18.07 %
732000 Office Supplies & Docusign	0.00	0.00	0.00	--	1,495.60	1,600.00	(104.40)	93.48 %
736000 Website Hosting	50.40	0.00	50.40	--	199.36	700.00	(500.64)	28.48 %
738000 Miscellaneous	0.00	0.00	0.00	--	556.23	1,000.00	(443.77)	55.62 %
761000 SOCIAL ACTIVITIES	0.00	0.00	0.00	--	211.67	1,500.00	(1,288.33)	14.11 %
791000 Insurance	0.00	0.00	0.00	--	6,362.00	97,000.00	(90,638.00)	6.56 %
795004 Taxes	0.00	0.00	0.00	--	35.00	370.00	(335.00)	9.46 %
811005 Pool - Operations	991.11	0.00	991.11	--	1,982.22	7,800.00	(5,817.78)	25.41 %
811009 Pool/CH - Repairs & Inspection	3,690.00	0.00	3,690.00	--	4,185.00	10,000.00	(5,815.00)	41.85 %
811010 Pool/CH - Supplies	179.12	0.00	179.12	--	288.95	5,000.00	(4,711.05)	5.78 %
811011 Stonewall Park & Open Spaces Improvements	0.00	0.00	0.00	--	141.96	3,000.00	(2,858.04)	4.73 %
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	17,880.00	52,800.00	(34,920.00)	33.86 %
861002 Landscaping - Improvements	209.73	0.00	209.73	--	3,736.16	10,000.00	(6,263.84)	37.36 %
861004 Landscaping - Seasonal Color	620.54	0.00	620.54	--	620.54	3,600.00	(2,979.46)	17.24 %
861005 Landscaping - Pinestraw/Mulch	0.00	0.00	0.00	--	3,965.00	7,500.00	(3,535.00)	52.87 %
861009 Landscaping - Trimming/Pruning	0.00	0.00	0.00	--	0.00	4,000.00	(4,000.00)	0.00 %
861016 Landscaping - Tree Maintenance	0.00	0.00	0.00	--	1,897.57	15,000.00	(13,102.43)	12.65 %
871000 Electric Utilities	886.58	0.00	886.58	--	4,044.12	10,000.00	(5,955.88)	40.44 %
873000 Water								
873000 Water - Other	1,726.58	0.00	1,726.58	--	10,292.26	60,000.00	(49,707.74)	17.15 %
Water - Test Submeters	54.00	0.00	54.00	--	108.00	0.00	108.00	--
Total for 873000 Water	\$1,780.58	\$0.00	\$1,780.58	0.00 %	\$10,400.26	\$60,000.00	(\$49,599.74)	17.33 %
875000 Trash Removal	1,746.00	0.00	1,746.00	--	6,984.00	21,600.00	(14,616.00)	32.33 %
876000 Phone	127.24	0.00	127.24	--	509.17	1,500.00	(990.83)	33.94 %
931000 Repairs & Maint - General	450.00	0.00	450.00	--	4,236.20	6,000.00	(1,763.80)	70.60 %
931003 REPAIRS & MAINT - BUILDING	2,800.00	0.00	2,800.00	--	28,433.49	10,000.00	18,433.49	284.33 %



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931011 REPAIRS & MAINT - PLUMBING	0.00	0.00	0.00	--	3,711.02	5,000.00	(1,288.98)	74.22 %
931013 REPAIRS & MAINT - ROOF	4,145.00	0.00	4,145.00	--	4,570.00	10,000.00	(5,430.00)	45.70 %
933500 GUTTER - CLEANING & REPAIR	0.00	0.00	0.00	--	800.00	11,000.00	(10,200.00)	7.27 %
937000 TERMITE BOND	6,065.00	0.00	6,065.00	--	6,065.00	5,800.00	265.00	104.57 %
937500 PEST CONTROL	280.00	0.00	280.00	--	1,120.00	3,240.00	(2,120.00)	34.57 %
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	5,422.00	11,000.00	(5,578.00)	49.29 %
License Plate Reader Camera	0.00	0.00	0.00	--	4,500.00	4,400.00	100.00	102.27 %
Mosquito Control	695.00	0.00	695.00	--	1,390.00	5,600.00	(4,210.00)	24.82 %
Total for Expense	\$32,102.63	\$0.00	\$32,102.63	0.00 %	\$136,304.43	\$413,802.00	(\$277,497.57)	32.94 %
Net Operating Income	\$10,260.25	\$0.00	\$10,260.25	0.00 %	\$132,786.86	\$123,438.00	\$9,348.86	107.57 %
Non-operating Expense								
971150 Retaining Walls and Drainage	0.00	0.00	0.00	--	6,135.00	60,000.00	(53,865.00)	10.23 %
972180 Roofs	0.00	0.00	0.00	--	21,340.00	20,000.00	1,340.00	106.70 %
979100 TRANSFER TO RESERVES	10,000.00	0.00	10,000.00	--	40,000.00	123,438.00	(83,438.00)	32.40 %
979101 TRANSFER TO RESERVE - ADDT'L	0.00	0.00	0.00	--	109,202.00	0.00	109,202.00	--
979200 TRANSFER FROM RESERVE	(79,500.00)	0.00	(79,500.00)	--	(112,025.00)	(229,000.00)	116,975.00	48.92 %
979301 INTEREST INCOME - RESERVE	(122.50)	0.00	(122.50)	--	(410.84)	(2,000.00)	1,589.16	20.54 %
979302 TRANSFER TO RESERVE - INTEREST	122.50	0.00	122.50	--	410.84	2,000.00	(1,589.16)	20.54 %
BRICK, GRANITE, AND OTHER SMALL WALLS REPAIR/REPLA	0.00	0.00	0.00	--	0.00	30,000.00	(30,000.00)	0.00 %
Handrails	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
IRRIGATION UPGRADE	1,345.00	0.00	1,345.00	--	1,345.00	6,000.00	(4,655.00)	22.42 %
PAVING/CONCRETE CURBS/SIDEWALKS	0.00	0.00	0.00	--	0.00	10,000.00	(10,000.00)	0.00 %
SEWER SYSTEM/EXTERIOR PLUMBING	78,155.00	0.00	78,155.00	--	81,405.00	90,000.00	(8,595.00)	90.45 %
WATERPROOFING	0.00	0.00	0.00	--	1,800.00	10,000.00	(8,200.00)	18.00 %
Total for Non-operating Expense	\$10,000.00	\$0.00	\$10,000.00	0.00 %	\$149,202.00	\$123,438.00	\$25,764.00	120.87 %
Net Non-operating Income	(\$10,000.00)	\$0.00	(\$10,000.00)	0.00 %	(\$149,202.00)	(\$123,438.00)	(\$25,764.00)	0.00 %



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Net Income	\$260.25	\$0.00	\$260.25	0.00 %	(\$16,415.14)	\$0.00	(\$16,415.14)	0.00 %