

## Variance Report Added On : 05-27-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$128,112	Budgeted Income for Month: \$146,254	Favorable (Unfavorable) Income Variance: -\$18,142
Expense for Month: \$78,640	Budgeted Expense for Month: \$70,774	Favorable (Unfavorable) Expense Variance: -\$7,866
NOI Favorable (Unfavorable) Variance for Month: - \$26,009	NOI Favorable (Unfavorable) Variance YTD: -\$12,145	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><b><u>April 2025</u></b></div> <div>NOI UnFavorable: - \$ 26,009.00</div> <div>Income UnFavorable: - \$ 18,142.00 * Primarily due to: allowance for doubtful accounts, bad debts rent &amp; utilities (2 l/outs in April) vacancy, timing of employee non-income.</div> <div>Expense UnFavorable: - \$ 7,866.00 * Primarily due to: some utilities timing/accruals &amp; reversals,building insurance was slightly higher, some supplies, services call for camera system, quarterly carpet took place in April. down spouts &amp; soffit repairs completed, exterior paint of doors, benches &amp; railings, and plumbing repairs to the domestic hot water line, MR ( 5 detail cleaning, 3 paints and blue star assist in completing MR), software was over budget due to 14K in Amazon Web Services.</div> <div>April 2025 Occupancy: 92.56% April 2024 Occupancy: 97.38%</div> <div>Projected occupancy for May: 94.32%</div> <div>Move outs: May (2) June (2 ) July (4)</div> <div>Capital Projects:</div> <div>Large Fountain - currently bidding</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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