

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%	
Summary: Largest Variances - 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 - Utilities (\$2.7k) due to unfavorable gas and water expense-reviewing utilities with Banyan/Stephen F. - Make Ready +\$1.6k due to invoices pending for make ready completed Current Occupancy 90.70% vs. 94% for the same time last year. Move outs scheduled for June: 0 July: 0 August: 1 June Occupancy Projection 92% Photos: Unit 302 ready 1 bed unit with hardwood floor Capital Projects - repairs to concrete trip hazards wevre just completed. We are awaiting a quote for paving repairs in the driveway, and an updated quote for the A/C sleeve project. 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.		
Uploaded Variance Excel: View Variance Report Excel		
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