



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	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				FY2025
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	40,180.00	0.00	40,180.00	--	370,510.00	477,240.00	(106,730.00)	77.64 %	477,240.00
00 Water Assessment Fee Income	1,586.00	0.00	1,586.00	--	19,882.00	60,000.00	(40,118.00)	33.14 %	60,000.00
634000 Late Fees	42.00	0.00	42.00	--	28,234.70	0.00	28,234.70	--	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	750.00	0.00	750.00	--	2,500.00	0.00	2,500.00	--	0.00
693000 INITIATION/CAPITAL RESERVE FEE	1,700.00	0.00	1,700.00	--	4,250.00	0.00	4,250.00	--	0.00
Closing Letter Fees	20.00	0.00	20.00	--	50.00	0.00	50.00	--	0.00
Clubhouse Reservations	25.00	0.00	25.00	--	300.00	0.00	300.00	--	0.00
Convenience Fee	(165.92)	0.00	(165.92)	--	(112.58)	0.00	(112.58)	--	0.00
Legal - Recovered	0.00	0.00	0.00	--	17,380.50	0.00	17,380.50	--	0.00
NSF Fee Income	40.00	0.00	40.00	--	160.00	0.00	160.00	--	0.00
Parking Income	160.00	0.00	160.00	--	1,460.00	0.00	1,460.00	--	0.00
Parking Sticker Fees	200.00	0.00	200.00	--	740.00	0.00	740.00	--	0.00
Repairs/Cleaning Income	50.00	0.00	50.00	--	0.00	0.00	0.00	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	1,510.00	0.00	1,510.00	--	0.00
Total for Income	\$44,687.08	\$0.00	\$44,687.08	0.00 %	\$490,567.12	\$537,240.00	(\$46,672.88)	91.31 %	\$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	--	4,600.00	4,600.00	0.00	100.00 %	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	0.00	0.00	0.00	--	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	36.87	0.00	36.87	--	147.51	200.00	(52.49)	73.76 %	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	58.80	0.00	58.80	--	670.69	700.00	(29.31)	95.81 %	700.00
738000 Miscellaneous	0.00	0.00	0.00	--	896.18	1,000.00	(103.82)	89.62 %	1,000.00
761000 SOCIAL ACTIVITIES	745.76	0.00	745.76	--	1,032.59	1,500.00	(467.41)	68.84 %	1,500.00
791000 Insurance	5,914.00	0.00	5,914.00	--	56,334.00	97,000.00	(40,666.00)	58.08 %	97,000.00
795004 Taxes	0.00	0.00	0.00	--	35.00	370.00	(335.00)	9.46 %	370.00
811005 Pool - Operations	991.11	0.00	991.11	--	7,252.77	7,800.00	(547.23)	92.98 %	7,800.00
811009 Pool/CH - Repairs & Inspection	700.00	0.00	700.00	--	8,024.91	10,000.00	(1,975.09)	80.25 %	10,000.00
811010 Pool/CH - Supplies	1,126.68	0.00	1,126.68	--	1,920.94	5,000.00	(3,079.06)	38.42 %	5,000.00
811011 Stonewall Park & Open Spaces Improvements	0.00	0.00	0.00	--	2,557.04	3,000.00	(442.96)	85.23 %	3,000.00
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	40,230.00	52,800.00	(12,570.00)	76.19 %	52,800.00
861002 Landscaping - Improvements	149.54	0.00	149.54	--	10,404.71	10,000.00	404.71	104.05 %	10,000.00
861004 Landscaping - Seasonal Color	0.00	0.00	0.00	--	1,088.77	3,600.00	(2,511.23)	30.24 %	3,600.00
861005 Landscaping - Pinestraw/Mulch	177.84	0.00	177.84	--	4,463.46	7,500.00	(3,036.54)	59.51 %	7,500.00
