



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	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				FY2025
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	41,240.00	0.00	41,240.00	--	490,060.00	477,240.00	12,820.00	102.69 %	477,240.00
00 Water Assessment Fee Income	3,817.00	0.00	3,817.00	--	27,520.00	60,000.00	(32,480.00)	45.87 %	60,000.00
634000 Late Fees	51.20	0.00	51.20	--	28,411.40	0.00	28,411.40	--	0.00
690000 Fines	27.00	0.00	27.00	--	8,602.00	0.00	8,602.00	--	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	--	3,000.00	0.00	3,000.00	--	0.00
693000 INITIATION/CAPITAL RESERVE FEE	850.00	0.00	850.00	--	6,800.00	0.00	6,800.00	--	0.00
Closing Letter Fees	10.00	0.00	10.00	--	80.00	0.00	80.00	--	0.00
Clubhouse Reservations	50.00	0.00	50.00	--	425.00	0.00	425.00	--	0.00
Convenience Fee	(9.34)	0.00	(9.34)	--	(109.85)	0.00	(109.85)	--	0.00
Legal - Recovered	410.00	0.00	410.00	--	18,225.50	0.00	18,225.50	--	0.00
NSF Fee Income	40.00	0.00	40.00	--	200.00	0.00	200.00	--	0.00
Parking Income	210.00	0.00	210.00	--	2,050.00	0.00	2,050.00	--	0.00
Parking Sticker Fees	0.00	0.00	0.00	--	840.00	0.00	840.00	--	0.00
Repairs/Cleaning Income	(115.00)	0.00	(115.00)	--	(115.00)	0.00	(115.00)	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	1,810.00	0.00	1,810.00	--	0.00
Total for Income	\$46,930.86	\$0.00	\$46,930.86	0.00 %	\$622,976.55	\$537,240.00	\$85,736.55	115.96 %	\$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	1,822.50	0.00	1,822.50	--	16,283.92	10,000.00	6,283.92	162.84 %	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	--	35.00	50.00	(15.00)	70.00 %	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	--	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	--	847.09	700.00	147.09	121.01 %	700.00
738000 Miscellaneous	159.90	0.00	159.90	--	1,056.08	1,000.00	56.08	105.61 %	1,000.00
761000 SOCIAL ACTIVITIES	1,521.79	0.00	1,521.79	--	2,554.38	1,500.00	1,054.38	170.29 %	1,500.00
791000 Insurance	5,914.00	0.00	5,914.00	--	74,076.00	97,000.00	(22,924.00)	76.37 %	97,000.00
795004 Taxes	0.00	0.00	0.00	--	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	--	8,164.91	10,000.00	(1,835.09)	81.65 %	10,000.00
811010 Pool/CH - Supplies	36.00	0.00	36.00	--	1,956.94	5,000.00	(3,043.06)	39.14 %	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	--	53,640.00	52,800.00	840.00	101.59 %	52,800.00
861002 Landscaping - Improvements	440.00	0.00	440.00	--	11,020.42	10,000.00	1,020.42	110.20 %	10,000.00
861004 Landscaping - Seasonal Color	365.93	0.00	365.93	--	3,210.92	3,600.00	(389.08)	89.19 %	3,600.00
861005 Landscaping - Pinestraw/Mulch	0.00	0.00	0.00	--	4,525.81	7,500.00	(2,974.19)	60.34 %	7,500.00
861009 Landscaping - Trimming/Pruning	140.00	0.00	140.00	--	2,274.96	4,000.00	(1,725.04)	56.87 %	4,000.00
861016 Landscaping - Tree Maintenance	550.00	0.00	550.00	--	4,867.57	15,000.00	(10,132.43)	32.45 %	15,000.00
871000 Electric Utilities	809.66	0.00	809.66	--	11,959.38	10,000.00	1,959.38	119.59 %	10,000.00
873000 Water									
873000 Water - Other	1,643.40	0.00	1,643.40	--	23,845.76	60,000.00	(36,154.24)	39.74 %	60,000.00
Back Flow Preventers Installation and Inspection	10,347.50	0.00	10,347.50	--	20,347.50	0.00	20,347.50	--	0.00
Water - Test Submeters	54.00	0.00	54.00	--	540.00	0.00	540.00	--	0.00
Total for 873000 Water	\$12,044.90	\$0.00	\$12,044.90	0.00 %	\$44,733.26	\$60,000.00	(\$15,266.74)	74.56 %	\$60,000.00
875000 Trash Removal	2,056.00	0.00	2,056.00	--	21,512.00	21,600.00	(88.00)	99.59 %	21,600.00
876000 Phone	137.17	0.00	137.17	--	1,537.46	1,500.00	37.46	102.50 %	1,500.00
931000 Repairs & Maint - General	0.00	0.00	0.00	--	8,682.17	6,000.00	2,682.17	144.70 %	6,000.00
931003 REPAIRS & MAINT - BUILDING	0.00	0.00	0.00	--	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



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931013 REPAIRS & MAINT - ROOF	2,070.50	0.00	2,070.50	--	19,061.00	10,000.00	9,061.00	190.61 %	10,000.00
933500 GUTTER - CLEANING & REPAIR	3,350.00	0.00	3,350.00	--	9,510.00	11,000.00	(1,490.00)	86.45 %	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	--	3,360.00	3,240.00	120.00	103.70 %	3,240.00
938000 WILDLIFE RELOCATION	1,034.00	0.00	1,034.00	--	10,219.00	11,000.00	(781.00)	92.90 %	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	\$37,301.15	\$0.00	\$37,301.15	0.00 %	\$391,651.93	\$413,802.00	(\$22,150.07)	94.65 %	\$413,802.00
Net Operating Income	\$9,629.71	\$0.00	\$9,629.71	0.00 %	\$231,324.62	\$123,438.00	\$107,886.62	187.40 %	\$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	8,131.00	0.00	8,131.00	--	29,471.00	20,000.00	9,471.00	147.36 %	20,000.00
979100 TRANSFER TO RESERVES	10,000.00	0.00	10,000.00	--	120,000.00	123,438.00	(3,438.00)	97.21 %	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
979102 TRANSFER TO RESERVE - BUYERS INITIATION FEE	13,800.00	0.00	13,800.00	--	13,800.00	0.00	13,800.00	--	0.00
979200 TRANSFER FROM RESERVE	(14,131.00)	0.00	(14,131.00)	--	(176,483.00)	(229,000.00)	52,517.00	77.07 %	(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	(55.86)	0.00	(55.86)	--	(948.54)	(2,000.00)	1,051.46	47.43 %	(2,000.00)
979302 TRANSFER TO RESERVE - INTEREST	55.86	0.00	55.86	--	948.54	2,000.00	(1,051.46)	47.43 %	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	0.00	0.00	0.00	--	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	6,000.00	0.00	6,000.00	--	10,600.00	10,000.00	600.00	106.00 %	10,000.00
Total for Non-operating Expense	\$23,800.00	\$0.00	\$23,800.00	0.00 %	\$234,307.00	\$123,438.00	\$110,869.00	189.82 %	\$123,438.00
Net Non-operating Income	(\$23,800.00)	\$0.00	(\$23,800.00)	0.00 %	(\$234,307.00)	(\$123,438.00)	(\$110,869.00)	0.00 %	(\$123,438.00)
Net Income	(\$14,170.29)	\$0.00	(\$14,170.29)	0.00 %	(\$2,982.38)	\$0.00	(\$2,982.38)	0.00 %	\$0.00