

Variance Report Added On : 04-04-2024

Longwood Manor		
Added By: Nancy Benner	Status: Approved	
Month: February	Year: 2024	
Income for Month: \$141,738	Budgeted Income for Month: \$141,369	Favorable (Unfavorable) Income Variance: \$343
Expense for Month: \$76,731	Budgeted Expense for Month: \$74,915	Favorable (Unfavorable) Expense Variance: -\$1,815
NOI Favorable (Unfavorable) Variance for Month: -\$1,472	NOI Favorable (Unfavorable) Variance YTD: \$466	
Occupancy for the Month: 97%	Occupancy Budgeted: 97%	
<div>Summary:</div> <div><u>Longwood Manor Summary</u></div> <div>February 2024 NOI variance: -\$1,472</div> <div>Income: +\$342.74 Primarily due to BTB bad debt rents/utilities, late charge income, B307 PHA forfeit funds.</div> <div>Expense: - \$1,815 Primarily due to Utilities Timing 12/6 to 1/8 and 2/6 to 2/9 - Utility accrual/reversal. and Contractors occupied paint repairs. The annual backflow test was also completed in Feb.</div> <div>Feb Occupancy: 94.60%</div> <div>Projected Occupancy for March :95.83%</div> <div>Move outs scheduled for: March (1) April (0) May (1)</div> <div>Capital Projects Completed or In Process:</div> <div>· Hallway Painting</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

