



# Budget vs. Actuals

Cash basis

Prepared By: Stonewall Condominium Association, Inc.  
3700 Stonewall Cir SE  
Atlanta, GA 30339

## Stonewall Condominium Association - 2026 BUDGET FRONT LOADED

Account	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
<b>Income</b>									
00 Operating Assessment Fee Income	44,065.00	552,900.00	(508,835.00)	7.97 %	44,065.00	552,900.00	(508,835.00)	7.97 %	552,900.00
00 Water Assessment Fee Income	4,149.00	45,000.00	(40,851.00)	9.22 %	4,149.00	45,000.00	(40,851.00)	9.22 %	45,000.00
634000 Late Fees	18.90	0.00	18.90	--	18.90	0.00	18.90	--	0.00
690000 Fines	23.00	0.00	23.00	--	23.00	0.00	23.00	--	0.00
Clubhouse Reservations	75.00	0.00	75.00	--	75.00	0.00	75.00	--	0.00
Convenience Fee	62.34	0.00	62.34	--	62.34	0.00	62.34	--	0.00
Legal - Recovered	475.00	0.00	475.00	--	475.00	0.00	475.00	--	0.00
Parking Income	260.00	0.00	260.00	--	260.00	0.00	260.00	--	0.00
Parking Sticker Fees	50.00	0.00	50.00	--	50.00	0.00	50.00	--	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	--	100.00	0.00	100.00	--	0.00
<b>Total for Income</b>	<b>\$49,393.24</b>	<b>\$597,900.00</b>	<b>(\$548,506.76)</b>	<b>8.26 %</b>	<b>\$49,393.24</b>	<b>\$597,900.00</b>	<b>(\$548,506.76)</b>	<b>8.26 %</b>	<b>\$597,900.00</b>
<b>Expense</b>									
701000 Self Management	0.00	2,500.00	(2,500.00)	0.00 %	0.00	2,500.00	(2,500.00)	0.00 %	2,500.00
702000 Accounting	0.00	4,600.00	(4,600.00)	0.00 %	0.00	4,600.00	(4,600.00)	0.00 %	4,600.00
703000 Consulting	0.00	5,000.00	(5,000.00)	0.00 %	0.00	5,000.00	(5,000.00)	0.00 %	5,000.00
704500 Tax Preparation	0.00	360.00	(360.00)	0.00 %	0.00	360.00	(360.00)	0.00 %	360.00
715000 Legal	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
715005 Legal - Collection	0.00	5,000.00	(5,000.00)	0.00 %	0.00	5,000.00	(5,000.00)	0.00 %	5,000.00
725000 Bank Fees	0.00	50.00	(50.00)	0.00 %	0.00	50.00	(50.00)	0.00 %	50.00
726000 Postage and Delivery	0.00	50.00	(50.00)	0.00 %	0.00	50.00	(50.00)	0.00 %	50.00
727000 Printing and Reproduction	0.00	200.00	(200.00)	0.00 %	0.00	200.00	(200.00)	0.00 %	200.00
732000 Office Supplies & Docusign	1,469.13	1,600.00	(130.87)	91.82 %	1,469.13	1,600.00	(130.87)	91.82 %	1,600.00
736000 Website Hosting	58.80	1,300.00	(1,241.20)	4.52 %	58.80	1,300.00	(1,241.20)	4.52 %	1,300.00
738000 Miscellaneous	484.54	1,000.00	(515.46)	48.45 %	484.54	1,000.00	(515.46)	48.45 %	1,000.00
761000 SOCIAL ACTIVITIES	0.00	3,000.00	(3,000.00)	0.00 %	0.00	3,000.00	(3,000.00)	0.00 %	3,000.00



