

# Variance Report Added On : 01-27-2026

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$157,468	Budgeted Income for Month: \$153,950	Favorable (Unfavorable) Income Variance: \$3,518
Expense for Month: \$65,781	Budgeted Expense for Month: \$60,974	Favorable (Unfavorable) Expense Variance: -\$4,807
NOI Favorable (Unfavorable) Variance for Month: - \$1,289	NOI Favorable (Unfavorable) Variance YTD: -\$88,163	
Occupancy for the Month: 95.24%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b> Longwood Manor</p> <p><b><u>December 2025</u></b></p> <p>NOI variance Unfavorable: - \$ 1,289.00</p> <p><i>Income Favorable</i> + \$ 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.</p> <p><i>Expense Unfavorable</i> - \$ 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.</p> <p>December 2025 Occupancy: 95.24% December 2024 Occupancy: 94.55 % Projected Occupancy for January: 95.45%</p> <p>Move outs scheduled for: January ( 3 ) February ( 1 ) March ( 0 )</p> <p>Capital Projects Completed or In Process:</p> <p>*Hallway decor in progress *Update Signage in progress working with Carolyn's Contractor for metal refinishing</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

