



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	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
00 Operating Assessment Fee Income	39,770.00	0.00	39,770.00	--	206,510.00	477,240.00	(270,730.00)	43.27 %
00 Water Assessment Fee Income	2,478.00	0.00	2,478.00	--	12,508.00	60,000.00	(47,492.00)	20.85 %
634000 Late Fees	172.40	0.00	172.40	--	28,151.70	0.00	28,151.70	--
690000 Fines	25.00	0.00	25.00	--	8,500.00	0.00	8,500.00	--
691100 Owner Interest Paid	0.00	0.00	0.00	--	35,177.50	0.00	35,177.50	--
692500 Condo Docs/Onboarding Fees	0.00	0.00	0.00	--	750.00	0.00	750.00	--
693000 INITIATION/CAPITAL RESERVE FEE	850.00	0.00	850.00	--	1,700.00	0.00	1,700.00	--
Closing Letter Fees	10.00	0.00	10.00	--	20.00	0.00	20.00	--
Clubhouse Reservations	25.00	0.00	25.00	--	100.00	0.00	100.00	--
Convenience Fee	17.25	0.00	17.25	--	36.24	0.00	36.24	--
Legal - Recovered	0.00	0.00	0.00	--	17,380.50	0.00	17,380.50	--
NSF Fee Income	40.00	0.00	40.00	--	40.00	0.00	40.00	--
Parking Income	170.00	0.00	170.00	--	750.00	0.00	750.00	--
Parking Sticker Fees	0.00	0.00	0.00	--	315.00	0.00	315.00	--
Repairs/Cleaning Income	(50.00)	0.00	(50.00)	--	(50.00)	0.00	(50.00)	--
Roommate/Unrelated Adult - Monthly Fee	300.00	0.00	300.00	--	1,010.00	0.00	1,010.00	--
Total for Income	\$43,807.65	\$0.00	\$43,807.65	0.00 %	\$312,898.94	\$537,240.00	(\$224,341.06)	58.24 %
Expense								
701000 Self Management	0.00	0.00	0.00	--	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	1,191.62	0.00	1,191.62	--	6,821.17	10,000.00	(3,178.83)	68.21 %
715005 Legal - Collection	0.00	0.00	0.00	--	2,018.90	5,000.00	(2,981.10)	40.38 %



