

## Variance Report Added On : 04-01-2026

251 Dekalb		
Added By: Stephen Cicala	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$1,204,248	Budgeted Income for Month: \$1,198,974	Favorable (Unfavorable) Income Variance: \$5,273
Expense for Month: \$552,553	Budgeted Expense for Month: \$460,655	Favorable (Unfavorable) Expense Variance: -\$91,898
NOI Favorable (Unfavorable) Variance for Month: - \$86,625	NOI Favorable (Unfavorable) Variance YTD: -\$109,181	
Occupancy for the Month: 94.54%	Occupancy Budgeted: 94.00%	
<p><b>Summary:</b> February 2026 NOI variance was unfavorable -\$86,625.08. YTD variance was unfavorable -\$109,108.53.</p> <p>Income: \$5,273.34, favorable due to Occupancy, Lease Termination Fees, and Recovery of favorable Bad Debt compared to the budget.</p> <p>Expenses: -\$91,898.42 unfavorable due to Electric Utilities, HVAC Contractor, Snow Removal (largest unfavorable variance) &amp; Paint MR (completed more than budgeted).</p> <p>Current Occupancy: 94.28% vs. 94.15% % same time last year.</p> <p>Projected Occupancy for April: 95%</p> <p>Move outs scheduled for: May (19), June (6), July (0)</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

