



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	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				FY2025
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	39,580.00	0.00	39,580.00	--	410,090.00	477,240.00	(67,150.00)	85.93 %	477,240.00
00 Water Assessment Fee Income	1,401.00	0.00	1,401.00	--	21,283.00	60,000.00	(38,717.00)	35.47 %	60,000.00
634000 Late Fees	82.00	0.00	82.00	--	28,316.70	0.00	28,316.70	--	0.00
690000 Fines	50.00	0.00	50.00	--	8,575.00	0.00	8,575.00	--	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	250.00	0.00	250.00	--	2,750.00	0.00	2,750.00	--	0.00
693000 INITIATION/CAPITAL RESERVE FEE	1,700.00	0.00	1,700.00	--	5,950.00	0.00	5,950.00	--	0.00
Closing Letter Fees	20.00	0.00	20.00	--	70.00	0.00	70.00	--	0.00
Clubhouse Reservations	0.00	0.00	0.00	--	300.00	0.00	300.00	--	0.00
Convenience Fee	(47.41)	0.00	(47.41)	--	(159.99)	0.00	(159.99)	--	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	--	160.00	0.00	160.00	--	0.00
Parking Income	170.00	0.00	170.00	--	1,630.00	0.00	1,630.00	--	0.00
Parking Sticker Fees	0.00	0.00	0.00	--	740.00	0.00	740.00	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	1,610.00	0.00	1,610.00	--	0.00
Total for Income	\$43,305.59	\$0.00	\$43,305.59	0.00 %	\$533,872.71	\$537,240.00	(\$3,367.29)	99.37 %	\$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	5,000.00	0.00	5,000.00	--	14,461.42	10,000.00	4,461.42	144.61 %	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
726000 Postage and Delivery	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
727000 Printing and Reproduction	0.00	0.00	0.00	--	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	--	729.49	700.00	29.49	104.21 %	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	0.00	0.00	0.00	--	1,032.59	1,500.00	(467.41)	68.84 %	1,500.00
791000 Insurance	5,914.00	0.00	5,914.00	--	62,248.00	97,000.00	(34,752.00)	64.17 %	97,000.00
795004 Taxes	30.00	0.00	30.00	--	65.00	370.00	(305.00)	17.57 %	370.00
811005 Pool - Operations	0.00	0.00	0.00	--	7,252.77	7,800.00	(547.23)	92.98 %	7,800.00
811009 Pool/CH - Repairs & Inspection	40.00	0.00	40.00	--	8,064.91	10,000.00	(1,935.09)	80.65 %	10,000.00
811010 Pool/CH - Supplies	0.00	0.00	0.00	--	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	--	44,700.00	52,800.00	(8,100.00)	84.66 %	52,800.00
861002 Landscaping - Improvements	95.71	0.00	95.71	--	10,500.42	10,000.00	500.42	105.00 %	10,000.00
861004 Landscaping - Seasonal Color	1,316.68	0.00	1,316.68	--	2,405.45	3,600.00	(1,194.55)	66.82 %	3,600.00
861005 Landscaping - Pinestraw/Mulch	0.00	0.00	0.00	--	4,463.46	7,500.00	(3,036.54)	59.51 %	7,500.00
861009 Landscaping - Trimming/Pruning	0.00	0.00	0.00	--	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	1,002.99	0.00	1,002.99	--	10,162.46	10,000.00	162.46	101.62 %	10,000.00
873000 Water									
873000 Water - Other	1,241.40	0.00	1,241.40	--	20,813.56	60,000.00	(39,186.44)	34.69 %	60,000.00
Water - Test Submeters	54.00	0.00	54.00	--	432.00	0.00	432.00	--	0.00
Total for 873000 Water	\$1,295.40	\$0.00	\$1,295.40	0.00 %	\$21,245.56	\$60,000.00	(\$38,754.44)	35.41 %	\$60,000.00
875000 Trash Removal	1,746.00	0.00	1,746.00	--	17,710.00	21,600.00	(3,890.00)	81.99 %	21,600.00
876000 Phone	127.42	0.00	127.42	--	1,272.87	1,500.00	(227.13)	84.86 %	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	475.00	0.00	475.00	--	31,608.49	10,000.00	21,608.49	316.08 %	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
931013 REPAIRS & MAINT - ROOF	790.00	0.00	790.00	--	16,106.50	10,000.00	6,106.50	161.07 %	10,000.00



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933500 GUTTER - CLEANING & REPAIR	0.00	0.00	0.00	--	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	--	2,800.00	3,240.00	(440.00)	86.42 %	3,240.00
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	8,846.00	11,000.00	(2,154.00)	80.42 %	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	0.00	0.00	0.00	--	4,865.00	5,600.00	(735.00)	86.88 %	5,600.00
Total for Expense	\$22,981.00	\$0.00	\$22,981.00	0.00 %	\$324,866.52	\$413,802.00	(\$88,935.48)	78.51 %	\$413,802.00
Net Operating Income	\$20,324.59	\$0.00	\$20,324.59	0.00 %	\$209,006.19	\$123,438.00	\$85,568.19	169.32 %	\$123,438.00
Non-operating Expense									
971150 Retaining Walls and Drainage	0.00	0.00	0.00	--	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	--	100,000.00	123,438.00	(23,438.00)	81.01 %	123,438.00
979101 TRANSFER TO RESERVE - ADDT'L	0.00	0.00	0.00	--	124,135.00	0.00	124,135.00	--	0.00
979200 TRANSFER FROM RESERVE	0.00	0.00	0.00	--	(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	(66.76)	0.00	(66.76)	--	(827.46)	(2,000.00)	1,172.54	41.37 %	(2,000.00)
979302 TRANSFER TO RESERVE - INTEREST	66.76	0.00	66.76	--	827.46	2,000.00	(1,172.54)	41.37 %	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	--	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	(677.15)	0.00	(677.15)	--	0.00	10,000.00	(10,000.00)	0.00 %	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	\$9,322.85	\$0.00	\$9,322.85	0.00 %	\$200,507.00	\$123,438.00	\$77,069.00	162.44 %	\$123,438.00
Net Non-operating Income	(\$9,322.85)	\$0.00	(\$9,322.85)	0.00 %	(\$200,507.00)	(\$123,438.00)	(\$77,069.00)	0.00 %	(\$123,438.00)
Net Income	\$11,001.74	\$0.00	\$11,001.74	0.00 %	\$8,499.19	\$0.00	\$8,499.19	0.00 %	\$0.00