

## Variance Report Added On : 02-13-2024

Longwood Manor		
Added By: Nancy Benner	Status: Approved	
Month: December	Year: 2023	
Income for Month: \$135,597	Budgeted Income for Month: \$143,615	Favorable (Unfavorable) Income Variance: -\$8,018
Expense for Month: \$77,194	Budgeted Expense for Month: \$72,457	Favorable (Unfavorable) Expense Variance: -\$4,737
NOI Favorable (Unfavorable) Variance for Month: -\$12,755	NOI Favorable (Unfavorable) Variance YTD: -\$70,685	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div><u>Longwood Manor Summary</u></div> <div>-</div> <div><b><u>December 2023</u></b>: NOI variance:  -\$ 12,755</div> <div>Income:  -\$ 8,018 Primarily due to: L2L, bad debt rent, vacancy, damage income, early term, court fee income, app fee, non-income units, renter insurance income, recovery bad debt, bad debt were less than anticipated for Dec.</div> <div>Expense:  - \$ 4,737 Primarily due timing of utilities/accruals; Payroll- last week paid in advance, labor make ready &amp; bath make ready- tub glazing. BRC completed turn for B308, advertising – 1 aptlist lead, coffee supplies for leasing office, PR service fees, software &amp; software services.</div> <div>December Occupancy:  94.16 %</div> <div>Projected Occupancy for January:95%</div> <div>Move outs scheduled for:   January (1), February (0), March (1 )</div> <div>Capital Projects Completed or In Process:</div> <div>·           Hallway Painting</div> <div>-</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