861009 Landscaping - Trimming/Pruning	840.00	0.00	840.00	--	2,134.96	4,000.00	(1,865.04)	53.37 %	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	1,047.50	0.00	1,047.50	--	9,159.47	10,000.00	(840.53)	91.59 %	10,000.00
873000 Water									
873000 Water - Other	1,496.00	0.00	1,496.00	--	19,572.16	60,000.00	(40,427.84)	32.62 %	60,000.00
Water - Test Submeters	54.00	0.00	54.00	--	378.00	0.00	378.00	--	0.00
Total for 873000 Water	\$1,550.00	\$0.00	\$1,550.00	0.00 %	\$19,950.16	\$60,000.00	(\$40,049.84)	33.25 %	\$60,000.00
875000 Trash Removal	1,746.00	0.00	1,746.00	--	15,964.00	21,600.00	(5,636.00)	73.91 %	21,600.00
876000 Phone	127.28	0.00	127.28	--	1,145.45	1,500.00	(354.55)	76.36 %	1,500.00
931000 Repairs & Maint - General	0.00	0.00	0.00	--	6,124.08	6,000.00	124.08	102.07 %	6,000.00
931003 REPAIRS & MAINT - BUILDING	0.00	0.00	0.00	--	31,133.49	10,000.00	21,133.49	311.33 %	10,000.00
931011 REPAIRS & MAINT - PLUMBING	0.00	0.00	0.00	--	8,511.02	5,000.00	3,511.02	170.22 %	5,000.00



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931013 REPAIRS & MAINT - ROOF	0.00	0.00	0.00	--	15,316.50	10,000.00	5,316.50	153.17 %	10,000.00
933500 GUTTER - CLEANING & REPAIR	550.00	0.00	550.00	--	6,160.00	11,000.00	(4,840.00)	56.00 %	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	--	2,520.00	3,240.00	(720.00)	77.78 %	3,240.00
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	8,507.00	11,000.00	(2,493.00)	77.34 %	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	--	4,865.00	5,600.00	(735.00)	86.88 %	5,600.00
Total for Expense	\$21,545.38	\$0.00	\$21,545.38	0.00 %	\$301,885.52	\$413,802.00	(\$111,916.48)	72.95 %	\$413,802.00
Net Operating Income	\$23,141.70	\$0.00	\$23,141.70	0.00 %	\$188,681.60	\$123,438.00	\$65,243.60	152.86 %	\$123,438.00
Non-operating Expense									
971150 Retaining Walls and Drainage	7,875.00	0.00	7,875.00	--	52,999.00	60,000.00	(7,001.00)	88.33 %	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	--	90,000.00	123,438.00	(33,438.00)	72.91 %	123,438.00
979101 TRANSFER TO RESERVE - ADDT'L	14,933.00	0.00	14,933.00	--	124,135.00	0.00	124,135.00	--	0.00
979200 TRANSFER FROM RESERVE	(8,538.00)	0.00	(8,538.00)	--	(162,352.00)	(229,000.00)	66,648.00	70.90 %	(229,000.00)
979300 TRANSFER FROM RESERVES - ADD'L	0.00	0.00	0.00	--	(23,628.00)	0.00	(23,628.00)	--	0.00
979301 INTEREST INCOME - RESERVE	(65.92)	0.00	(65.92)	--	(760.70)	(2,000.00)	1,239.30	38.04 %	(2,000.00)
979302 TRANSFER TO RESERVE - INTEREST	65.92	0.00	65.92	--	760.70	2,000.00	(1,239.30)	38.04 %	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	663.00	0.00	663.00	--	663.00	3,000.00	(2,337.00)	22.10 %	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	--	4,600.00	10,000.00	(5,400.00)	46.00 %	10,000.00
Total for Non-operating Expense	\$24,933.00	\$0.00	\$24,933.00	0.00 %	\$191,184.15	\$123,438.00	\$67,746.15	154.88 %	\$123,438.00
Net Non-operating Income	(\$24,933.00)	\$0.00	(\$24,933.00)	0.00 %	(\$191,184.15)	(\$123,438.00)	(\$67,746.15)	0.00 %	(\$123,438.00)
Net Income	(\$1,791.30)	\$0.00	(\$1,791.30)	0.00 %	(\$2,502.55)	\$0.00	(\$2,502.55)	0.00 %	\$0.00