

## Variance Report Added On : 12-08-2023

Haverford Court		
Added By: Shana Simon	Status: Approved	
Month: October	Year: 2023	
Income for Month: \$222,405	Budgeted Income for Month: \$229,100	Favorable (Unfavorable) Income Variance: (\$6,696)
Expense for Month: \$113,817	Budgeted Expense for Month: \$98,558	Favorable (Unfavorable) Expense Variance: (\$15,259)
NOI Favorable (Unfavorable) Variance for Month: (\$21,955)	NOI Favorable (Unfavorable) Variance YTD: (\$6,709)	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Haverford Court ended this month with an unfavorable balance mainly due to vacancies. We were budgeted for 95% occupancy but only had 93.67% occupied. We are now offering a rent special on our one bedroom apartments and we have lowered the rent trying to generate traffic. I am also still 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, calling prospects, following up with all leads and try to retain the residents we already have. I beleive we should be on track within the next couple of months. We did host a Harvest Trunk and Treat for the residents and it was a success. MI: NOV 1 DEC 1 JAN: 1 MO: NOV 2 DEC 2 JAN: 1 Capital Projects Not Completed Pitching of Balconies and Community Room</div>		
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