

Variance Report Added On : 11-11-2023

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: September	Year: 2023	
Income for Month: -\$115,403	Budgeted Income for Month: -\$137,633	Favorable (Unfavorable) Income Variance: -\$22,240
Expense for Month: \$57,012	Budgeted Expense for Month: \$55,553	Favorable (Unfavorable) Expense Variance: \$541
NOI Favorable (Unfavorable) Variance for Month: -\$65,039	NOI Favorable (Unfavorable) Variance YTD: -\$169,845	
Occupancy for the Month: 93%	Occupancy Budgeted: 96%	
<p>Summary:</p> <p>NOI unfavorable: \$ 65,039</p> <p>INCOME UNFAVORABLE: -\$ 67,299</p> <p>* due to bad debts, timing of employing non income. August & September property to property, bad debt term fees, and Telcom reversal & accrual June - September</p> <p>EXPENSE FAVORABLE: \$2,260</p> <p>* due to utility timing on water & PGW expense, the difference between accruals & reversals, management fees were accrued and slightly higher than the anticipated budget. advertising- 3 Aptlist.com leads @ \$550.00 per lead and 1 Zillow lead @ \$ 650 not budgeted. Some timing of software- October Metatech</p> <p>September Occupany 2023: 94.35% - September 2022: 96.36%</p> <p>Occupancy for October: 94.96%</p> <p>Move outs: October (16), November (12), December (6)</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

