

Variance Report Added On : 04-28-2023

Haverford Court		
Added By: Shana Simon	Status: Approved	
Month: March	Year: 2023	
Income for Month: \$192,662	Budgeted Income for Month: \$214,067	Favorable (Unfavorable) Income Variance: \$21,405
Expense for Month: \$110,118	Budgeted Expense for Month: \$106,458	Favorable (Unfavorable) Expense Variance: (\$3,659)
NOI Favorable (Unfavorable) Variance for Month: (\$25,065)	NOI Favorable (Unfavorable) Variance YTD: \$10,318	
Occupancy for the Month: 96%	Occupancy Budgeted: 96%	
<p>Summary: Occupancy now is 96.20% vs 95.57% last year. Our projected occupancy for March 96.00%. We shall stay above our projected occupancy. We have a stale apartment that now has an approve applicant. We have a few move in coming in May. Haverford Court ended March with an unfavorable variance due to timing issues and bad debt due to eviction. Move Outs: May (1), June (0), July (1) Capital Projects: 1. Asphalt of Alleyway 2. Landscaping of Front Yard (Waiting for plans from Reno) 3. Converting Community Room 4. Install new Mailboxes West Building (Waiting to install)</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