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Account	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
725000 Bank Fees	0.00	0.00	0.00	--	0.00	50.00	(50.00)	0.00 %
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	50.16	0.00	50.16	--	249.52	700.00	(450.48)	35.65 %
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	25,776.00	0.00	25,776.00	--	32,138.00	97,000.00	(64,862.00)	33.13 %
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	--	2,973.33	7,800.00	(4,826.67)	38.12 %
811009 Pool/CH - Repairs & Inspection	255.00	0.00	255.00	--	4,440.00	10,000.00	(5,560.00)	44.40 %
811010 Pool/CH - Supplies	249.60	0.00	249.60	--	538.55	5,000.00	(4,461.45)	10.77 %
811011 Stonewall Park & Open Spaces Improvements	241.00	0.00	241.00	--	382.96	3,000.00	(2,617.04)	12.77 %
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	22,350.00	52,800.00	(30,450.00)	42.33 %
861002 Landscaping - Improvements	6,313.85	0.00	6,313.85	--	10,050.01	10,000.00	50.01	100.50 %
861004 Landscaping - Seasonal Color	300.00	0.00	300.00	--	920.54	3,600.00	(2,679.46)	25.57 %
861005 Landscaping - Pinestraw/Mulch	36.78	0.00	36.78	--	4,001.78	7,500.00	(3,498.22)	53.36 %
861009 Landscaping - Trimming/Pruning	174.96	0.00	174.96	--	174.96	4,000.00	(3,825.04)	4.37 %
861016 Landscaping - Tree Maintenance	470.00	0.00	470.00	--	2,367.57	15,000.00	(12,632.43)	15.78 %
871000 Electric Utilities	933.89	0.00	933.89	--	4,978.01	10,000.00	(5,021.99)	49.78 %
873000 Water								
873000 Water - Other	2,581.40	0.00	2,581.40	--	12,873.66	60,000.00	(47,126.34)	21.46 %
Water - Test Submeters	54.00	0.00	54.00	--	162.00	0.00	162.00	--
Total for 873000 Water	\$2,635.40	\$0.00	\$2,635.40	0.00 %	\$13,035.66	\$60,000.00	(\$46,964.34)	21.73 %
875000 Trash Removal	1,746.00	0.00	1,746.00	--	8,730.00	21,600.00	(12,870.00)	40.42 %
876000 Phone	127.24	0.00	127.24	--	636.41	1,500.00	(863.59)	42.43 %
931000 Repairs & Maint - General	780.00	0.00	780.00	--	5,016.20	6,000.00	(983.80)	83.60 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
931003 REPAIRS & MAINT - BUILDING	0.00	0.00	0.00	--	28,433.49	10,000.00	18,433.49	284.33 %
931011 REPAIRS & MAINT - PLUMBING	550.00	0.00	550.00	--	4,261.02	5,000.00	(738.98)	85.22 %
931013 REPAIRS & MAINT - ROOF	550.00	0.00	550.00	--	5,120.00	10,000.00	(4,880.00)	51.20 %
933500 GUTTER - CLEANING & REPAIR	0.00	0.00	0.00	--	800.00	11,000.00	(10,200.00)	7.27 %
937000 TERMITE BOND	0.00	0.00	0.00	--	6,065.00	5,800.00	265.00	104.57 %
937500 PEST CONTROL	280.00	0.00	280.00	--	1,400.00	3,240.00	(1,840.00)	43.21 %
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	5,761.00	11,000.00	(5,239.00)	52.37 %
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	--	2,085.00	5,600.00	(3,515.00)	37.23 %
Total for Expense	\$49,156.61	\$0.00	\$49,156.61	0.00 %	\$185,461.04	\$413,802.00	(\$228,340.96)	44.82 %
Net Operating Income	(\$5,348.96)	\$0.00	(\$5,348.96)	0.00 %	\$127,437.90	\$123,438.00	\$3,999.90	103.24 %
Non-operating Expense								
971150 Retaining Walls and Drainage	10,000.00	0.00	10,000.00	--	16,135.00	60,000.00	(43,865.00)	26.89 %
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	--	50,000.00	123,438.00	(73,438.00)	40.51 %
979101 TRANSFER TO RESERVE - ADDT'L	0.00	0.00	0.00	--	109,202.00	0.00	109,202.00	--
979200 TRANSFER FROM RESERVE	(10,000.00)	0.00	(10,000.00)	--	(122,025.00)	(229,000.00)	106,975.00	53.29 %
979300 TRANSFER FROM RESERVES - ADD'L	(23,628.00)	0.00	(23,628.00)	--	(23,628.00)	0.00	(23,628.00)	--
979301 INTEREST INCOME - RESERVE	(80.30)	0.00	(80.30)	--	(491.14)	(2,000.00)	1,508.86	24.56 %
979302 TRANSFER TO RESERVE - INTEREST	80.30	0.00	80.30	--	491.14	2,000.00	(1,508.86)	24.56 %
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	0.00	0.00	0.00	--	1,345.00	6,000.00	(4,655.00)	22.42 %
PAVING/CONCRETE CURBS/SIDEWALKS	677.15	0.00	677.15	--	677.15	10,000.00	(9,322.85)	6.77 %
SEWER SYSTEM/EXTERIOR PLUMBING	0.00	0.00	0.00	--	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	(\$12,950.85)	\$0.00	(\$12,950.85)	0.00 %	\$136,251.15	\$123,438.00	\$12,813.15	110.38 %



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Net Non-operating Income	\$12,950.85	\$0.00	\$12,950.85	0.00 %	(\$136,251.15)	(\$123,438.00)	(\$12,813.15)	0.00 %
Net Income	\$7,601.89	\$0.00	\$7,601.89	0.00 %	(\$8,813.25)	\$0.00	(\$8,813.25)	0.00 %