

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	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	46,075.00	0.00	46,075.00	--	365,690.00	552,900.00	(187,210.00)	66.14 %	552,900.00
00 Water Assessment Fee Income	5,141.00	0.00	5,141.00	--	39,030.00	45,000.00	(5,970.00)	86.73 %	45,000.00
634000 Late Fees	281.00	0.00	281.00	--	975.45	0.00	975.45	--	0.00
690000 Fines	0.00	0.00	0.00	--	523.00	0.00	523.00	--	0.00
692500 Condo Docs/Onboarding Fees	250.00	0.00	250.00	--	500.00	0.00	500.00	--	0.00
Clubhouse Reservations	50.00	0.00	50.00	--	600.00	0.00	600.00	--	0.00
Convenience Fee	34.86	0.00	34.86	--	1.59	0.00	1.59	--	0.00
Legal - Recovered	475.00	0.00	475.00	--	3,800.00	0.00	3,800.00	--	0.00
NSF Fee Income	40.00	0.00	40.00	--	160.00	0.00	160.00	--	0.00
Parking Income	100.00	0.00	100.00	--	1,120.00	0.00	1,120.00	--	0.00
Parking Sticker Fees	0.00	0.00	0.00	--	335.00	0.00	335.00	--	0.00
Repairs/Cleaning Income	(100.00)	0.00	(100.00)	--	(35.00)	0.00	(35.00)	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	750.00	0.00	750.00	--	0.00
Total for Income	\$52,446.86	\$0.00	\$52,446.86	0.00 %	\$413,450.04	\$597,900.00	(\$184,449.96)	69.15 %	\$597,900.00
Expense									
701000 Self Management	252.00	0.00	252.00	--	1,100.40	2,500.00	(1,399.60)	44.02 %	2,500.00
702000 Accounting	0.00	0.00	0.00	--	4,800.00	4,600.00	200.00	104.35 %	4,600.00
703000 Consulting	600.00	0.00	600.00	--	2,100.00	5,000.00	(2,900.00)	42.00 %	5,000.00
704500 Tax Preparation	0.00	0.00	0.00	--	300.00	360.00	(60.00)	83.33 %	360.00
715000 Legal	0.00	0.00	0.00	--	2,925.00	10,000.00	(7,075.00)	29.25 %	10,000.00
715005 Legal - Collection	0.00	0.00	0.00	--	0.00	5,000.00	(5,000.00)	0.00 %	5,000.00
725000 Bank Fees	20.00	0.00	20.00	--	55.54	50.00	5.54	111.08 %	50.00
726000 Postage and Delivery	0.00	0.00	0.00	--	11.90	50.00	(38.10)	23.80 %	50.00
727000 Printing and Reproduction	0.00	0.00	0.00	--	0.00	200.00	(200.00)	0.00 %	200.00
732000 Office Supplies & Docusign	0.00	0.00	0.00	--	1,637.55	1,600.00	37.55	102.35 %	1,600.00

