

## Variance Report Added On : 09-11-2024

Haverford Court		
Added By: Sharon Waples	Status: Approved	
Month: July	Year: 2024	
Income for Month: \$237,831	Budgeted Income for Month: \$232,115	Favorable (Unfavorable) Income Variance: \$5,716
Expense for Month: \$112,370	Budgeted Expense for Month: \$107,829	Favorable (Unfavorable) Expense Variance: (\$4,541)
NOI Favorable (Unfavorable) Variance for Month: \$1,175	NOI Favorable (Unfavorable) Variance YTD: (\$67,708)	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>Haverford Court ended July with a favorable balance of \$5,715.97. Haverford Court was budgeted for \$232,114.74, but actual income was \$237,830.71. The favorable balance was due to no bad debts from rents and utilities, allowances for doubtful accounts and early lease termination fees.</p> <p>Total operating expenses for July were \$112,369.98, an increase of \$4,540.75. This is up from the budgeted amount of \$107,829.23. This increase was due to an increase in the following expenses.</p> <p>Water Expenses- A-\$8,175.98 B-\$5,715.00 Eviction Cost-A-\$4,552.69 B-\$1,150.00 Temp/Staff Placement-A-\$4,369.71 B-\$0.00 HVAC-A-\$3,989.87.00 B-\$802.17</p> <p>Future Plans:</p> <p>The office is preparing for the end of summer event. The office partnered with a resident and her organization for the event. The residents' organization will be providing hot dogs and a DJ. Getting the shutters around the property painted. Still looking at improving the landscaping on the side of the East building parking lot</p> <p>MI: July-3 August-2 Sept-3 MO: July -2 Aug-5 Sept-2</p>		
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