

Variance Report Added On : 05-27-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$139,887	Budgeted Income for Month: \$147,714	Favorable (Unfavorable) Income Variance: -\$7,827
Expense for Month: \$67,578	Budgeted Expense for Month: \$59,645	Favorable (Unfavorable) Expense Variance: -\$7,933
NOI Favorable (Unfavorable) Variance for Month: - \$15,760	NOI Favorable (Unfavorable) Variance YTD: -\$79,928	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>April 2025</u></div> <div>NOI variance UnFavorable: - \$ 15,760.00</div> <div>Income Unfavorable - \$ 7,827.00 * Primarily due to: allowance for doubtful accounts and vacancy.</div> <div>Expense UnFavorable - \$ 7,933.00 * Primarily due to: timing & reversals/accrual adjustments due to the utilities timing, Bond & management fees were slightly higher than anticipated, Software and Bank Charges, Licenses and Fees (timing of elevator fees)</div> <div>April 2025 Occupancy: 93.46% April 2024 Occupancy: 93.11 % Projected Occupancy for May: %</div> <div>Move outs scheduled for: May (2) June (0) July (1)</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		

