



Budget vs. Actuals

Cash basis

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

Stonewall Condominium Association - 2023 Budget FRONT LOADED

Account	12/1/2023 - 12/31/2023				1/1/2023 - 12/31/2023			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
631000 Assessment Fee Income	40,810.00	0.00	40,810.00	--	488,780.00	494,700.00	(5,920.00)	98.80 %
634000 Late Fees	0.00	0.00	0.00	--	276.00	0.00	276.00	--
690000 Fines	475.00	0.00	475.00	--	9,215.00	0.00	9,215.00	--
692500 Condo Docs/Onboarding Fees	250.00	0.00	250.00	--	1,500.00	0.00	1,500.00	--
693000 INITIATION/CAPITAL RESERVE FEE	500.00	0.00	500.00	--	2,500.00	0.00	2,500.00	--
Closing Letter Fees	10.00	0.00	10.00	--	60.00	0.00	60.00	--
Clubhouse Reservations	0.00	0.00	0.00	--	1,200.00	0.00	1,200.00	--
Convenience Fee	0.90	0.00	0.90	--	0.71	0.00	0.71	--
Parking Income	100.00	0.00	100.00	--	950.00	0.00	950.00	--
Parking Sticker Fees	20.00	0.00	20.00	--	885.00	0.00	885.00	--
Roommate/Unrelated Adult - Monthly Fee	40.00	0.00	40.00	--	240.00	0.00	240.00	--
Total for Income	\$42,205.90	\$0.00	\$42,205.90	0.00 %	\$505,606.71	\$494,700.00	\$10,906.71	102.20 %
Expense								
701000 Self Management	0.00	0.00	0.00	--	2,355.00	2,400.00	(45.00)	98.13 %
702000 Accounting	0.00	0.00	0.00	--	4,400.00	4,400.00	0.00	100.00 %
704500 Tax Preparation	0.00	0.00	0.00	--	275.00	300.00	(25.00)	91.67 %
715000 Legal	1,601.25	0.00	1,601.25	--	3,596.25	17,000.00	(13,403.75)	21.15 %
715005 Legal - Collection	206.50	0.00	206.50	--	5,585.83	0.00	5,585.83	--
725000 Bank Fees	0.00	0.00	0.00	--	0.00	100.00	(100.00)	0.00 %
726000 Postage and Delivery	0.00	0.00	0.00	--	9.00	100.00	(91.00)	9.00 %
727000 Printing and Reproduction	0.00	0.00	0.00	--	219.31	200.00	19.31	109.66 %
732000 Office Supplies & Docusign	0.00	0.00	0.00	--	1,469.12	1,700.00	(230.88)	86.42 %
736000 Website Hosting	46.00	0.00	46.00	--	716.55	600.00	116.55	119.43 %
738000 Miscellaneous	149.90	0.00	149.90	--	1,110.22	500.00	610.22	222.04 %



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
761000 SOCIAL ACTIVITIES	452.53	0.00	452.53	--	770.89	1,500.00	(729.11)	51.39 %
791000 Insurance	7,423.33	0.00	7,423.33	--	90,221.51	86,000.00	4,221.51	104.91 %
795004 Taxes	20.00	0.00	20.00	--	50.00	70.00	(20.00)	71.43 %
811005 Pool - Operations	0.00	0.00	0.00	--	6,329.75	6,900.00	(570.25)	91.74 %
811009 Pool/CH - Repairs & Inspection	126.43	0.00	126.43	--	5,510.85	8,000.00	(2,489.15)	68.89 %
811010 Pool/CH - Supplies	0.00	0.00	0.00	--	1,728.34	1,800.00	(71.66)	96.02 %
811011 Stonewall Park & Open Spaces Improvements	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
861001 Landscaping - Contract	3,391.73	0.00	3,391.73	--	40,700.76	42,000.00	(1,299.24)	96.91 %
861002 Landscaping - Improvements	195.00	0.00	195.00	--	195.00	2,000.00	(1,805.00)	9.75 %
861004 Landscaping - Seasonal Color	0.00	0.00	0.00	--	2,391.42	3,000.00	(608.58)	79.71 %
861005 Landscaping - Pinestraw/Mulch	0.00	0.00	0.00	--	0.00	5,500.00	(5,500.00)	0.00 %
861009 Landscaping - Trimming/Pruning	0.00	0.00	0.00	--	0.00	8,000.00	(8,000.00)	0.00 %
861016 Landscaping - Tree Maintenance	0.00	0.00	0.00	--	5,125.00	12,000.00	(6,875.00)	42.71 %
871000 Electric Utilities	717.19	0.00	717.19	--	10,204.06	12,000.00	(1,795.94)	85.03 %
873000 Water								
873000 Water - Other	4,438.48	0.00	4,438.48	--	59,369.19	50,000.00	9,369.19	118.74 %
Water - Test Submeters	0.00	0.00	0.00	--	1,199.40	0.00	1,199.40	--
Total for 873000 Water	\$4,438.48	\$0.00	\$4,438.48	0.00 %	\$60,568.59	\$50,000.00	\$10,568.59	121.14 %
875000 Trash Removal	1,537.20	0.00	1,537.20	--	18,656.40	20,000.00	(1,343.60)	93.28 %
876000 Phone	115.84	0.00	115.84	--	1,386.42	1,800.00	(413.58)	77.02 %
931000 Repairs & Maint - General	4,850.00	0.00	4,850.00	--	7,067.08	6,000.00	1,067.08	117.78 %
931003 REPAIRS & MAINT - BUILDING	0.00	0.00	0.00	--	16,750.00	24,700.00	(7,950.00)	67.81 %
931011 REPAIRS & MAINT - PLUMBING	0.00	0.00	0.00	--	1,050.11	6,000.00	(4,949.89)	17.50 %
931013 REPAIRS & MAINT - ROOF	6,533.00	0.00	6,533.00	--	17,162.50	10,000.00	7,162.50	171.63 %
931018 REPAIR & MAINT-STORM DRAINS	0.00	0.00	0.00	--	1,800.00	0.00	1,800.00	--
933500 GUTTER - CLEANING & REPAIR	0.00	0.00	0.00	--	5,530.34	10,000.00	(4,469.66)	55.30 %
937000 TERMITE BOND	0.00	0.00	0.00	--	5,400.00	5,000.00	400.00	108.00 %



