

## Variance Report Added On : 03-09-2024

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|--|---|--|
| Longwood Manor   |   |  |
| Added By: Nancy Benner   | Status: Approved                                    |  |
| Month: January   | Year: 2024  |  |
| Income for Month: \$141,856  | Budgeted Income for Month: \$138,297                | Favorable (Unfavorable) Income Variance: \$3,558   |
| Expense for Month: \$79,378  | Budgeted Expense for Month: \$77,757                | Favorable (Unfavorable) Expense Variance: -\$1,620 |
| NOI Favorable (Unfavorable) Variance for Month: \$1,938  | NOI Favorable (Unfavorable) Variance YTD: \$117,195 |  |
| Occupancy for the Month: 94%   | Occupancy Budgeted: 95%                             |  |
| <div>Summary:</div> <div><u>Longwood Manor Summary</u></div> <div>-</div> <div><b><u>January 2024</u></b> NOI variance: +\$1938</div> <div>Income: +3,558 Primarily due to BTB bad debt rents/utilities,late chares,check fees,early term fees Two PHA signing bonuses.</div> <div>Expense: - \$1,620 Primarily due to Annual emergency generator cert/testing, Quarterly carpet maintenance, Snow removal (Three snow storms in Jan) Some timing of Docuverse Noc23-Dec23 and Jan paid this period.</div> <div>Jan Occupancy: 94.38%</div> <div>Projected Occupancy for Feb :95.60%</div> <div>Move outs scheduled for: February (0), March (1) April (0)</div> <div>Capital Projects Completed or In Process:</div> <div><div>Hallway Painting</div></div> |   |  |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>  |   |  |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>   |   |  |

