

Variance Report Added On : 03-05-2026

Enclaves		
Added By: Melissa Verdon	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$429,739	Budgeted Income for Month: \$425,707	Favorable (Unfavorable) Income Variance: \$4,032
Expense for Month: \$144,118	Budgeted Expense for Month: \$149,744	Favorable (Unfavorable) Expense Variance: \$5,626
NOI Favorable (Unfavorable) Variance for Month: \$9,658	NOI Favorable (Unfavorable) Variance YTD: \$9,658	
Occupancy for the Month: 98.01%	Occupancy Budgeted: 95.00%	
<p>Summary: The Enclaves</p> <p>Jan. NOI variance was \$9,657.70 or 3.50%</p> <p>Income: \$4,031.92 or 0.95%</p> <ul style="list-style-type: none"> • We had a favorable income variance due to Bad Debt variance at \$8,333.33 and occupancy at 98% vs. budgeted at 95%, giving us a positive variance of \$4,031.92 or 0.95%. • We had 3 move-ins for Jan. • We currently have 0 apts. in legal for balances over \$3,000 • Jan., we had 2 move outs: 1 job transfers and 1 house purchase <p>Expenses: \$5,625.78 or 3.76%</p> <ul style="list-style-type: none"> • We had a favorable variance this month due to Contractor Fees being \$3,624.99 under budget, Payroll being \$1,702.87 under budget, and fixed Expenses being \$1,023.76 under budget. • Jan. Occupancy - 98.01%, Budgeted 95% • Occupancy as of 3.5.26 is 97.22%. • Move Outs Scheduled for: Mar. (5), Apr. (7), May (3) <p>Capital Projects Completed or In Process: Apartment Renovations - In Progress as they arise.</p>		
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