

## Variance Report Added On : 06-10-2024

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: April	Year: 2024	
Income for Month: \$139,183	Budgeted Income for Month: \$136,670	Favorable (Unfavorable) Income Variance: \$2,513
Expense for Month: \$68,779	Budgeted Expense for Month: \$67,426	Favorable (Unfavorable) Expense Variance: -\$1,352
NOI Favorable (Unfavorable) Variance for Month: \$1,160	NOI Favorable (Unfavorable) Variance YTD: \$23,148	
Occupancy for the Month: 97%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><div>April 2024</div><div>NOI favorable: + \$ 1160</div><div>Income favorable: + \$ 2513.00    Primarily due to: BTB occupancy, court fees income, app fee, laundry &amp; vending, Bbad debt being less then anticipated for the month of April.</div><div>Expense favorable: - \$ 1352.00    Primarily due to: some payroll audit reclass for periods 04/5-04/19/2024; mgmt fees, elevator contractor ( #3 door was stuck &amp; C bldg elevator door opening to the shaft), G&amp;N eviction costs &amp; software, subscriptions: 2024 Awards Entry &amp; April 2024 Broker Fee, printing costs</div><div>April 2024 Occupancy: 97.38%    April 2023 Occupancy: 93.55%</div><div>Projected occupancy for May: 96.51%</div><div>Move outs:    May (3) June (2) July (2 )</div><div>Capital Projects:</div><div>Large Fountain</div><div>Balcony Repairs</div><div>Pavers around the fountain area- currently bidding</div></div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

