

Variance Report Added On : 03-18-2026

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$161,741	Budgeted Income for Month: \$153,173	Favorable (Unfavorable) Income Variance: \$8,568
Expense for Month: \$94,555	Budgeted Expense for Month: \$78,793	Favorable (Unfavorable) Expense Variance: -\$15,762
NOI Favorable (Unfavorable) Variance for Month: - \$7,194	NOI Favorable (Unfavorable) Variance YTD: \$11,099	
Occupancy for the Month: 93.93%	Occupancy Budgeted: 95.00%	
<p>Summary: Longwood Manor</p> <p><u>February 2026</u></p> <p>NOI variance UnFavorable: - \$ 7,194.00</p> <p><i>Income Favorable</i> + \$ 8,568.00 * Primarily due to: Occupancy, Rent Subsidy Income, Laundry & Vending, Forfeit Security, Bad Debt less than anticipated.</p> <p><i>Expense Unfavorable</i> - \$ 15,762.00 * Primarily due to: timing of gas expenses (multiple billing periods:12/5-1/7/2026, 1/7-2/5/2026, 2/1-2/23/2026 posted in February), payroll costs, snow removal (plowing, salting, and skid steer for multiple storms), and make-ready expenses related to 3 unbudgeted move-outs.</p> <p>February 2026 Occupancy: 93.93 % February 2025 Occupancy: 96.02 % Projected Occupancy for March: 92 %</p> <p>Move outs scheduled for: March (2) April (0) May (1)</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>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

