

Variance Report Added On : 05-01-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: March	Year: 2025	
Income for Month: \$143,567	Budgeted Income for Month: \$147,250	Favorable (Unfavorable) Income Variance: -\$3,683
Expense for Month: \$89,718	Budgeted Expense for Month: \$67,614	Favorable (Unfavorable) Expense Variance: -\$22,103
NOI Favorable (Unfavorable) Variance for Month: - \$25,786	NOI Favorable (Unfavorable) Variance YTD: -\$64,167	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>March 2025</u></div> <div>NOI variance UnFavorable: - \$ 25,786.00</div> <div><i>Income Unfavorable</i> - \$ 3,683.00 * Primarily due to: allowance for doubtful accounts, iemployee non-income, prop-prop D Blake rent discount, early term fees, app fees, and laundry & vending less then anticipated for the nonth of March.</div> <div><i>Expense UnFavorable</i> - \$ 22,103.00 * Primarily due to: timing & reversals/accrual adjustments due to the utlities timing- electric credits issued for high estimates due to meter not reading correctly, WE Earnings 3/7 - 3/21, Make Readies- zero move out budgeted for March, timing of some invoices for turns, actual move outs were: 2, software & software some timing-add HeyRenew, Stratus & FITECH</div> <div>March 2025 Occupancy: 94.78% March 2024 Occupancy: 95.01%</div> <div>Projected Occupancy for April: 93.46%</div> <div>Move outs scheduled for: April (1) May (0) June (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		
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