

Variance Report Added On : 10-28-2025

Eola		
Added By: Dawn Buck	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$52,960	Budgeted Income for Month: \$49,230	Favorable (Unfavorable) Income Variance: \$3,730
Expense for Month: \$31,798	Budgeted Expense for Month: \$24,924	Favorable (Unfavorable) Expense Variance: (\$6,874)
NOI Favorable (Unfavorable) Variance for Month: (\$3,144)	NOI Favorable (Unfavorable) Variance YTD: (\$12,377)	
Occupancy for the Month: 100.00%	Occupancy Budgeted: 94.00%	
Summary: Largest Variances - Income +\$3.7k due to +\$3.1k in vacancy and +\$1k in bad debt. - Utilities (\$2k) due to (\$1.2k) in electric income/expense and (\$520) in water income/expense - Repairs (\$2.3k) due to (\$1.2k) in HVAC contractor for hot water pump repair, timing of annual fire alarm monitoring, dead tree cleanup, and rewiring of exterior light - Make Ready (\$1.1k) due to 0 budgeted but 1 completed Current Occupancy 100% vs. 92.40% for the same time last year. Move outs scheduled for November: 0 December: 0 January: 0 November Occupancy Projection 100% Photos: Lobby photo - only unit available is G7 we have sent photos last month Capital Projects - Mike J. finalizing proposals for A/C sleeves Similar to Bromley, Eola is very stable with no move outs scheduled the next several months, so market rents and renewals are being pushed.		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

