

## Variance Report Added On : 12-27-2024

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2024	
Income for Month: \$143,273	Budgeted Income for Month: \$141,916	Favorable (Unfavorable) Income Variance: \$1,357
Expense for Month: \$78,207	Budgeted Expense for Month: \$74,618	Favorable (Unfavorable) Expense Variance: -\$3,589
NOI Favorable (Unfavorable) Variance for Month: -\$2,232	NOI Favorable (Unfavorable) Variance YTD: \$51,740	
Occupancy for the Month: 97%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Fountain Gardens</div> <div><b><u>November 2024</u></b></div> <div>NOI unfavorable: - \$ 2,232.00</div> <div>Income favorable: + \$ 1,357.00 * Primarily due to: better then budgeted occupancy, bad debts were better than budget then anticipated.</div> <div>Expense UnFavorable: - \$ 3,589.00* Primarily due to: some timing of utilities,management fees, November Landscaping, eviction costs/legal, mailing of notice of writs in enrollment of Diversion Program</div> <div>November 2024 Occupancy: 96.58% November 2023 Occupancy: 94.35%</div> <div>Projected occupancy for December: 96.69%</div> <div>Move outs: December (1) January (2) February (0)</div> <div>Capital Projects:</div> <div>Large Fountain -on hold for 2025</div> <div>Balcony Repairs on going</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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