

Variance Report Added On : 09-29-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$146,382	Budgeted Income for Month: \$154,033	Favorable (Unfavorable) Income Variance: -\$7,651
Expense for Month: \$79,903	Budgeted Expense for Month: \$76,163	Favorable (Unfavorable) Expense Variance: -\$3,740
NOI Favorable (Unfavorable) Variance for Month: - \$11,391	NOI Favorable (Unfavorable) Variance YTD: -\$24,604	
Occupancy for the Month: 95.40%	Occupancy Budgeted: 95.00%	

Summary:

Fountain Gardens

August 2025

NOI UnFavorable: - \$11,391.00

Income UnFavorable: - \$ 7,651.00 * Primarily due to: ADA from adjustments and reversal from prior entries.

Expense UnFavorable: - \$ 3,740.00 * Primarily due to: accruals & reversals of utilities- timing of custodial - 2 billing post; semi-annual inspections for the elevators, repair required for elevator, 2 months of landscaping posted; emergency plumbing repairs in C131 & A316; MR timing of invoices.

August 2025 Occupancy: 95.40% August 2024 Occupancy: 98.01%

Projected occupancy for September 94.47 %

Move outs: September (3) October (3) November (1)

Capital Projects:

Large Fountain - currently bidding

Uploaded Variance Excel: [View Variance Report Excel](#)

Uploaded Market Comp Excel: [View Market Comp Excel](#)

