

Variance Report Added On : 09-23-2025

450 Green Apartments		
Added By: Jeff Wilson	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$429,066	Budgeted Income for Month: \$420,113	Favorable (Unfavorable) Income Variance: \$8,953
Expense for Month: \$205,744	Budgeted Expense for Month: \$200,666	Favorable (Unfavorable) Expense Variance: (\$5,078)
NOI Favorable (Unfavorable) Variance for Month: \$3,875	NOI Favorable (Unfavorable) Variance YTD: \$172,707	
Occupancy for the Month: 96.00%	Occupancy Budgeted: 94.25%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$8.9k due to +\$8.5K in vacancy, +\$7.3k in ETL fees, and +\$1.1k in pet fees. Offset by (\$3.9k) in GPR, (\$2.1k) in damages, and (\$3.3k) in doubtful accounts/bad debtUtilities (\$6.3k) due to gas expense/income due to timing of payments, however will investigate furtherPayroll +\$1.9k due to small favorable variances in several GLsSupplies (\$2.6k) due to (\$1k) in pool supplies and (\$879) in hvac suppliesMake Ready +\$1.9k due to no appliances needed</div> <div>Current Occupancy 95.41% vs 95.74% for same time period last year</div> <div>Move outs scheduled for Oct (9) Nov (3) Dec (2)</div> <div>Oct 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-Dog Park proposal approved and awaiting a start date, ECAM camera installation started. The Q bldg generator is installed.</div> <div>Q304 make ready (pictured)</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

