

Variance Report Added On : 05-01-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: March	Year: 2025	
Income for Month: \$148,562	Budgeted Income for Month: \$144,946	Favorable (Unfavorable) Income Variance: \$3,616
Expense for Month: \$68,545	Budgeted Expense for Month: \$69,458	Favorable (Unfavorable) Expense Variance: \$913
NOI Favorable (Unfavorable) Variance for Month: \$4,529	NOI Favorable (Unfavorable) Variance YTD: \$13,863	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><u>March 2025</u></div> <div>NOI Favorable: + \$ 4,529.00</div> <div>Income Favorable: + \$ 3,616.00 * Primarily due to: occupany being better then budget, pet policy-3 1x pet fees, & early term fees.</div> <div>Expense Favorable: + \$ 913.00 * Primarily due to: fix expenses,some supplies, contractors & MR better then budget for March.</div> <div>March 2025 Occupancy: 96.21% March 2024 Occupancy: 98.76%</div> <div>Projected occupancy for April: 96.14 %</div> <div>Move outs: April (3) May (1) June (2)</div> <div>Capital Projects:</div> <div>Large Fountain - currently bidding</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

