



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	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				FY2025
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	39,770.00	0.00	39,770.00	--	286,870.00	477,240.00	(190,370.00)	60.11 %	477,240.00
00 Water Assessment Fee Income	1,848.00	0.00	1,848.00	--	16,451.00	60,000.00	(43,549.00)	27.42 %	60,000.00
634000 Late Fees	0.00	0.00	0.00	--	28,192.70	0.00	28,192.70	--	0.00
690000 Fines	0.00	0.00	0.00	--	8,525.00	0.00	8,525.00	--	0.00
691100 Owner Interest Paid	0.00	0.00	0.00	--	35,177.50	0.00	35,177.50	--	0.00
692500 Condo Docs/Onboarding Fees	500.00	0.00	500.00	--	1,500.00	0.00	1,500.00	--	0.00
693000 INITIATION/CAPITAL RESERVE FEE	850.00	0.00	850.00	--	2,550.00	0.00	2,550.00	--	0.00
Closing Letter Fees	10.00	0.00	10.00	--	30.00	0.00	30.00	--	0.00
Clubhouse Reservations	50.00	0.00	50.00	--	200.00	0.00	200.00	--	0.00
Convenience Fee	(85.11)	0.00	(85.11)	--	(110.00)	0.00	(110.00)	--	0.00
Legal - Recovered	0.00	0.00	0.00	--	17,380.50	0.00	17,380.50	--	0.00
NSF Fee Income	0.00	0.00	0.00	--	120.00	0.00	120.00	--	0.00
Parking Income	190.00	0.00	190.00	--	1,150.00	0.00	1,150.00	--	0.00
Parking Sticker Fees	0.00	0.00	0.00	--	315.00	0.00	315.00	--	0.00
Repairs/Cleaning Income	25.00	0.00	25.00	--	(25.00)	0.00	(25.00)	--	0.00
Roommate/Unrelated Adult - Monthly Fee	150.00	0.00	150.00	--	1,310.00	0.00	1,310.00	--	0.00
Total for Income	\$43,307.89	\$0.00	\$43,307.89	0.00 %	\$399,636.70	\$537,240.00	(\$137,603.30)	74.39 %	\$537,240.00
Expense									
701000 Self Management	0.00	0.00	0.00	--	2,577.33	2,592.00	(14.67)	99.43 %	2,592.00
702000 Accounting	0.00	0.00	0.00	--	0.00	4,600.00	(4,600.00)	0.00 %	4,600.00
703000 Consulting	0.00	0.00	0.00	--	0.00	5,000.00	(5,000.00)	0.00 %	5,000.00
704500 Tax Preparation	0.00	0.00	0.00	--	300.00	300.00	0.00	100.00 %	300.00
715000 Legal	575.25	0.00	575.25	--	9,461.42	10,000.00	(538.58)	94.61 %	10,000.00
715005 Legal - Collection	0.00	0.00	0.00	--	2,018.90	5,000.00	(2,981.10)	40.38 %	5,000.00
725000 Bank Fees	0.00	0.00	0.00	--	0.00	50.00	(50.00)	0.00 %	50.00



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	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
726000 Postage and Delivery	0.00	0.00	0.00	--	0.00	50.00	(50.00)	0.00 %	50.00
727000 Printing and Reproduction	0.00	0.00	0.00	--	74.52	200.00	(125.48)	37.26 %	200.00
732000 Office Supplies & Docusign	0.00	0.00	0.00	--	1,495.60	1,600.00	(104.40)	93.48 %	1,600.00
736000 Website Hosting	43.20	0.00	43.20	--	556.90	700.00	(143.10)	79.56 %	700.00
738000 Miscellaneous	339.95	0.00	339.95	--	896.18	1,000.00	(103.82)	89.62 %	1,000.00
761000 SOCIAL ACTIVITIES	0.00	0.00	0.00	--	286.83	1,500.00	(1,213.17)	19.12 %	1,500.00
791000 Insurance	5,914.00	0.00	5,914.00	--	43,966.00	97,000.00	(53,034.00)	45.33 %	97,000.00
795004 Taxes	0.00	0.00	0.00	--	35.00	370.00	(335.00)	9.46 %	370.00
811005 Pool - Operations	1,306.11	0.00	1,306.11	--	5,270.55	7,800.00	(2,529.45)	67.57 %	7,800.00
811009 Pool/CH - Repairs & Inspection	1,865.91	0.00	1,865.91	--	6,445.91	10,000.00	(3,554.09)	64.46 %	10,000.00
811010 Pool/CH - Supplies	205.97	0.00	205.97	--	749.80	5,000.00	(4,250.20)	15.00 %	5,000.00
811011 Stonewall Park & Open Spaces Improvements	982.28	0.00	982.28	--	1,602.04	3,000.00	(1,397.96)	53.40 %	3,000.00
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	31,290.00	52,800.00	(21,510.00)	59.26 %	52,800.00
861002 Landscaping - Improvements	140.00	0.00	140.00	--	10,255.17	10,000.00	255.17	102.55 %	10,000.00
861004 Landscaping - Seasonal Color	0.00	0.00	0.00	--	948.77	3,600.00	(2,651.23)	26.35 %	3,600.00
861005 Landscaping - Pinestraw/Mulch	223.80	0.00	223.80	--	4,285.62	7,500.00	(3,214.38)	57.14 %	7,500.00
861009 Landscaping - Trimming/Pruning	420.00	0.00	420.00	--	874.96	4,000.00	(3,125.04)	21.87 %	4,000.00
861016 Landscaping - Tree Maintenance	0.00	0.00	0.00	--	4,317.57	15,000.00	(10,682.43)	28.78 %	15,000.00
871000 Electric Utilities	1,022.28	0.00	1,022.28	--	6,973.06	10,000.00	(3,026.94)	69.73 %	10,000.00
873000 Water									
873000 Water - Other	1,774.80	0.00	1,774.80	--	15,977.16	60,000.00	(44,022.84)	26.63 %	60,000.00
Water - Test Submeters	54.00	0.00	54.00	--	270.00	0.00	270.00	--	0.00
Total for 873000 Water	\$1,828.80	\$0.00	\$1,828.80	0.00 %	\$16,247.16	\$60,000.00	(\$43,752.84)	27.08 %	\$60,000.00
875000 Trash Removal	1,996.00	0.00	1,996.00	--	12,472.00	21,600.00	(9,128.00)	57.74 %	21,600.00
876000 Phone	127.24	0.00	127.24	--	890.89	1,500.00	(609.11)	59.39 %	1,500.00
931000 Repairs & Maint - General	0.00	0.00	0.00	--	6,086.20	6,000.00	86.20	101.44 %	6,000.00
931003 REPAIRS & MAINT - BUILDING	1,800.00	0.00	1,800.00	--	30,233.49	10,000.00	20,233.49	302.33 %	10,000.00
931011 REPAIRS & MAINT - PLUMBING	3,950.00	0.00	3,950.00	--	8,211.02	5,000.00	3,211.02	164.22 %	5,000.00



