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

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				FY2026
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	48,435.00	0.00	48,435.00	--	414,125.00	552,900.00	(138,775.00)	74.90 %	552,900.00
00 Water Assessment Fee Income	4,333.40	0.00	4,333.40	--	43,363.40	45,000.00	(1,636.60)	96.36 %	45,000.00
634000 Late Fees	52.20	0.00	52.20	--	1,027.65	0.00	1,027.65	--	0.00
690000 Fines	28.00	0.00	28.00	--	551.00	0.00	551.00	--	0.00
692500 Condo Docs/Onboarding Fees	1,000.00	0.00	1,000.00	--	1,500.00	0.00	1,500.00	--	0.00
693000 INITIATION/CAPITAL RESERVE FEE	2,850.00	0.00	2,850.00	--	2,850.00	0.00	2,850.00	--	0.00
Closing Letter Fees	30.00	0.00	30.00	--	30.00	0.00	30.00	--	0.00
Clubhouse Reservations	75.00	0.00	75.00	--	675.00	0.00	675.00	--	0.00
Convenience Fee	(18.13)	0.00	(18.13)	--	(16.54)	0.00	(16.54)	--	0.00
Legal - Recovered	475.00	0.00	475.00	--	4,275.00	0.00	4,275.00	--	0.00
NSF Fee Income	40.00	0.00	40.00	--	200.00	0.00	200.00	--	0.00
Parking Income	50.00	0.00	50.00	--	1,170.00	0.00	1,170.00	--	0.00
Parking Sticker Fees	125.00	0.00	125.00	--	460.00	0.00	460.00	--	0.00
Repairs/Cleaning Income	100.00	0.00	100.00	--	65.00	0.00	65.00	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	850.00	0.00	850.00	--	0.00
Total for Income	**$57,675.47**	**$0.00**	**$57,675.47**	**0.00 %**	**$471,125.51**	**$597,900.00**	**($126,774.49)**	**78.80 %**	**$597,900.00**
Expense									
701000 Self Management	252.00	0.00	252.00	--	1,352.40	2,500.00	(1,147.60)	54.10 %	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	--	2,700.00	5,000.00	(2,300.00)	54.00 %	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	--	75.54	50.00	25.54	151.08 %	50.00
726000 Postage and Delivery	0.00	0.00	0.00	--	11.90	50.00	(38.10)	23.80 %	50.00

STONEWALL CONDOMINIUM ATLANTA, GA

Budget vs. Actuals

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	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				FY2026
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
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
736000 Website Hosting	58.80	0.00	58.80	--	531.62	1,300.00	(768.38)	40.89 %	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	868.64	0.00	868.64	--	927.99	3,000.00	(2,072.01)	30.93 %	3,000.00
791000 Insurance	6,206.00	0.00	6,206.00	--	60,154.00	102,000.00	(41,846.00)	58.97 %	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	--	6,591.30	8,400.00	(1,808.70)	78.47 %	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	0.00	0.00	0.00	--	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	--	40,290.00	55,440.00	(15,150.00)	72.67 %	55,440.00
861002 Landscaping - Improvements	1,260.00	0.00	1,260.00	--	5,928.50	10,000.00	(4,071.50)	59.29 %	10,000.00
861004 Landscaping - Seasonal Color	54.87	0.00	54.87	--	2,232.13	4,000.00	(1,767.87)	55.80 %	4,000.00
861005 Landscaping - Pinestraw/Mulch	41.24	0.00	41.24	--	5,410.85	7,500.00	(2,089.15)	72.14 %	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	1,114.15	0.00	1,114.15	--	9,248.34	12,000.00	(2,751.66)	77.07 %	12,000.00
873000 Water	2,591.52	0.00	2,591.52	--	25,103.05	45,000.00	(19,896.95)	55.78 %	45,000.00
873500 Water - Test Submeters	276.00	0.00	276.00	--	19,146.44	13,704.00	5,442.44	139.71 %	13,704.00
875000 Trash Removal	2,250.00	0.00	2,250.00	--	11,250.00	23,000.00	(11,750.00)	48.91 %	23,000.00
876000 Phone	204.11	0.00	204.11	--	1,605.28	1,600.00	5.28	100.33 %	1,600.00
931000 Repairs & Maint - General	1,686.68	0.00	1,686.68	--	8,215.23	10,000.00	(1,784.77)	82.15 %	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	3,343.00	0.00	3,343.00	--	4,979.11	10,000.00	(5,020.89)	49.79 %	10,000.00
931013 REPAIRS & MAINT - ROOF	3,863.50	0.00	3,863.50	--	6,793.50	20,000.00	(13,206.50)	33.97 %	20,000.00
933500 GUTTER - CLEANING & REPAIR	300.00	0.00	300.00	--	3,400.00	12,000.00	(8,600.00)	28.33 %	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

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	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				FY2026
Account	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
937500 PEST CONTROL	280.00	0.00	280.00	--	2,520.00	3,400.00	(880.00)	74.12 %	3,400.00
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	8,584.00	12,000.00	(3,416.00)	71.53 %	12,000.00
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	130.00	0.00	130.00	--	1,465.00	6,000.00	(4,535.00)	24.42 %	6,000.00
Total for Expense	**$31,330.56**	**$0.00**	**$31,330.56**	**0.00 %**	**$281,002.51**	**$453,384.00**	**($172,381.49)**	**61.98 %**	**$453,384.00**
Net Operating Income	**$26,344.91**	**$0.00**	**$26,344.91**	**0.00 %**	**$190,123.00**	**$144,516.00**	**$45,607.00**	**131.56 %**	**$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	--	108,000.00	144,516.00	(36,516.00)	74.73 %	144,516.00
979101 TRANSFER TO RESERVE - ADDT'L	25,000.00	0.00	25,000.00	--	50,000.00	0.00	50,000.00	--	0.00
979102 TRANSFER TO RESERVE - BUYERS INITIATION FEE	2,850.00	0.00	2,850.00	--	2,850.00	0.00	2,850.00	--	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	(1.68)	0.00	(1.68)	--	(136.18)	(1,000.00)	863.82	13.62 %	(1,000.00)
979302 TRANSFER TO RESERVE - INTEREST	1.68	0.00	1.68	--	136.18	1,000.00	(863.82)	13.62 %	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	**$39,850.00**	**$0.00**	**$39,850.00**	**0.00 %**	**$160,850.00**	**$144,516.00**	**$16,334.00**	**111.30 %**	**$144,516.00**
Net Non-operating Income	**($39,850.00)**	**$0.00**	**($39,850.00)**	**0.00 %**	**($160,850.00)**	**($144,516.00)**	**($16,334.00)**	**111.30 %**	**($144,516.00)**
Net Income	**($13,505.09)**	**$0.00**	**($13,505.09)**	**0.00 %**	**$29,273.00**	**$0.00**	**$29,273.00**	**0.00 %**	**$0.00**