

Variance Report Added On : 05-15-2025

Elkins Park Terrace		
Added By: Andrea Reusser	Status: Approved	
Month: March	Year: 2025	
Income for Month: \$48,950	Budgeted Income for Month: \$45,678	Favorable (Unfavorable) Income Variance: \$3,272
Expense for Month: \$30,170	Budgeted Expense for Month: \$27,335	Favorable (Unfavorable) Expense Variance: (\$2,834)
NOI Favorable (Unfavorable) Variance for Month: \$437	NOI Favorable (Unfavorable) Variance YTD: \$4,032	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div>Income +\$3.2K due to slightly higher than budgeted occupancy</div> <div>Supplies \$(1.8K) due to pre-tariff purchases of A/C units</div> <div>Make Ready +\$1.6K due to no make readies needed in March</div> <div>Current Occupancy 96% vs 96% last year</div> <div>Moveouts May (2), June (2), July (0)</div> <div>Projected May Occupancy 96%</div> <div>Capital Projects: Parking Lot paving and striping per the bank inspection was completed. The new apron for the parking lot entrance has also been completed. While not funded by Lindy, Elkins is now wired for Fios and will be going active in the next few months. Unit 6, taken down due to a significant foundation leak has been repaired and will be back and available for rent by May 27.</div>		
Uploaded Variance Excel:		
Uploaded Market Comp Excel:		

