

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%	
Summary: The Enclaves Nov. NOI variance was \$30,226.30 or 11.28% Income: \$20,616.87 or 4.95% 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 Expenses: \$9,609.43 or 6.43% 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) Capital Projects Completed or In Process: Apartment Renovations - In Progress as they arise. B410 in progress for full reno		
Uploaded Variance Excel: View Variance Report Excel		
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