Lindy Communities

Variance Report Added On : 01-05-2026

Haverford Court		
Added By: Sharon Waples	Status: Approved	
Month: November	Year: 2025	
Income for Month: $235,163	Budgeted Income for Month: $237,000	Favorable (Unfavorable) Income Variance: ($1,836)
Expense for Month: $104,282	Budgeted Expense for Month: $106,264	Favorable (Unfavorable) Expense Variance: $1,983
NOI Favorable (Unfavorable) Variance for Month: $147	NOI Favorable (Unfavorable) Variance YTD: ($117,805)	
Occupancy for the Month: 97.85%	Occupancy Budgeted: 95.00%	

Summary:
Haverford Court ended Novemberr with an unfavorable balance of $1,836.25. Actual income for the month was $235,163.30 which was down from the budgeted income of $236,999.55

Total Operating Expense was $104,281.55, whidh was down from the budgete amount of $106,264.46.. The decreasee was due to the following expenses:

Bad Debts-Rent and Utilities-A.$0.00 B.$$4,750.00
Paint Make Ready-A.$1,514.64 B.$2,622.41
Market Rent-A.$260,555.00 B.$244,268.00
Plumbing Contractor- A-$0.00 B.$833.00

For October There were no bad debts for rent and utilities, the market rent increased to $260,555.00, up from the budgeted amount of $244,268.00, which is an increase of $16,287.00. Only 2 apartments were make ready painted for the month.

There were negative expenses for the month of November:

Water Expense- A.$12430..40 B.$8,750.00
Paint Contractor-A.$3,480.00 B-$437.00
Boiler/HVAC- A-$3,304.67 B.0.00
Repairs and Maintenance-A.$1,200 B.$0.00

For the water, the increase was due to leaks around the property including various apartments. Some of these leaks also contributed to an increase in painting. Additionally there was a leak in W104's walk-in closet that needed to be repaired and treated for mold and cracked ceiling in E212 that needed to be repaired and painted. Apartments W102 and W103 had heat issues that required L&L to fix.

Capital Projects:
Getting proposals to repair the pool and for pool furniture.

Future Plans:
No plans for January. Working on events for February and March.

MI: Nov-0 Dec-1 Jan-4
MO: Nov-1 Dec-2 Jan-5

Uploaded Variance Excel: **View Variance Report Excel**

Uploaded Market Comp Excel: **View Market Comp Excel**










