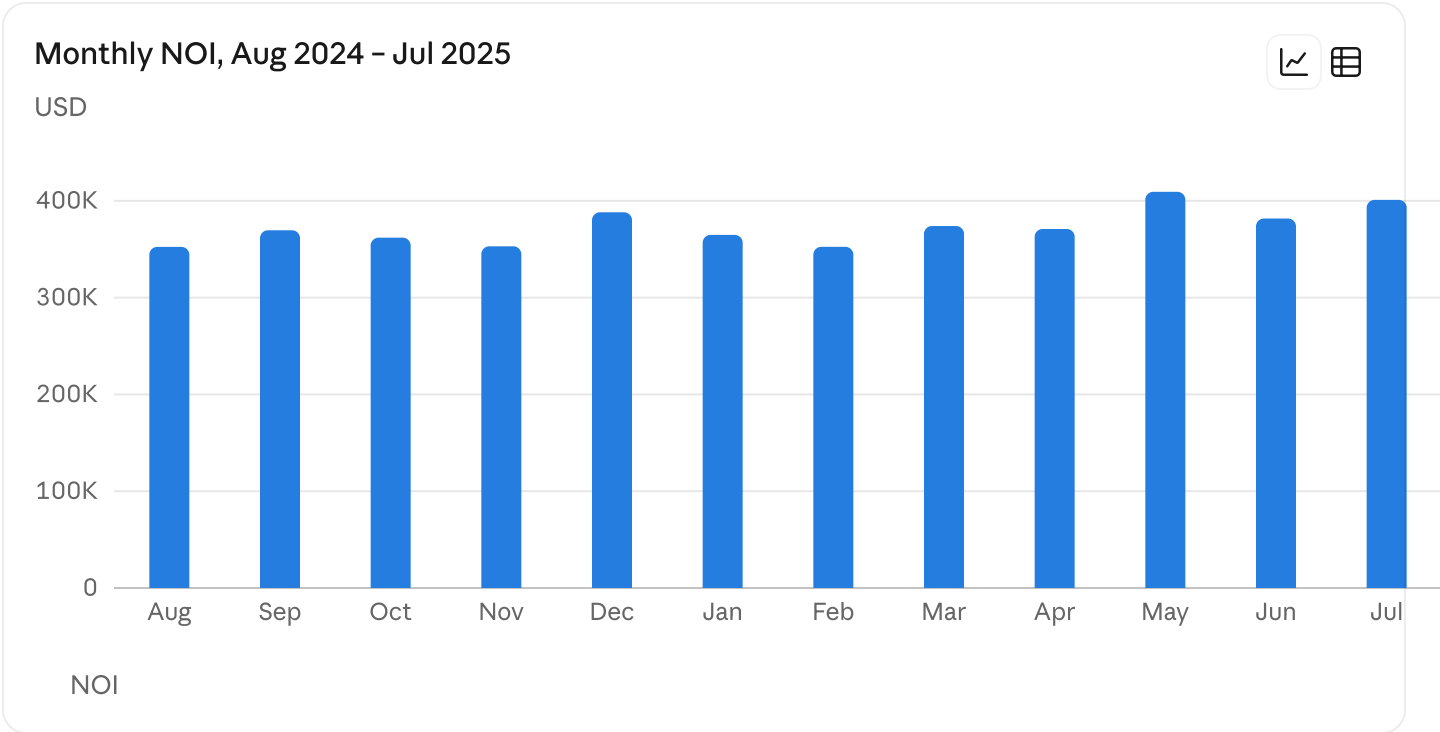


Yardi Example
Income
Statement.xlsx

XLSX

Can you do my monthly financial review on this T12 please?

Read a file, read memory, and 2 more steps



Here's the July 2025 review for 123main. There's no budget in the file, so I compared July against June, the T12 average, the trailing three months, and July 2024.

Headline

	Jul 2025	Jun 2025	T12 avg	Jul 2024
Total income	\$589.9k	\$581.8k	\$562.9k	\$545.7k
Opex (A M & O)	\$189.0k	\$200.1k	\$189.7k	\$193.2k
NOI	\$401.0k	\$381.7k	\$373.3k	\$352.4k
Opex ratio	32.0%	34.4%	33.7%	35.4%
Economic vacancy	2.8%	2.6%	3.6%	3.2%

July NOI was up 5.0% month over month, 7.4% above the T12 average and 13.8% above July 2024. T12 NOI is \$4.48M. About a third of the June-to-July gain is timing rather than run rate, as explained below.