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931013 REPAIRS & MAINT - ROOF	6,673.25	0.00	6,673.25	--	11,793.25	10,000.00	1,793.25	117.93 %	10,000.00
933500 GUTTER - CLEANING & REPAIR	1,260.00	0.00	1,260.00	--	5,610.00	11,000.00	(5,390.00)	51.00 %	11,000.00
937000 TERMITE BOND	0.00	0.00	0.00	--	6,065.00	5,800.00	265.00	104.57 %	5,800.00
937500 PEST CONTROL	280.00	0.00	280.00	--	1,960.00	3,240.00	(1,280.00)	60.49 %	3,240.00
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	6,439.00	11,000.00	(4,561.00)	58.54 %	11,000.00
License Plate Reader Camera	0.00	0.00	0.00	--	4,500.00	4,400.00	100.00	102.27 %	4,400.00
Mosquito Control	695.00	0.00	695.00	--	3,475.00	5,600.00	(2,125.00)	62.05 %	5,600.00
Total for Expense	\$36,458.04	\$0.00	\$36,458.04	0.00 %	\$248,665.14	\$413,802.00	(\$165,136.86)	60.09 %	\$413,802.00
Net Operating Income	\$6,849.85	\$0.00	\$6,849.85	0.00 %	\$150,971.56	\$123,438.00	\$27,533.56	122.31 %	\$123,438.00
Non-operating Expense									
971150 Retaining Walls and Drainage	0.00	0.00	0.00	--	41,529.00	60,000.00	(18,471.00)	69.22 %	60,000.00
972180 Roofs	0.00	0.00	0.00	--	21,340.00	20,000.00	1,340.00	106.70 %	20,000.00
979100 TRANSFER TO RESERVES	10,000.00	0.00	10,000.00	--	70,000.00	123,438.00	(53,438.00)	56.71 %	123,438.00
979101 TRANSFER TO RESERVE - ADDT'L	0.00	0.00	0.00	--	109,202.00	0.00	109,202.00	--	0.00
979200 TRANSFER FROM RESERVE	0.00	0.00	0.00	--	(167,419.00)	(229,000.00)	61,581.00	73.11 %	(229,000.00)
979300 TRANSFER FROM RESERVES - ADD'L	0.00	0.00	0.00	--	(3,628.00)	0.00	(3,628.00)	--	0.00
979301 INTEREST INCOME - RESERVE	(71.45)	0.00	(71.45)	--	(624.74)	(2,000.00)	1,375.26	31.24 %	(2,000.00)
979302 TRANSFER TO RESERVE - INTEREST	71.45	0.00	71.45	--	624.74	2,000.00	(1,375.26)	31.24 %	2,000.00
BRICK, GRANITE, AND OTHER SMALL WALLS REPAIR/REPLA	0.00	0.00	0.00	--	0.00	30,000.00	(30,000.00)	0.00 %	30,000.00
Handrails	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %	3,000.00
IRRIGATION UPGRADE	0.00	0.00	0.00	--	1,345.00	6,000.00	(4,655.00)	22.42 %	6,000.00
PAVING/CONCRETE CURBS/SIDEWALKS	0.00	0.00	0.00	--	677.15	10,000.00	(9,322.85)	6.77 %	10,000.00
SEWER SYSTEM/EXTERIOR PLUMBING	0.00	0.00	0.00	--	81,405.00	90,000.00	(8,595.00)	90.45 %	90,000.00
WATERPROOFING	0.00	0.00	0.00	--	1,800.00	10,000.00	(8,200.00)	18.00 %	10,000.00
Total for Non-operating Expense	\$10,000.00	\$0.00	\$10,000.00	0.00 %	\$156,251.15	\$123,438.00	\$32,813.15	126.58 %	\$123,438.00
Net Non-operating Income	(\$10,000.00)	\$0.00	(\$10,000.00)	0.00 %	(\$156,251.15)	(\$123,438.00)	(\$32,813.15)	0.00 %	(\$123,438.00)
Net Income	(\$3,150.15)	\$0.00	(\$3,150.15)	0.00 %	(\$5,279.59)	\$0.00	(\$5,279.59)	0.00 %	\$0.00