

Variance Report Added On : 07-23-2025

Eola		
Added By: Dawn Buck	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$44,925	Budgeted Income for Month: \$48,642	Favorable (Unfavorable) Income Variance: (\$3,717)
Expense for Month: \$30,245	Budgeted Expense for Month: \$35,227	Favorable (Unfavorable) Expense Variance: (\$5,018)
NOI Favorable (Unfavorable) Variance for Month: (\$8,735)	NOI Favorable (Unfavorable) Variance YTD: (\$4,447)	
Occupancy for the Month: 92%	Occupancy Budgeted: 94%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income (\$3.7k) primarily due to bad debtUtilities +\$1.9k primarily due to favorable gas income/expenseRepairs (\$5.1k) due to timing of snow removal invoice and custodial invoice. Timing of annual fire alarm inspection and generator inspection. Long term resident carpet replacementMake REady (\$1.6k) due to 1 budgeted vs 2 completed</div> <div>Current Occupancy 97.67% vs. 87.27% for the same time last year.</div> <div>Move outs scheduled for August: 1 September: 0 October: 0</div> <div>August Occupancy Projection 100%</div> <div>Photos: Concrete repair work completed/ Fromt entry planters added fake shrubs and flowers because real flowers kept dying due to too much or little sun</div> <div>Capital Projects - We are awaiting a quote for paving repairs in the driveway, and an updated quote for the A/C sleeve project.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

