

Variance Report Added On : 08-12-2024

Mt. Airy Place		
Added By: Doris Scipio	Status: Approved	
Month: June	Year: 2024	
Income for Month: \$112,300	Budgeted Income for Month: \$112,107	Favorable (Unfavorable) Income Variance: \$193
Expense for Month: \$71,423	Budgeted Expense for Month: \$51,457	Favorable (Unfavorable) Expense Variance: (\$19,965)
NOI Favorable (Unfavorable) Variance for Month: (\$19,773)	NOI Favorable (Unfavorable) Variance YTD: (\$18,233)	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">Supplies (\$2.5k) due to appliances needed and smaller unfavorable variances in several other categoriesRepairs (\$9.7k) due to (\$1.1k) in plumbing for jetting kitchen stacks and drain cleaning for clogged pipes, (\$1.1k) in painting due to several occupied bath leak repairs, and (\$3.3k) due to invoice coded in error for (\$2.9k) for landscape bed upgrade, and (\$2.6k) in Trash for May invoice timing and bulk trash removalMake Ready (\$5.1k) due to timing of invoices from prior periodG&A (\$1.2k) due to small unfavorable variances in several categories <div>Current Occupancy 99% vs 97.43% for the same time last year.</div> <div>Move outs scheduled for: August (1) September (1) October (0)</div> <div>August: Occupancy Projection 97%</div> <div>Capital: Lock added to the front vestibule door is now complete. This lock is programmed to automatically lock at 9pm and unlock at 7am. This is to prevent homeless persons from sleeping in the vestibules.</div> <div>Photos: Vestibule Lock / Landscape</div> <div>Incremental market increases have been made the past few months due to the high occupancy and trend.</div>		
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