

Variance Report Added On : 03-04-2026

7400 Roosevelt		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$163,512	Budgeted Income for Month: \$156,476	Favorable (Unfavorable) Income Variance: \$7,037
Expense for Month: \$111,904	Budgeted Expense for Month: \$108,571	Favorable (Unfavorable) Expense Variance: -\$3,333
NOI Favorable (Unfavorable) Variance for Month: \$3,704	NOI Favorable (Unfavorable) Variance YTD: \$3,704	
Occupancy for the Month: 95.70%	Occupancy Budgeted: 95.24%	

Summary:

7400 Roosevelt

January 2026

NOI variance was Favorable: + \$ 3,704.00

Income Favorable:+ \$ 7,037.00 Primarily due to: Allowance for doubtful accounts reflects the net difference between reversals and new accruals. Concessions are scheduled to begin in mid-spring. Additional variance is due to timing of employee rent between properties, court fees, and late fees, while occupancy performed better than budget.

Expense Unfavorable:- \$ 3,333.00 Primarily due to: to snow removal contracting and utility timing, including two bills from Philadelphia Gas Works posted in January.

January 2026 Occupancy: 95.70 % January 2025 Occupancy: 5.10 %
Projected Occupancy for February: 96.60%

Move outs scheduled for : February (4), March (3), April (0)

Capital Projects Completed or In Process:

Playground equipment purchase in progress

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Uploaded Variance Excel: [View Variance Report Excel](#)

Uploaded Market Comp Excel: [View Market Comp Excel](#)

