

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	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				FY2026
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget
Income									
00 Operating Assessment Fee Income	51,775.00	0.00	51,775.00	--	319,615.00	552,900.00	(233,285.00)	57.81 %	552,900.00
00 Water Assessment Fee Income	5,627.00	0.00	5,627.00	--	33,889.00	45,000.00	(11,111.00)	75.31 %	45,000.00
634000 Late Fees	317.60	0.00	317.60	--	694.45	0.00	694.45	--	0.00
690000 Fines	0.00	0.00	0.00	--	523.00	0.00	523.00	--	0.00
692500 Condo Docs/Onboarding Fees	0.00	0.00	0.00	--	250.00	0.00	250.00	--	0.00
Clubhouse Reservations	150.00	0.00	150.00	--	550.00	0.00	550.00	--	0.00
Convenience Fee	8.21	0.00	8.21	--	(33.27)	0.00	(33.27)	--	0.00
Legal - Recovered	475.00	0.00	475.00	--	3,325.00	0.00	3,325.00	--	0.00
NSF Fee Income	0.00	0.00	0.00	--	120.00	0.00	120.00	--	0.00
Parking Income	150.00	0.00	150.00	--	1,020.00	0.00	1,020.00	--	0.00
Parking Sticker Fees	85.00	0.00	85.00	--	335.00	0.00	335.00	--	0.00
Repairs/Cleaning Income	162.12	0.00	162.12	--	65.00	0.00	65.00	--	0.00
Roommate/Unrelated Adult - Monthly Fee	100.00	0.00	100.00	--	650.00	0.00	650.00	--	0.00
Total for Income	\$58,849.93	\$0.00	\$58,849.93	0.00 %	\$361,003.18	\$597,900.00	(\$236,896.82)	60.38 %	\$597,900.00
Expense									
701000 Self Management	252.00	0.00	252.00	--	848.40	2,500.00	(1,651.60)	33.94 %	2,500.00
702000 Accounting	4,800.00	0.00	4,800.00	--	4,800.00	4,600.00	200.00	104.35 %	4,600.00
703000 Consulting	1,500.00	0.00	1,500.00	--	1,500.00	5,000.00	(3,500.00)	30.00 %	5,000.00
704500 Tax Preparation	0.00	0.00	0.00	--	300.00	360.00	(60.00)	83.33 %	360.00
715000 Legal	1,755.00	0.00	1,755.00	--	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	--	35.54	50.00	(14.46)	71.08 %	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

Budget vs. Actuals

Cash basis

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

Account	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				FY2026	
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget	
736000 Website Hosting	58.80	0.00	58.80	--	414.02	1,300.00	(885.98)	31.85 %	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	6,206.00	0.00	6,206.00	--	47,202.00	102,000.00	(54,798.00)	46.28 %	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	--	4,349.20	8,400.00	(4,050.80)	51.78 %	8,400.00	
811009 Pool/CH - Repairs & Inspection	102.86	0.00	102.86	--	8,486.60	10,000.00	(1,513.40)	84.87 %	10,000.00	
811010 Pool/CH - Supplies	1,034.74	0.00	1,034.74	--	3,985.40	10,000.00	(6,014.60)	39.85 %	10,000.00	
811011 Stonewall Park & Open Spaces Improvements	289.45	0.00	289.45	--	1,691.83	3,000.00	(1,308.17)	56.39 %	3,000.00	
861001 Landscaping - Contract	4,470.00	0.00	4,470.00	--	31,350.00	55,440.00	(24,090.00)	56.55 %	55,440.00	
861002 Landscaping - Improvements	1,260.00	0.00	1,260.00	--	3,725.15	10,000.00	(6,274.85)	37.25 %	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	998.72	0.00	998.72	--	7,034.18	12,000.00	(4,965.82)	58.62 %	12,000.00	
873000 Water	2,925.27	0.00	2,925.27	--	19,666.36	45,000.00	(25,333.64)	43.70 %	45,000.00	
873500 Water - Test Submeters	276.00	0.00	276.00	--	18,594.44	13,704.00	4,890.44	135.69 %	13,704.00	
875000 Trash Removal	2,250.00	0.00	2,250.00	--	6,750.00	23,000.00	(16,250.00)	29.35 %	23,000.00	
876000 Phone	203.91	0.00	203.91	--	1,197.06	1,600.00	(402.94)	74.82 %	1,600.00	
931000 Repairs & Maint - General	0.00	0.00	0.00	--	5,786.62	10,000.00	(4,213.38)	57.87 %	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	0.00	0.00	0.00	--	1,102.11	10,000.00	(8,897.89)	11.02 %	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	--	1,960.00	3,400.00	(1,440.00)	57.65 %	3,400.00	
938000 WILDLIFE RELOCATION	339.00	0.00	339.00	--	6,516.00	12,000.00	(5,484.00)	54.30 %	12,000.00	

Budget vs. Actuals

Cash basis

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

Account	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				FY2026	
	Actual	Budget	Variance	% of Budget	Actual	Budget	Variance	% of Budget	Annual Budget	Annual Budget
License Plate Reader Camera	0.00	0.00	0.00	--	4,750.00	4,500.00	250.00	105.56 %	4,500.00	4,500.00
Mosquito Control	320.00	0.00	320.00	--	1,335.00	6,000.00	(4,665.00)	22.25 %	6,000.00	6,000.00
Total for Expense	\$30,462.80	\$0.00	\$30,462.80	0.00 %	\$225,300.12	\$453,384.00	(\$228,083.88)	49.69 %	\$453,384.00	\$453,384.00
Net Operating Income	\$28,387.13	\$0.00	\$28,387.13	0.00 %	\$135,703.06	\$144,516.00	(\$8,812.94)	93.90 %	\$144,516.00	\$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	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	36,000.00
979100 TRANSFER TO RESERVES	12,000.00	0.00	12,000.00	--	84,000.00	144,516.00	(60,516.00)	58.13 %	144,516.00	144,516.00
979101 TRANSFER TO RESERVE - ADDT'L	25,000.00	0.00	25,000.00	--	25,000.00	0.00	25,000.00	--	0.00	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)	(189,000.00)
979301 INTEREST INCOME - RESERVE	0.00	0.00	0.00	--	(131.53)	(1,000.00)	868.47	13.15 %	(1,000.00)	(1,000.00)
979302 TRANSFER TO RESERVE - INTEREST	0.00	0.00	0.00	--	131.53	1,000.00	(868.47)	13.15 %	1,000.00	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	30,000.00
Handrails	0.00	0.00	0.00	--	0.00	3,000.00	(3,000.00)	0.00 %	3,000.00	3,000.00
IRRIGATION UPGRADE	0.00	0.00	0.00	--	0.00	6,000.00	(6,000.00)	0.00 %	6,000.00	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	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	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	10,000.00
WATERPROOFING	0.00	0.00	0.00	--	0.00	10,000.00	(10,000.00)	0.00 %	10,000.00	10,000.00
Total for Non-operating Expense	\$37,000.00	\$0.00	\$37,000.00	0.00 %	\$109,000.00	\$144,516.00	(\$35,516.00)	75.42 %	\$144,516.00	\$144,516.00
Net Non-operating Income	(\$37,000.00)	\$0.00	(\$37,000.00)	0.00 %	(\$109,000.00)	(\$144,516.00)	\$35,516.00	75.42 %	(\$144,516.00)	(\$144,516.00)
Net Income	(\$8,612.87)	\$0.00	(\$8,612.87)	0.00 %	\$26,703.06	\$0.00	\$26,703.06	0.00 %	\$0.00	\$0.00