

Variance Report Added On : 12-30-2025

Fountain Gardens		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$158,865	Budgeted Income for Month: \$157,015	Favorable (Unfavorable) Income Variance: \$1,849
Expense for Month: \$77,378	Budgeted Expense for Month: \$70,940	Favorable (Unfavorable) Expense Variance: -\$6,438
NOI Favorable (Unfavorable) Variance for Month: - \$4,589	NOI Favorable (Unfavorable) Variance YTD: -\$36,944	
Occupancy for the Month: 93.23%	Occupancy Budgeted: 95.00%	
<p>Summary: Fountain Gardens</p> <p><u>November 2025</u></p> <p>NOI Unfavorable: - \$ 4,589.00</p> <p><i>Income Favorable:</i> + \$ 1,849.00* Primarily due to: Loss to lease, early term fees, bad debts & courts costs.</p> <p><i>Expense UnFavorable:</i> - \$6,438.00 * Primarily due to: make readies- 3 move outs in November and we only budgeted for 1 move out, landlord/tenant complaints, paint make ready</p> <p>Novemeber 2025 Occupancy: 93.23 % November 2024 Occupancy: 96.58 %</p> <p>Projected occupancy for December : 94.23 %</p> <p>Move outs: December (3) January (0) February (1)</p> <p>Capital Projects:</p> <p>Large Fountain - currently bidding</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

