

Variance Report Added On : 03-28-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$129,601	Budgeted Income for Month: \$147,691	Favorable (Unfavorable) Income Variance: -\$18,091
Expense for Month: \$85,288	Budgeted Expense for Month: \$73,511	Favorable (Unfavorable) Expense Variance: -\$11,777
NOI Favorable (Unfavorable) Variance for Month: - \$29,868	NOI Favorable (Unfavorable) Variance YTD: -\$38,382	
Occupancy for the Month: 96%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>February 2025</u></div> <div>NOI variance UnFavorable: - \$ 29,868.00</div> <div>Income Unfavorable - \$18,091.00 * Primarily due to: difference in reversals of Calico Accruals (19.5K); employee non-income, rent adjustment for apt A14 (transfer)</div> <div>Expense UnFavorable - \$11,777.00 * Primarily due to: some ultilites, due to reversals & accruals for the gas and the water. Insurance for the building was \$2K higher, water heater - ignitor & flamerod was replaced.Plumber was need to jet the stacks, repair of the quad, paid for the building licenses, as well META TECH for mailbox cloud back up & DarkWeb Monitoring</div> <div>February 2025 Occupancy: 96.02% February 2024 Occupancy: 95 % Projected Occupancy for March: 94.78%</div> <div>Move outs scheduled for: March (2) April (1) May (0)</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		

