

Variance Report Added On : 11-25-2025

450 Green Apartments		
Added By: Jeff Wilson	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$443	Budgeted Income for Month: \$422,051	Favorable (Unfavorable) Income Variance: \$20,571
Expense for Month: \$207,673	Budgeted Expense for Month: \$217	Favorable (Unfavorable) Expense Variance: \$8,923
NOI Favorable (Unfavorable) Variance for Month: \$29,495	NOI Favorable (Unfavorable) Variance YTD: \$229	
Occupancy for the Month: 95.00%	Occupancy Budgeted: 94.25%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$20k due to \$9.6k in vacancy, \$3.2k in damages, \$13.7k in ETA fees. Offset by (\$5.5k) in GPRUtilities \$2.5k due to favorable electric expenseSupplies (\$2.1k) due to (\$1k) hvac supplies for heating season, (\$700) in plumbing supplies, and (\$700) in garbage disposalsRepairs \$13.5k due to timing of invoices in custodial, security, pool, etcMake Ready (\$11.7k) due to 10 completed VS 5 budgetedG&A +\$5.2k due to +\$3k in legal fees (improved collection efforts) and +\$2k in advertising non-recurring due to timing</div> <div>Current Occupancy 95.08% vs 96.39% for same time period last year</div> <div>Move outs scheduled for Dec (1) Jan (3) Feb (5)</div> <div>Dec Occupancy Projection 95%</div> <div>Capital Projects-Common Hallway carpet project started. N Building (pictured)</div> <div>Traffic and applications remain steady, occupancy has stabilized, and we continue to monitor pricing and exposure weekly.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

