

Variance Report Added On : 11-09-2023

Haverford Court		
Added By: Shana Simon	Status: Approved	
Month: September	Year: 2023	
Income for Month: \$215,553	Budgeted Income for Month: \$228,123	Favorable (Unfavorable) Income Variance: (\$12,570)
Expense for Month: \$104,342	Budgeted Expense for Month: \$104,562	Favorable (Unfavorable) Expense Variance: \$221
NOI Favorable (Unfavorable) Variance for Month: (\$12,350)	NOI Favorable (Unfavorable) Variance YTD: \$15,246	
Occupancy for the Month: 94%	Occupancy Budgeted: 96%	
<p>Summary:</p> <p>Haverford Court ended this month with an unfavorable balance mainly due to vacancies, We were budgeted for 96% occupancy but only had 93.67% occupied. This is mainly due to people moving out for various reasons that is out of our control. We are now offering a rent special on our one bedroom apartments and we have lowered the rent trying to get people to rent. I am also in contact with PHA so we can get all the credentials needed to start accepting the HCV. Once we get everything that is needed for PHA and calling prospects and following up with all leads and also try to retain the residents we already have. I beleive we should be on track within the next couple of months.</p> <p>MI:OCT: 0 NOV: 1 DEC: 0</p> <p>MO: OCT: 2 NOV:2 DEC: 3</p> <p>Capital Projects Not Completed</p> <p>Pitching of Balconies and Community Room</p>		
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