

## Variance Report Added On : 06-04-2025

Eola		
Added By: Dawn Buck	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$51,072	Budgeted Income for Month: \$48,209	Favorable (Unfavorable) Income Variance: \$2,864
Expense for Month: \$25,904	Budgeted Expense for Month: \$25,622	Favorable (Unfavorable) Expense Variance: (\$282)
NOI Favorable (Unfavorable) Variance for Month: \$2,582	NOI Favorable (Unfavorable) Variance YTD: \$414	
Occupancy for the Month: 96%	Occupancy Budgeted: 94%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"><li>• Income +\$2.8k due to +\$1.1k in vacancy, +\$978 in employee non-income unit (reimbursement from Regency and Bromley), and court cost fee income/no bad debt</li><li>• Utilities (\$2.7k) due to unfavorable gas and water expense-reviewing utilities with Banyan/Stephen F.</li><li>• Make Ready +\$1.6k due to invoices pending for make ready completed</li></ul> <p>Current Occupancy 90.70% vs. 94% for the same time last year.</p> <p>Move outs scheduled for June: 0 July: 0 August: 1</p> <p>June Occupancy Projection 92%</p> <p>Photos: Unit 302 ready 1 bed unit with hardwood floor</p> <p>Capital Projects - repairs to concrete trip hazards we were just completed. We are awaiting a quote for paving repairs in the driveway, and an updated quote for the A/C sleeve project.</p> <p>Focus is on improving occupancy-there is 1 move in this week, and 1 application pending approval. Traffic has increased, and rent adjustments are being made by reviewing the Lindy toolbox pricing system weekly.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

