

Variance Report Added On : 04-10-2025

Rosedale Court		
Added By: Andrea Reusser	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$114,466	Budgeted Income for Month: \$112,807	Favorable (Unfavorable) Income Variance: \$1,660
Expense for Month: \$56,601	Budgeted Expense for Month: \$55,645	Favorable (Unfavorable) Expense Variance: (\$955)
NOI Favorable (Unfavorable) Variance for Month: \$704	NOI Favorable (Unfavorable) Variance YTD: (\$17,439)	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">• Income +\$1.6k due to favorable occupancy• Utilities +\$2.2k due to favorable gas expense• Supplies (\$1.3k) due to A/C order ahead of Tarrifs and replenish ice melt• Repairs (\$5.5k) due to custodial (timing of 1st qtr carpet cleaning), snow contractor, and HVAC contractor for several repairs in F Bldg• Make Ready +\$4.3k due to no make readys this time period, but 3 budgeted (expense is from prior period)</div> <div>Current Occupancy 94.81% vs 93.5% this time last year</div> <div>Move outs April (1), May (2), June(2)</div> <div>Projected occupancy for April 96%</div> <div>Capital projects: Gathering quotes for parking lot paving repairs per bank inspection; purchase of new truck was approved due to poor condition of the van. New carpet was installed in buildings A, C, E (approved in 2024, however held off install due to snow/salt, etc.)</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

