

Variance Report Added On : 03-04-2026

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$149,556	Budgeted Income for Month: \$152,902	Favorable (Unfavorable) Income Variance: -\$3,346
Expense for Month: \$81,996	Budgeted Expense for Month: \$79,448	Favorable (Unfavorable) Expense Variance: -\$2,548
NOI Favorable (Unfavorable) Variance for Month: - \$5,894	NOI Favorable (Unfavorable) Variance YTD: -\$5,894	
Occupancy for the Month: 95.50%	Occupancy Budgeted: 95.00%	
<p>Summary: Fountain Gardens</p> <p><u>January 2026</u></p> <p>NOI Unfavorable: - \$ 5,894.00</p> <p><i>Income Unfavorable:</i> - \$ 3,346.00* Primarily due to: bad debt term fees, 2 residents with insufficient notices.</p> <p><i>Expense Unfavorable:</i> - \$ 2,548.00* Primarily due to: to water utility expenses and timing of electric charges with two billing periods posted in the same month. Additional impacts include temporary staffing, timing of trash removal invoices with two postings in the same period, advertising costs for fall and winter flags posted in January, Zillow and Yardi Premier Listing referrals, and software expenses related to the implementation of ROOST and Windows 11 upgrades.</p> <p>January 2026 Occupancy: 95.50% January 2025 Occupancy: 96.89%</p> <p>Projected occupancy for February : 97.46%</p> <p>Move outs: February (2) March (1) April (0)</p> <p>Capital Projects:</p> <p>Large Fountain - currently awaiting installation</p>		
Uploaded Variance Excel: View Variance Report Excel		
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