

## Variance Report Added On : 02-03-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: December	Year: 2024	
Income for Month: \$138,342	Budgeted Income for Month: \$144,917	Favorable (Unfavorable) Income Variance: -\$6,574
Expense for Month: \$58,173	Budgeted Expense for Month: \$72,982	Favorable (Unfavorable) Expense Variance: \$14,808
NOI Favorable (Unfavorable) Variance for Month: \$8,234	NOI Favorable (Unfavorable) Variance YTD: \$1,626	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><b><u>December 2024</u></b></div> <div>NOI variance Favorable: + \$ 8,234.00</div> <div>Income Unfavorable - \$ 6,574.00 * Primarily due to: bad debts because of B306 resident breached JBA vacated 10/7-damage &amp; rent 6 mth payment plan, B108 resident passed away</div> <div>Expense Favorable + \$ 14,808.00 * Primarily due to: Timing of utlitiies, some supplies, snow removal, make readies.</div> <div>December 2024 Occupancy: 94.55 % December 2023 Occupancy: 94.16 % Projected Occupancy for January: 96.31%</div> <div>Move outs scheduled for: January (1) February (1) March (0)</div> <div>Capital Projects Completed or In Process:</div> <div>* updated ceiling tiles- completed</div> <div>* Hallway decor in progress</div> <div>*Update Signage in progress working with Carolyn's Contracto for metal refinishing</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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