

Variance Report Added On : 01-05-2026

Enclaves		
Added By: Melissa Verdon	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$437,269	Budgeted Income for Month: \$416,652	Favorable (Unfavorable) Income Variance: \$20,617
Expense for Month: \$139,084	Budgeted Expense for Month: \$148,693	Favorable (Unfavorable) Expense Variance: \$9,609
NOI Favorable (Unfavorable) Variance for Month: \$30,226	NOI Favorable (Unfavorable) Variance YTD: \$235,047	
Occupancy for the Month: 97.99%	Occupancy Budgeted: 95.00%	
<p>Summary: The Enclaves</p> <p>Nov. NOI variance was \$30,226.30 or 11.28%</p> <p>Income: \$20,616.87 or 4.95%</p> <ul style="list-style-type: none"> • We had a favorable income variance due to Bad Debt variance at \$13,035.09 and Market Rent variance at \$52,956, giving us a positive variance of \$20,616.87 or 4.95%. • We had 4 move ins for Nov. • We currently have 0 apts. in legal for balances over \$3,000 • Oct., we had 3 move outs: 2 job transfers and 1 house purchase <p>Expenses: \$9,609.43 or 6.43%</p> <ul style="list-style-type: none"> • There was a favorable variance this month due to Make Readies being \$7,125.56 under budget and Utilities being \$7,751.98 under budget, leaving a favorable variance of \$9,609.43 or 6.43% • Nov. Occupancy - 97.99%, Budgeted 95% • Occupancy as of 1.5.26 is 97.69%. • Move Outs Scheduled for: Jan (2), Feb. (3), Mar. (0) <p>Capital Projects Completed or In Process: Apartment Renovations - In Progress as they arise. B410 in progress for full reno</p>		
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