

Variance Report Added On : 02-13-2025

450 Green Apartments		
Added By: Jeff Wilson	Status: Approved	
Month: December	Year: 2024	
Income for Month: \$400,858	Budgeted Income for Month: \$411,091	Favorable (Unfavorable) Income Variance: (\$10,233)
Expense for Month: \$205,537	Budgeted Expense for Month: \$189,990	Favorable (Unfavorable) Expense Variance: (\$15,547)
NOI Favorable (Unfavorable) Variance for Month: (\$25,780)	NOI Favorable (Unfavorable) Variance YTD: (\$30,058)	
Occupancy for the Month: 96%	Occupancy Budgeted: 94%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income (\$10k) due to (\$18k) in doubtful accounts and bad debt and (\$2.8k) in pet and ELT fees. Offset by +\$8.8k in vacancy and +\$4.7k in court and damage feesPayrol (\$6.4k) primarily due to Health benefitsSupplies (\$1.2k) due to plumbing and HVAC suppliesRepairs +\$2.9k due to timing of custodial contract invoice-paid in JanuaryMake Ready (\$6.9k) due to 6 more make readys than budgetedG&A (\$3.7k) due to court costs, dues for NAA blue moon leak, and software services-Renew, Metatecnical/Fitech</div> <div>Current Occupancy 95.74% vs 91.48% for same time period last year</div> <div>Move outs scheduled for Feb (5) Mar (3) April (3)</div> <div>February Occupancy Projection 94%</div> <div>Traffic has picked up, and we continue to monitor pricing and exposure weekly.</div> <div>Make ready units P201 and M100 (pictured)</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel:		