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937500 PEST CONTROL	270.00	0.00	270.00	--	3,180.00	3,000.00	180.00	106.00 %
938000 WILDLIFE RELOCATION	1,021.00	0.00	1,021.00	--	10,116.00	10,000.00	116.00	101.16 %
License Plate Reader Camera	0.00	0.00	0.00	--	4,400.00	2,000.00	2,400.00	220.00 %
Mosquito Control	0.00	0.00	0.00	--	5,400.00	5,600.00	(200.00)	96.43 %
Total for Expense	\$33,095.38	\$0.00	\$33,095.38	0.00 %	\$341,431.30	\$373,170.00	(\$31,738.70)	91.49 %
Net Operating Income	\$9,110.52	\$0.00	\$9,110.52	0.00 %	\$164,175.41	\$121,530.00	\$42,645.41	135.09 %
Non-operating Expense								
971150 Retaining Walls and Drainage	6,271.00	0.00	6,271.00	--	16,271.00	35,000.00	(18,729.00)	46.49 %
972180 Roofs	0.00	0.00	0.00	--	0.00	20,000.00	(20,000.00)	0.00 %
979100 TRANSFER TO RESERVES	10,000.00	0.00	10,000.00	--	120,000.00	121,530.00	(1,530.00)	98.74 %
979101 TRANSFER TO RESERVE - ADDT'L	10,000.00	0.00	10,000.00	--	25,000.00	0.00	25,000.00	--
979200 TRANSFER FROM RESERVE	(6,271.00)	0.00	(6,271.00)	--	(115,186.00)	(183,500.00)	68,314.00	62.77 %
979301 INTEREST INCOME - RESERVE	(215.95)	0.00	(215.95)	--	(2,648.39)	(15.00)	(2,633.39)	17,655.93 %
979302 TRANSFER TO RESERVE - INTEREST	215.95	0.00	215.95	--	2,648.39	15.00	2,633.39	17,655.93 %
BRICK AND GRANITE WALL IMPROVEMENTS	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
Electric Vehicle Charging Stations	0.00	0.00	0.00	--	0.00	4,500.00	(4,500.00)	0.00 %
GUTTERS	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
Handrails	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
PAVING/CONCRETE CURBS/SIDEWALKS	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %
SEWER SYSTEM/EXTERIOR PLUMBING	0.00	0.00	0.00	--	93,225.00	102,000.00	(8,775.00)	91.40 %
WATERPROOFING	0.00	0.00	0.00	--	5,690.00	10,000.00	(4,310.00)	56.90 %
Total for Non-operating Expense	\$20,000.00	\$0.00	\$20,000.00	0.00 %	\$145,000.00	\$121,530.00	\$23,470.00	119.31 %
Net Non-operating Income	(\$20,000.00)	\$0.00	(\$20,000.00)	0.00 %	(\$145,000.00)	(\$121,530.00)	(\$23,470.00)	0.00 %
Net Income	(\$10,889.48)	\$0.00	(\$10,889.48)	0.00 %	\$19,175.41	\$0.00	\$19,175.41	0.00 %