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	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
791000 Insurance	5,914.00	102,000.00	(96,086.00)	5.80 %	5,914.00	102,000.00	(96,086.00)	5.80 %	102,000.00
795004 Taxes	0.00	80.00	(80.00)	0.00 %	0.00	80.00	(80.00)	0.00 %	80.00
811005 Pool - Operations	0.00	8,400.00	(8,400.00)	0.00 %	0.00	8,400.00	(8,400.00)	0.00 %	8,400.00
811009 Pool/CH - Repairs & Inspection	315.00	10,000.00	(9,685.00)	3.15 %	315.00	10,000.00	(9,685.00)	3.15 %	10,000.00
811010 Pool/CH - Supplies	354.96	10,000.00	(9,645.04)	3.55 %	354.96	10,000.00	(9,645.04)	3.55 %	10,000.00
811011 Stonewall Park & Open Spaces Improvements	0.00	3,000.00	(3,000.00)	0.00 %	0.00	3,000.00	(3,000.00)	0.00 %	3,000.00
861001 Landscaping - Contract	4,530.00	55,440.00	(50,910.00)	8.17 %	4,530.00	55,440.00	(50,910.00)	8.17 %	55,440.00
861002 Landscaping - Improvements	140.00	10,000.00	(9,860.00)	1.40 %	140.00	10,000.00	(9,860.00)	1.40 %	10,000.00
861004 Landscaping - Seasonal Color	280.00	4,000.00	(3,720.00)	7.00 %	280.00	4,000.00	(3,720.00)	7.00 %	4,000.00
861005 Landscaping - Pinestraw/Mulch	0.00	7,500.00	(7,500.00)	0.00 %	0.00	7,500.00	(7,500.00)	0.00 %	7,500.00
861009 Landscaping - Trimming/Pruning	210.00	4,000.00	(3,790.00)	5.25 %	210.00	4,000.00	(3,790.00)	5.25 %	4,000.00
861016 Landscaping - Tree Maintenance	11,350.00	15,000.00	(3,650.00)	75.67 %	11,350.00	15,000.00	(3,650.00)	75.67 %	15,000.00
871000 Electric Utilities	952.47	12,000.00	(11,047.53)	7.94 %	952.47	12,000.00	(11,047.53)	7.94 %	12,000.00
873000 Water	2,300.00	45,000.00	(42,700.00)	5.11 %	2,300.00	45,000.00	(42,700.00)	5.11 %	45,000.00
873500 Water - Test Submeters	54.00	13,704.00	(13,650.00)	0.39 %	54.00	13,704.00	(13,650.00)	0.39 %	13,704.00
875000 Trash Removal	1,746.00	23,000.00	(21,254.00)	7.59 %	1,746.00	23,000.00	(21,254.00)	7.59 %	23,000.00
876000 Phone	137.22	1,600.00	(1,462.78)	8.58 %	137.22	1,600.00	(1,462.78)	8.58 %	1,600.00
931000 Repairs & Maint - General	152.60	10,000.00	(9,847.40)	1.53 %	152.60	10,000.00	(9,847.40)	1.53 %	10,000.00
931003 REPAIRS & MAINT - BUILDING	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
931011 REPAIRS & MAINT - PLUMBING	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
931013 REPAIRS & MAINT - ROOF	0.00	20,000.00	(20,000.00)	0.00 %	0.00	20,000.00	(20,000.00)	0.00 %	20,000.00
933500 GUTTER - CLEANING & REPAIR	0.00	12,000.00	(12,000.00)	0.00 %	0.00	12,000.00	(12,000.00)	0.00 %	12,000.00
937000 TERMITE BOND	0.00	6,100.00	(6,100.00)	0.00 %	0.00	6,100.00	(6,100.00)	0.00 %	6,100.00
937500 PEST CONTROL	280.00	3,400.00	(3,120.00)	8.24 %	280.00	3,400.00	(3,120.00)	8.24 %	3,400.00
938000 WILDLIFE RELOCATION	3,787.00	12,000.00	(8,213.00)	31.56 %	3,787.00	12,000.00	(8,213.00)	31.56 %	12,000.00
License Plate Reader Camera	4,750.00	4,500.00	250.00	105.56 %	4,750.00	4,500.00	250.00	105.56 %	4,500.00
Mosquito Control	0.00	6,000.00	(6,000.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %	6,000.00
<b>Total for Expense</b>	<b>\$39,265.72</b>	<b>\$453,384.00</b>	<b>(\$414,118.28)</b>	<b>8.66 %</b>	<b>\$39,265.72</b>	<b>\$453,384.00</b>	<b>(\$414,118.28)</b>	<b>8.66 %</b>	<b>\$453,384.00</b>
<b>Net Operating Income</b>	<b>\$10,127.52</b>	<b>\$144,516.00</b>	<b>(\$134,388.48)</b>	<b>7.01 %</b>	<b>\$10,127.52</b>	<b>\$144,516.00</b>	<b>(\$134,388.48)</b>	<b>7.01 %</b>	<b>\$144,516.00</b>



