

Variance Report Added On : 04-02-2026

Enclaves		
Added By: Melissa Verdon	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$437,760	Budgeted Income for Month: \$427,272	Favorable (Unfavorable) Income Variance: \$10,488
Expense for Month: \$159,937	Budgeted Expense for Month: \$163,464	Favorable (Unfavorable) Expense Variance: \$3,526
NOI Favorable (Unfavorable) Variance for Month: \$14,014	NOI Favorable (Unfavorable) Variance YTD: \$23,672	
Occupancy for the Month: 98.20%	Occupancy Budgeted: 95.00%	
<p>Summary: The Enclaves</p> <p>Feb. NOI variance was \$14,014.00 or 5.31%</p> <p>Income: \$10,487.58 or 2.45%</p> <ul style="list-style-type: none"> • We had a favorable income variance due to Bad Debt variance at \$8,333.33, Market Rent \$7,038 over budget, and occupancy at 98.20% vs. budgeted at 95%, giving us a favorable variance of \$10,487.58 or 2.45%. • We had 0 move-ins for Feb. • We currently have 0 apts. in legal for balances over \$3,000 • Feb., we had 3 move outs: 1 job transfer and 1 employment change, and 1 non-renewal <p>Expenses: \$3,526.42 or 2.16%</p> <ul style="list-style-type: none"> • We had a favorable variance this month due to Admin Fees \$4,135.51 under budget, Make Readies \$8,037.54 under budget, and supplies \$1,832.87 under budget. • Feb. Occupancy – 98.20%, Budgeted 95% • Occupancy as of 4.2.26 is 96.30%. • Move Outs Scheduled for: Apr. (8), May (5), June (0) <p>Capital Projects Completed or In Process: Apartment Renovations - In Progress as they arise.</p>		
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