

## Variance Report Added On : 09-12-2024

Willow Bend		
Added By: Doris Scipio	Status: Approved	
Month: July	Year: 2024	
Income for Month: \$87,269	Budgeted Income for Month: \$83,729	Favorable (Unfavorable) Income Variance: \$3,540
Expense for Month: \$44,964	Budgeted Expense for Month: \$42,075	Favorable (Unfavorable) Expense Variance: (\$2,889)
NOI Favorable (Unfavorable) Variance for Month: \$651	NOI Favorable (Unfavorable) Variance YTD: (\$8,433)	
Occupancy for the Month: 98%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>Income +\$3.5k due to +\$2.5k in vacancy, +\$2.8k in timing of bad debt, +\$1k in timing of laundry income. Offset by (\$1.4k) in GPR-incremental rent increases being made due to stabilized occupancy</li><li>Utilities (\$1.3k) due to timing of gas expense/income (favorable YTD) and water expense higher than budgeted</li><li>Payroll +\$1.1k likely due to allocations</li><li>Supplies (\$1.6k) due to A/Cs needed</li><li>Repairs (\$3.1k) due to removal of fallen tree behind C Bldg</li><li>Make Ready +\$1.5k due to 0 make readys this month</li></ul> <div>Current Occupancy 100% vs 99.95% for the same time last year.</div> <div>Move outs scheduled for: September (1) October (1) November (0)</div> <div>September: Occupancy Projection 100%</div> <div>There are no capital projects to report at this time.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

