

Variance Report Added On : 07-01-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: May	Year: 2025	
Income for Month: \$151,154	Budgeted Income for Month: \$146,938	Favorable (Unfavorable) Income Variance: \$4,216
Expense for Month: \$78,831	Budgeted Expense for Month: \$75,547	Favorable (Unfavorable) Expense Variance: -\$3,284
NOI Favorable (Unfavorable) Variance for Month: \$932	NOI Favorable (Unfavorable) Variance YTD: -\$11,213	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><u>May 2025</u></div> <div>NOI Favorable: +\$ 932.00</div> <div>Income Favorable: + \$ 4,216.00 * Primarily due to: allowance for doubtful accounts, bad debts rent & utilitites, early term fees, pet fee income.</div> <div>Expense UnFavorable: - \$ 3,284.00 * Primarily due to: some timing of utilities, fire alarm monitoring- added the Bongo Voice Link Monitoring for the elevator phones, labor make ready & paint make ready were higher than anticipated, advertising- 3 Zillow Leads @ \$ 690.00 per lead.</div> <div>May 2025 Occupancy: 94.32 % May 2024 Occupancy: 96.51%</div> <div>Projected occupancy for June: 96.43%</div> <div>Move outs: June (2) July (4) August (3)</div> <div>Capital Projects:</div> <div>Large Fountain - currently bidding</div>		
Uploaded Variance Excel: View Variance Report Excel		
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