

Variance Report Added On : 03-04-2026

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$174,375	Budgeted Income for Month: \$153,032	Favorable (Unfavorable) Income Variance: \$21,343
Expense for Month: \$81,317	Budgeted Expense for Month: \$78,374	Favorable (Unfavorable) Expense Variance: -\$2,943
NOI Favorable (Unfavorable) Variance for Month: \$18,400	NOI Favorable (Unfavorable) Variance YTD: \$18,400	
Occupancy for the Month: 95.40%	Occupancy Budgeted: 95.00%	
<p>Summary: Longwood Manor</p> <p><u>January 2026</u></p> <p>NOI variance Favorable: + \$ 18,400.00</p> <p><i>Income Favorable</i> + \$ 21,343.00 * Primarily due to: Market rent, allowance for doubtful accounts (driven by the difference in reversals and accruals), early termination fees, and court fees were favorable to budget. Bad debt and a PHA rent adjustment for C305 were also recorded. Overall occupancy performed slightly better than budget.</p> <p><i>Expense Unfavorable</i> - \$ 2,943.00 * Primarily due to: Make-ready expense reflects two move-outs in January versus a budget of zero move-outs. Payroll expense, snow removal (ICE melt purchase), eviction court costs, new software, Windows 11 upgrade, and the 2026 NAA renewal were also incurred.</p> <p>January 2026 Occupancy: 95.40% January 2025 Occupancy: 96.31 % Projected Occupancy for February: 94.28 %</p> <p>Move outs scheduled for: February (3) March (0) April (0)</p> <p>Capital Projects Completed or In Process:</p> <p>*Hallway decor in progress *Update Signage in progress working with Abby & Carolyn's Contractor for metal refinishing</p>		
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