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	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
<b>Non-operating Expense</b>									
971150 Retaining Walls and Drainage	0.00	60,000.00	(60,000.00)	0.00 %	0.00	60,000.00	(60,000.00)	0.00 %	60,000.00
972180 Roofs	0.00	36,000.00	(36,000.00)	0.00 %	0.00	36,000.00	(36,000.00)	0.00 %	36,000.00
979100 TRANSFER TO RESERVES	10,000.00	144,516.00	(134,516.00)	6.92 %	10,000.00	144,516.00	(134,516.00)	6.92 %	144,516.00
979200 TRANSFER FROM RESERVE	0.00	(189,000.00)	189,000.00	0.00 %	0.00	(189,000.00)	189,000.00	0.00 %	(189,000.00)
979301 INTEREST INCOME - RESERVE	(44.53)	(1,000.00)	955.47	4.45 %	(44.53)	(1,000.00)	955.47	4.45 %	(1,000.00)
979302 TRANSFER TO RESERVE - INTEREST	44.53	1,000.00	(955.47)	4.45 %	44.53	1,000.00	(955.47)	4.45 %	1,000.00
BRICK, GRANITE, AND OTHER SMALL WALLS REPAIR/REPLA	0.00	30,000.00	(30,000.00)	0.00 %	0.00	30,000.00	(30,000.00)	0.00 %	30,000.00
Handrails	0.00	3,000.00	(3,000.00)	0.00 %	0.00	3,000.00	(3,000.00)	0.00 %	3,000.00
IRRIGATION UPGRADE	0.00	6,000.00	(6,000.00)	0.00 %	0.00	6,000.00	(6,000.00)	0.00 %	6,000.00
PAVING/CONCRETE CURBS/SIDEWALKS	0.00	12,000.00	(12,000.00)	0.00 %	0.00	12,000.00	(12,000.00)	0.00 %	12,000.00
Sealing/Striping Streets	0.00	22,000.00	(22,000.00)	0.00 %	0.00	22,000.00	(22,000.00)	0.00 %	22,000.00
SEWER SYSTEM/EXTERIOR PLUMBING	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
WATERPROOFING	0.00	10,000.00	(10,000.00)	0.00 %	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
<b>Total for Non-operating Expense</b>	<b>\$10,000.00</b>	<b>\$144,516.00</b>	<b>(\$134,516.00)</b>	<b>6.92 %</b>	<b>\$10,000.00</b>	<b>\$144,516.00</b>	<b>(\$134,516.00)</b>	<b>6.92 %</b>	<b>\$144,516.00</b>
<b>Net Non-operating Income</b>	<b>(\$10,000.00)</b>	<b>(\$144,516.00)</b>	<b>\$134,516.00</b>	<b>0.00 %</b>	<b>(\$10,000.00)</b>	<b>(\$144,516.00)</b>	<b>\$134,516.00</b>	<b>0.00 %</b>	<b>(\$144,516.00)</b>
<b>Net Income</b>	<b>\$127.52</b>	<b>\$0.00</b>	<b>\$127.52</b>	<b>0.00 %</b>	<b>\$127.52</b>	<b>\$0.00</b>	<b>\$127.52</b>	<b>0.00 %</b>	<b>\$0.00</b>