

Variance Report Added On : 07-22-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$147,426	Budgeted Income for Month: \$147,645	Favorable (Unfavorable) Income Variance: -\$219
Expense for Month: \$70,403	Budgeted Expense for Month: \$67,428	Favorable (Unfavorable) Expense Variance: -\$8,975
NOI Favorable (Unfavorable) Variance for Month: - \$9,194	NOI Favorable (Unfavorable) Variance YTD: -\$20,407	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><u>June 2025</u></div> <div>NOI UnFavorable: -\$ 9,194.00</div> <div>Income UnFavorable: - \$ 219.00* Primarily due to: reversals & accrual for allowance for doubtful accounts, early term fees, reversal of AR March write-off accrual, 2 insufficient notices fees</div> <div>Expense UnFavorable: - \$ 8,975.00 * Primarily due to: some timing of utilities, management fees, some supplies, timing inf invoices for make ready paintng, META tech Unified Gateway set up not budgeted.</div> <div>June 2025 Occupancy: 96.43% June 2024 Occupancy: 97.69 %</div> <div>Projected occupancy for July: 97.74 %</div> <div>Move outs: July (4) August (3) September (0)</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		

