

## Variance Report Added On : 01-07-2025

Haverford Court		
Added By: Sharon Waples	Status: Approved	
Month: November	Year: 2024	
Income for Month: \$211,507	Budgeted Income for Month: \$235,776	Favorable (Unfavorable) Income Variance: (\$24,269)
Expense for Month: \$105,362	Budgeted Expense for Month: \$108,140	Favorable (Unfavorable) Expense Variance: \$2,779
NOI Favorable (Unfavorable) Variance for Month: (\$21,490)	NOI Favorable (Unfavorable) Variance YTD: (\$131,379)	
Occupancy for the Month: 92%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>Haverford Court ended November with an unfavorable NOI of \$24,268. Haverford Court was budgeted for \$235,775.66, but actual income was \$211,506.99. The unfavorable NOI is due to high vacancies and rental accounts with negative allowances for accounts over \$1500.00. Particularly W316-\$13,239.62 and W317-\$17,798.96.</p> <p>Total operating expenses for November were \$105,361.71, a decrease of \$2,779.04. This is down from the budgeted amount of \$108,140.21. This was due to a decrease in the following expenses.</p> <p>Water-A.\$5,7514.53 B.\$7,401.00. Water decreased significantly from previous month due to finding and repairing the leaks around the property.</p> <p>Paint Makeready-A.\$1,000.00 B.\$5,683.31</p> <p>Total Makeready - A.\$1,348.16 B.\$1,150.00</p> <p>Capital Project:</p> <p>Waiting on the installation of the new fountain.</p> <p>Future Plans:</p> <p>Looking at upgrading the lights in the East and West building parking lots.</p> <p>Running move-in special for January to increase occupancy and reaching out to past prospects to apply.</p> <p>MI: Nov-2 Dec-3 Dec-1</p> <p>MO: Nov-1Dec-4 Jan-1</p>		
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