Revenue

- **Rent is growing.** Market rent rose about 4.1% over the 12 months, from \$531.6k to \$553.5k. Loss-to-lease narrowed from roughly 1.5% to 0.9% of market. Net rental income hit a new high of \$529.2k.
- **Vacancy is healthy.** Vacancy loss of \$15.5k (2.8%) is well below the November peak of \$29.5k, and there have been no concessions since August.
- **Other income of \$60.7k flatters the month.** Lease cancellation fees were \$10.6k, about 3x their monthly average. Credit check fees (\$3.0k) and admin fees (\$3.35k) were also T12 highs, which points to heavy leasing traffic. Those two lines line up with the move-outs implied by the cancellations. Excluding the excess cancellation fees, July NOI normalizes to about \$394k.
- **Water/sewer recovery exceeded 100%.** Reimbursements were \$15.8k against \$15.0k of expense. Over the T12 the recovery rate is 95%.

Expenses

- **Security was \$1 in July versus \$8.4k in June.** This line is billed roughly every other month (Sep, Nov, Jan, Apr, Jun), so expect a hit in August. This timing accounts for most of the \$10.9k drop in operating expenses.
- **Several utility accruals are round numbers.** Water/sewer is exactly \$15,000, and common-area electric is exactly \$3,500 after only \$563 in June. These look like estimates rather than actual bills, so there may be a true-up coming. Worth asking the property accountant.
- **Real estate taxes reset lower.** Taxes stepped down to \$53.4k/month in June, from \$61.3k in January through April. May included a credit of roughly \$31.7k, booked at \$21.7k against the new run rate, which is why May shows \$409k NOI. Stripping that out, normalized T12 NOI is about \$4.45M. The forward tax run rate of about \$641k/year is below the T12's \$665k. It would be good to confirm whether this came from an appeal or a reassessment, and whether the lower rate holds.

- **Maintenance fell back to \$4.0k from \$8.1k in June**, when plumbing (\$2.3k) and health club (\$2.3k) spiked. Turnover costs (\$6.4k) are still running above the T12 average, which fits the cancellations.
- **Smaller items:**
 - Contract cleaning was \$2.0k against a \$380 average.
 - Software is noisy, with several credit months in the T12. Classification is worth a look.
 - Payroll is flat at \$32.8k. Maintenance payroll (\$16.1k) is a T12 high.

Below the line

- **Interest rose to \$225.6k, up \$15.4k MoM.** It has swung between \$157k and \$246k across the year, which suggests floating-rate debt with uneven accrual timing. July interest-only coverage is about 1.78x, and the T12 is 1.80x net of the cap.
- **The rate cap has produced no income since January.** It contributed \$82.8k earlier in the period. You should confirm whether it expired, rolled off, or is just out of the money, and whether a replacement is required under the loan.
- **Amortization stepped up \$2.5k in July to \$7.6k/month.** This usually means new deferred financing costs, such as an extension or modification fee. Worth checking against the debt file.
- **Capex was \$72.6k in July**, including \$18k of landscaping rehab and \$43.5k of unit interiors. The T12 total is \$896k, about \$75k/month.
- **Cash flow after debt and capex:** roughly \$102k for July and about \$1.09M for the T12. Net income is negative only because of depreciation.

Questions for the manager

1. What drove the \$10.6k in cancellation fees, how many units are affected, and what is the re-lease outlook?
2. Are the utility accruals estimates, and when will they be trued up?
3. What explains the May tax credit and the new tax run rate?
4. What is the status of the rate cap, and what caused the amortization step-up?
5. Is a budget available? With one, this review could cover actual-versus-budget variances.

I can turn this into a doc or a variance workbook if you want to send it to the team.

TLDR?

July was a strong month. NOI was \$401k, up 5% from June and 7% above the T12 average, and T12 NOI is \$4.48M. Part of the beat is one-offs and timing: \$10.6k of lease cancellation

fees and a \$1 security bill that should catch up in August. Normalized, July NOI is closer to about \$394k. Rent growth is around 4% and vacancy is low at 2.8%.

The things to chase are the round-number utility accruals, why taxes dropped (including the May credit), the rate cap paying nothing since January, and the amortization step-up.

