

## Variance Report Added On : 02-13-2024

7400 Roosevelt		
Added By: Nilsa Reyes		Status: Approved
Month: December		Year: 2023
Income for Month: \$268,157	Budgeted Income for Month: \$282,789	Favorable (Unfavorable) Income Variance: -\$14,632
Expense for Month: \$120,497	Budgeted Expense for Month: \$114,463	Favorable (Unfavorable) Expense Variance: -\$6,034
NOI Favorable (Unfavorable) Variance for Month: -\$20,666	NOI Favorable (Unfavorable) Variance YTD: -\$195,839	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>7400 Roosevelt</div> <div><b><u>December 2023</u></b> : NOI variance was -\$20,666.72</div> <div>Income: -\$14,632.55 .00 Primarily due to: L2L, market rent, laundry &amp; vending, allowance for doubtful, damages. recovery of bad debit, early term fees &amp; garage /parking fees, app income, late charge income, pet fee income less then anticipated.</div> <div>Expense: - \$ 6,034.17 Primarily due utilities - water/gas expense; keys &amp; locks supplies, dishwasher for occupied, safelok keys, bath make ready , make ready labor, bath glazing- 5 units, MR Paint new Eider white color escalated paint costs- 5 units, software, advertising, flags &amp; aptlist leads not budgeted, office expenses</div> <div>December Occupancy: 95.12%</div> <div>Projected Occupancy for January: 96.44%</div> <div>Move outs scheduled for : January (2) February (0) , March (1 )</div> <div>Capital Projects Completed or In Process:</div> <div><ul style="list-style-type: none"><li>• Roofing for B &amp; C Buikding</li><li>• laundryroom paint</li><li>• Playground</li><li>• Community Garden</li><li>• Safelok for Exterior doors</li><li>• hallway painting 2nd floor</li></ul></div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