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	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
736000 Website Hosting	58.80	0.00	58.80	--	472.82	1,300.00	(827.18)	36.37 %	1,300.00
738000 Miscellaneous	0.00	0.00	0.00	--	824.54	1,000.00	(175.46)	82.45 %	1,000.00
761000 SOCIAL ACTIVITIES	0.00	0.00	0.00	--	59.35	3,000.00	(2,940.65)	1.98 %	3,000.00
791000 Insurance	6,746.00	0.00	6,746.00	--	53,948.00	102,000.00	(48,052.00)	52.89 %	102,000.00
795004 Taxes	0.00	0.00	0.00	--	40.00	80.00	(40.00)	50.00 %	80.00
811005 Pool - Operations	1,121.05	0.00	1,121.05	--	5,470.25	8,400.00	(2,929.75)	65.12 %	8,400.00
811009 Pool/CH - Repairs & Inspection	0.00	0.00	0.00	--	8,486.60	10,000.00	(1,513.40)	84.87 %	10,000.00
811010 Pool/CH - Supplies	0.00	0.00	0.00	--	3,985.40	10,000.00	(6,014.60)	39.85 %	10,000.00
811011 Stonewall Park & Open Spaces Improvements	200.41	0.00	200.41	--	1,892.24	3,000.00	(1,107.76)	63.07 %	3,000.00
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	35,820.00	55,440.00	(19,620.00)	64.61 %	55,440.00
861002 Landscaping - Improvements	943.35	0.00	943.35	--	4,668.50	10,000.00	(5,331.50)	46.69 %	10,000.00
861004 Landscaping - Seasonal Color	0.00	0.00	0.00	--	2,177.26	4,000.00	(1,822.74)	54.43 %	4,000.00
861005 Landscaping - Pinestraw/Mulch	0.00	0.00	0.00	--	5,369.61	7,500.00	(2,130.39)	71.59 %	7,500.00
861009 Landscaping - Trimming/Pruning	0.00	0.00	0.00	--	1,830.00	4,000.00	(2,170.00)	45.75 %	4,000.00
861016 Landscaping - Tree Maintenance	0.00	0.00	0.00	--	14,600.00	15,000.00	(400.00)	97.33 %	15,000.00
871000 Electric Utilities	1,100.01	0.00	1,100.01	--	8,134.19	12,000.00	(3,865.81)	67.78 %	12,000.00
873000 Water	2,845.17	0.00	2,845.17	--	22,511.53	45,000.00	(22,488.47)	50.03 %	45,000.00
873500 Water - Test Submeters	276.00	0.00	276.00	--	18,870.44	13,704.00	5,166.44	137.70 %	13,704.00
875000 Trash Removal	2,250.00	0.00	2,250.00	--	9,000.00	23,000.00	(14,000.00)	39.13 %	23,000.00
876000 Phone	204.11	0.00	204.11	--	1,401.17	1,600.00	(198.83)	87.57 %	1,600.00
931000 Repairs & Maint - General	741.93	0.00	741.93	--	6,528.55	10,000.00	(3,471.45)	65.29 %	10,000.00
931003 REPAIRS & MAINT - BUILDING	0.00	0.00	0.00	--	350.00	10,000.00	(9,650.00)	3.50 %	10,000.00
931011 REPAIRS & MAINT - PLUMBING	534.00	0.00	534.00	--	1,636.11	10,000.00	(8,363.89)	16.36 %	10,000.00
931013 REPAIRS & MAINT - ROOF	0.00	0.00	0.00	--	2,930.00	20,000.00	(17,070.00)	14.65 %	20,000.00
933500 GUTTER - CLEANING & REPAIR	0.00	0.00	0.00	--	3,100.00	12,000.00	(8,900.00)	25.83 %	12,000.00
937000 TERMITE BOND	0.00	0.00	0.00	--	6,065.00	6,100.00	(35.00)	99.43 %	6,100.00
937500 PEST CONTROL	280.00	0.00	280.00	--	2,240.00	3,400.00	(1,160.00)	65.88 %	3,400.00
938000 WILDLIFE RELOCATION	1,729.00	0.00	1,729.00	--	8,245.00	12,000.00	(3,755.00)	68.71 %	12,000.00

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License Plate Reader Camera	0.00	0.00	0.00	--	4,750.00	4,500.00	250.00	105.56 %	4,500.00
Mosquito Control	0.00	0.00	0.00	--	1,335.00	6,000.00	(4,665.00)	22.25 %	6,000.00
Total for Expense	\$24,371.83	\$0.00	\$24,371.83	0.00 %	\$249,671.95	\$453,384.00	(\$203,712.05)	55.07 %	\$453,384.00
Net Operating Income	\$28,075.03	\$0.00	\$28,075.03	0.00 %	\$163,778.09	\$144,516.00	\$19,262.09	113.33 %	\$144,516.00
Non-operating Expense									
971150 Retaining Walls and Drainage	0.00	0.00	0.00	--	0.00	60,000.00	(60,000.00)	0.00 %	60,000.00
972180 Roofs	0.00	0.00	0.00	--	37,200.00	36,000.00	1,200.00	103.33 %	36,000.00
979100 TRANSFER TO RESERVES	12,000.00	0.00	12,000.00	--	96,000.00	144,516.00	(48,516.00)	66.43 %	144,516.00
979101 TRANSFER TO RESERVE - ADDT'L	0.00	0.00	0.00	--	25,000.00	0.00	25,000.00	--	0.00
979200 TRANSFER FROM RESERVE	0.00	0.00	0.00	--	(37,200.00)	(189,000.00)	151,800.00	19.68 %	(189,000.00)
979301 INTEREST INCOME - RESERVE	(1.63)	0.00	(1.63)	--	(134.50)	(1,000.00)	865.50	13.45 %	(1,000.00)
979302 TRANSFER TO RESERVE - INTEREST	1.63	0.00	1.63	--	134.50	1,000.00	(865.50)	13.45 %	1,000.00
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	--	0.00	6,000.00	(6,000.00)	0.00 %	6,000.00
PAVING/CONCRETE CURBS/SIDEWALKS	0.00	0.00	0.00	--	0.00	12,000.00	(12,000.00)	0.00 %	12,000.00
Sealing/Striping Streets	0.00	0.00	0.00	--	0.00	22,000.00	(22,000.00)	0.00 %	22,000.00
SEWER SYSTEM/EXTERIOR PLUMBING	0.00	0.00	0.00	--	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
WATERPROOFING	0.00	0.00	0.00	--	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00
Total for Non-operating Expense	\$12,000.00	\$0.00	\$12,000.00	0.00 %	\$121,000.00	\$144,516.00	(\$23,516.00)	83.73 %	\$144,516.00
Net Non-operating Income	(\$12,000.00)	\$0.00	(\$12,000.00)	0.00 %	(\$121,000.00)	(\$144,516.00)	\$23,516.00	83.73 %	(\$144,516.00)
Net Income	\$16,075.03	\$0.00	\$16,075.03	0.00 %	\$42,778.09	\$0.00	\$42,778.09	0.00 %	\$0.00