

Variance Report Added On : 08-07-2023

Enclaves		
Added By: Melissa Verdon	Status: Approved	
Month: June	Year: 2023	
Income for Month: \$395,700	Budgeted Income for Month: \$403,090	Favorable (Unfavorable) Income Variance: (\$7,390)
Expense for Month: \$127,963	Budgeted Expense for Month: \$141,874	Favorable (Unfavorable) Expense Variance: \$13,911
NOI Favorable (Unfavorable) Variance for Month: \$6,521	NOI Favorable (Unfavorable) Variance YTD: \$41,216	
Occupancy for the Month: 97%	Occupancy Budgeted: 96%	

Summary:

Major Variances are as follows:

Income: \$7,390.15 due to Doubtful Accounts. We are call residents to collect.

Expenses:

Repairs - \$4,703.75 due to invoices missing the GL for June

Make Ready - \$5,013.64 due to invoices missing the GL for June

Move Outs - Aug. 7, Sept. 6, Oct. 1

Phase I new windows	
Low E sliding door replacements - Phase 2 & 3	
Masonary	DONE
Water heaters	As needed
Carpets---8 hallways	will complete by 8/11
Gate	In progress

Uploaded Variance Excel: [View Variance Report Excel](#)

Uploaded Market Comp Excel: [View Market Comp Excel](#)

