

Variance Report Added On : 12-03-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$164,956	Budgeted Income for Month: \$156,276	Favorable (Unfavorable) Income Variance: \$8,681
Expense for Month: \$77,487	Budgeted Expense for Month: \$74,149	Favorable (Unfavorable) Expense Variance: -\$3,337
NOI Favorable (Unfavorable) Variance for Month: \$5,343	NOI Favorable (Unfavorable) Variance YTD: -\$32,355	
Occupancy for the Month: 92.81%	Occupancy Budgeted: 95.50%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><u>October 2025</u></div> <div>NOI Favorable: + \$ 5,343.00</div> <div>Income Favorable: + \$ 8,681.00 * Primarily due to: allowance for doubtful accounts due to the reversals of accruals and new accruals for allowance for doubtful, bad debt less than anticipated, early term fees due to hold over charges & corrections.</div> <div>Expense UnFavorable: - \$ 3,337.00 * Primarily due to: utilities, water usage-some leaks in B Building & water jetting, management fees, removal of dead shrubs, occupy renewal carpet replacement, trash removal was actual & accruals</div> <div>October 2025 Occupancy: 92.81 % October 2024 Occupancy: 98.07 %</div> <div>Projected occupancy for November: 93.23 %</div> <div>Move outs: November (3) December (1) January (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		

