

Variance Report Added On : 09-13-2023

Joshua House		
Added By: Nancy Benner	Status: Approved	
Month: July	Year: 2023	
Income for Month: \$338,323	Budgeted Income for Month: \$401,509	Favorable (Unfavorable) Income Variance: -\$63,186
Expense for Month: \$212,531	Budgeted Expense for Month: \$187,613	Favorable (Unfavorable) Expense Variance: -\$24,919
NOI Favorable (Unfavorable) Variance for Month: -\$88,105	NOI Favorable (Unfavorable) Variance YTD: -\$50,794	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>variance</div> <div>*Expense: Was unfavorable -\$24,918 Primarily due to Repairs-Quarterly carpet cleaning and the Annual fire alarm monitoring posted in July- Utilities Gas Accrual VCR was moved to July- we are waiting on parts from Ben Manis to make the necessary repairs for the meter to be replaced. Wexler was also contacted and is currently sourcing. Temp help for leasing was not budgeted, we hired Tammy Smith, and the position is now filled.</div> <div>Occupancy: 92.66% vs. 96.76% in the same time period last year.</div> <div>Projected Occupancy for Aug is 94.50% Current occupancy(Today) is 95.83%</div> <div>Move outs scheduled for : Aug (9), Sept (16) Oct (11)</div> <div>Hallway painting</div> <div><div>• Concrete block replacement trip hazards- Completed</div><div>• HVAC Systems B building</div><div>• HVAC Replacement condensers</div><div>• Gym Equipment- Comple</div></div> <div>variance</div> <div>*Expense: Was unfavorable -\$24,918 Primarily due to Repairs-Quarterly carpet cleaning and the Annual fire alarm monitoring posted in July- Utilities Gas Accrual VCR was moved to July- we are waiting on parts from Ben Manis to make the necessary repairs for the meter to be replaced. Wexler was also contacted and is currently sourcing. Temp help for leasing was not budgeted, we hired Tammy Smith, and the position is now filled.</div> <div>Occupancy: 92.66% vs. 96.76% in the same time period last year.</div> <div>Projected Occupancy for Aug is 94.50% Current occupancy(Today) is 95.83%</div> <div>Move outs scheduled for : Aug (9), Sept (16) Oct (11)</div> <div>Hallway painting</div> <div><div>• Concrete block replacement trip hazards- Completed</div><div>• HVAC Systems B building</div><div>• HVAC Replacement condensers</div><div>• Gym Equipment- Completed</div></div>		
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