

Variance Report Added On : 02-27-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2025	
Income for Month: \$148,292	Budgeted Income for Month: \$148,133	Favorable (Unfavorable) Income Variance: \$159
Expense for Month: \$73,500	Budgeted Expense for Month: \$64,843	Favorable (Unfavorable) Expense Variance: -\$8,658
NOI Favorable (Unfavorable) Variance for Month: - \$8,499	NOI Favorable (Unfavorable) Variance YTD: -\$8,499	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>January 2025</u></div> <div>NOI variance UnFavorable: - \$ 8,499.00</div> <div>Income favorable + \$ 159.00 * Primarily due to: better then budgeted occupancy, bad debts were also better then budgted for the month of January</div> <div>Expense UnFavorable - \$ 8,658.00 * Primarily due to: the annual A,B, & C maintneance & certification of the generator, service to the fire alarm panel, all 3 back flows inspections were completed & snow removal (plowing & salting due to several weather events) also due to the timing of utilities - 2months, both November & December gas billing posted in January.</div> <div>January 2025 Occupancy: 96.31% January 2024 Occupancy: 94.83%</div> <div>Projected Occupancy for February: 96.02%</div> <div>Move outs scheduled for: February (1) March (2) April (1)</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: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

