

## Variance Report Added On : 08-01-2025

450 Green Apartments		
Added By: Jeff Wilson	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$427,697	Budgeted Income for Month: \$417,718	Favorable (Unfavorable) Income Variance: \$9,979
Expense for Month: \$206,934	Budgeted Expense for Month: \$198,709	Favorable (Unfavorable) Expense Variance: (\$8,225)
NOI Favorable (Unfavorable) Variance for Month: \$1,753	NOI Favorable (Unfavorable) Variance YTD: \$173,834	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income +\$9.9k due to +\$3.5k in doubtful accounts/bad debt, +\$8.6k in vacancy, +\$7k in ETA fees.</li><li>Utilities (\$5.2k) due to water/sewer expenses.</li><li>Repairs +\$1.4k due to timing of expenses and \$2.1k due to security contractor-project for talk back monitoring now approved and finalizing install</li><li>Supplies (\$1.8k) due to (\$1.3k) in air conditioners and (\$1K) in garbage disposals.</li></ul></div> <div>Current Occupancy 95% vs 94.75% for same time period last year</div> <div>Move outs scheduled for Aug (2) Sept (6) Oct (4)</div> <div>Aug Occupancy Projection 95%</div> <div>Traffic and applications remain steady, occupancy has stabilized, and we continue to monitor pricing and exposure weekly.</div> <div>Projects-The mural paintings are complete (pictured), exterior vestibule furniture has been ordered and waiting for delivery, waiting for carpet replacement proposals from Rasa Floors.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

