

Variance Report Added On : 01-27-2026

Eola		
Added By: Dawn Buck	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$51,347	Budgeted Income for Month: \$49,663	Favorable (Unfavorable) Income Variance: \$1,684
Expense for Month: \$31,244	Budgeted Expense for Month: \$27,651	Favorable (Unfavorable) Expense Variance: (\$3,592)
NOI Favorable (Unfavorable) Variance for Month: (\$1,908)	NOI Favorable (Unfavorable) Variance YTD: (\$2,359)	
Occupancy for the Month: 100.00%	Occupancy Budgeted: 94.00%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> Income +\$1.6k due to +\$2.8k in vacancy, offset by (\$1.2k) in bad debt Utilities (\$4.6k) due to (\$3.3k) in gas expense/income (reviewing with Anchor) and (\$1.1k) in water expense/income (flat fee rollout to residents underway) Payroll (\$1.3k) due to several PTO payouts, PAA awards bonus, and benefits Supplies +\$1k due to low needs <p>Current Occupancy 100% vs. 96.25% for the same time last year</p> <p>Move outs scheduled for February: 1 March: 1 April: 0</p> <p>February Occupancy Projection 96%</p> <p>Photos: No vacant units</p> <p>Capital Projects - no capital projects at this time</p> <p>Due to stable occupancy and trend, market rents have been pushed the last few months-staying flat now to test the higher market rent.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		