Lindy Communities

Variance Report Added On : 02-05-2026

Haverford Court		
Added By: Sharon Waples	Status: Approved	
Month: December	Year: 2025	
Income for Month: $228,249	Budgeted Income for Month: $237,463	Favorable (Unfavorable) Income Variance: ($9,214)
Expense for Month: $120,058	Budgeted Expense for Month: $102,945	Favorable (Unfavorable) Expense Variance: ($17,113)
NOI Favorable (Unfavorable) Variance for Month: ($26,327)	NOI Favorable (Unfavorable) Variance YTD: $144,131	
Occupancy for the Month: 96.60%	Occupancy Budgeted: 95.00%	

Summary:

Haverford Court ended December with an unfavorable balance of ($9,213.50) Haverford Court was budgeted for $237,462.81, but actual income was $228,249.31.

Total operating expenses for December were $120,058.01, an increase of ($17,113.39) This is up from the budgeted amount of $102,944.62 This increase was due to an increase in the following expenses.

Water Expenses- A-$15,755.34 B-$8,750.00

Bad Debts-Rent and Utilities A.$-13,096.78 B.-$4,750.00

Painting Contractor-A.-$2,710.00 B.$437.00

Snow Contractor- A.$3,590.00 B.$152.34

Roofing-A.$6,100.00 B.$0

The water increase was due to leaks around the property that were found and fixed, primarily in E110, which had a major leak in the master bathroom. The water cost for the month was $15,755.34, an increase of $7,005.34 and up from the budgeted $8,750.00. The leaks also contributed to the increase in painting cost. Painting cost for the month was budgeted at $437.00. Actual cost for the month was $2,710.00, leaving a variance of $2,273.00. Due to the snow in December, there was an increase in the amount of salt and plowing that was done for that month leaving a variance of $2,837.66, up from the budgeted amount of $152.34. Lastly, there was bad debt and outstanding utilities from W210, who moved out unexpectantly in March and did not get locked out until

There were positive increases in the following areas:

Pet Income-A.$1,550.00 B.$590.05

24 apartments were charged pet rent in December, which resulted in an increase of $959.95. This is up from the budgeted amount of $590.05.

Occupancy was stable for the month with the actual market rent of $257,027.00. This has resulted in an increase of $12,759.00, up from the budgeted amount of $244,268.00

Capital Project:

Looking for pool furniture before the pool opens in May. Also, looking at getting the bottom and sides of the pool repaired.

Future Plans

Rafffling off baskets for Valentine's Day and Planning Events for March such as resident game night.

MI: Dec-1 Jan-4 Feb-0

MO: Dec-2 Jan-3 Feb-3

Uploaded Variance Excel: **View Variance Report Excel**
Uploaded Market Comp Excel: **View Market Comp Excel**

