

Variance Report Added On : 07-13-2023

Rosedale Court		
Added By: Andrea Reusser	Status: Approved	
Month: May	Year: 2023	
Income for Month: \$113,059	Budgeted Income for Month: \$108	Favorable (Unfavorable) Income Variance: \$5,520
Expense for Month: \$47,768	Budgeted Expense for Month: \$48,532	Favorable (Unfavorable) Expense Variance: \$764
NOI Favorable (Unfavorable) Variance for Month: \$6,284	NOI Favorable (Unfavorable) Variance YTD: (\$39,770)	
Occupancy for the Month: 95%	Occupancy Budgeted: 99%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">Income +\$5.5k due to favorable ELT fees, damage income, telecom/laundry income. Offset by unfavorable GPR and marketing concessionsRepairs +\$1k due to timing of May invoices paid in JuneMake Ready +\$1.4k due to one less completed this month than budgeted (will even out in June when make readies completed/invoiced)G&A (\$2.6k) due to increased Zillow leads, PAA award entries and bank fees <div>Current Occupancy 98.7% vs 94% at the same time period last year.</div> <div>Moveouts – July (0), August (1), Sept (0)</div> <div>Projected Occupancy for July 97%</div> <div>Due to stabilized occupancy, we are making incremental increases to market rent.</div> <div>Capital Projects:</div> <div>This month, the new patio for the barbeque area was installed and the trash/salt storage enclosures were started.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

