

## Variance Report Added On : 07-12-2023

Haverford Court		
Added By: Shana Simon	Status: Approved	
Month: May	Year: 2023	
Income for Month: \$223,726	Budgeted Income for Month: \$219,752	Favorable (Unfavorable) Income Variance: \$3,975
Expense for Month: \$111,357	Budgeted Expense for Month: \$106,760	Favorable (Unfavorable) Expense Variance: \$4,597
NOI Favorable (Unfavorable) Variance for Month: (\$622)	NOI Favorable (Unfavorable) Variance YTD: \$28,304	
Occupancy for the Month: 96%	Occupancy Budgeted: 96%	
<p>Summary:</p> <p>Occupancy now is 96.20% vs. 95.57% last year. Our budgeted occupancy for May 95.50%. Due to the number of apartments available and applications approved we should stay above our budgeted occupancy.</p> <p>Haverford Court ended May with an unfavorable balance due to unexpected repairs with HVAC and Plumbing. There was also some timing issues with some invoices from contractors.</p> <p>MO: June (2), July (3), and Aug. (3)</p> <p>MI: June (1), July (3), and Aug. (0)</p> <p>Capital Projects:</p> <p>1) Asphalt of Alleyway (July 12 weather permitting)</p> <p>2) Landscaping of Front Yard (still waiting on plans from Reno)</p> <p>3) Converting of Community Room (Paul)</p> <p>4) Pitching of Balconies (Budgeted for 30. 1 was done)</p> <p>5) Install of new mailbox West Building (Done)</p>		
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