

## Variance Report Added On : 01-27-2026

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| Longwood Manor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                     |                                                    |
| Added By:<br>Nilsa Reyes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Status: Approved                                    |                                                    |
| Month:<br>December                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Year: 2025                                          |                                                    |
| Income for<br>Month:<br>\$157,468                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Budgeted Income for Month: \$153,950                | Favorable (Unfavorable) Income Variance: \$3,518   |
| Expense for<br>Month:<br>\$65,781                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Budgeted Expense for Month: \$60,974                | Favorable (Unfavorable) Expense Variance: -\$4,807 |
| NOI<br>Favorable<br>(Unfavorable)<br>Variance<br>for Month: -<br>\$1,289                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NOI Favorable (Unfavorable) Variance YTD: -\$88,163 |                                                    |
| Occupancy<br>for the<br>Month:<br>95.24%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Occupancy Budgeted: 95.00%                          |                                                    |
| <div>Summary:</div> <div>Longwood Manor</div> <div><b><u>December 2025</u></b></div> <div>NOI variance Unfavorable: - \$ 1,289.00</div> <div>Income Favorable + \$ 3,518.00 * Primarily due to: The variance is due to forfeited PHA funds for B108 (Dixon), no bad debt expense recorded for the period, and rent adjustments for Unit C305 related to housing subsidy corrections from June through November 2025.</div> <div>Expense Unfavorable - \$ 4,807.00 * Primarily due to: The variance is due to unbudgeted custodial contractor use, boiler and paint repairs, higher snow removal costs from multiple storms, and one unplanned move-out in December.</div> <div>December 2025 Occupancy: 95.24% December 2024 Occupancy: 94.55 %<br/>Projected Occupancy for January: 95.45%</div> <div>Move outs scheduled for: January ( 3 ) February ( 1 ) March ( 0 )</div> <div>Capital Projects Completed or In Process:</div> <div>*Hallway decor in progress</div> <div>*Update Signage in progress working with Carolyn's Contractor for metal refinishing</div> |                                                     |                                                    |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |                                                    |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                     |                                                    |

