

Variance Report Added On : 07-01-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: May	Year: 2025	
Income for Month: \$158,793	Budgeted Income for Month: \$148,731	Favorable (Unfavorable) Income Variance: \$10,062
Expense for Month: \$63,843	Budgeted Expense for Month: \$64,889	Favorable (Unfavorable) Expense Variance: \$1,047
NOI Favorable (Unfavorable) Variance for Month: \$11,108	NOI Favorable (Unfavorable) Variance YTD: -\$68,820	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>May 2025</u></div> <div>NOI variance Favorable: + \$ 11,108.00</div> <div><i>Income Favorable</i> + \$ 10,062.00 * Primarily due to: allowance for doubtful accounts, difference in reversals of the accrual & the actual accruals were applied, early term fees (3), timing of laundry & vending-the reversals & accruals, bad debt ; rents & utilities were less than anticipated.</div> <div><i>Expense Favorable</i> + \$ 1,047.00 * Primarily due to: timing of utilities, & reversal & applications of the accruals, payroll & fixed expensed were slightly better in May</div> <div>May 2025 Occupancy: 92.53% May 2024 Occupancy: 95.43%</div> <div>Projected Occupancy for June: 94.17%</div> <div>Move outs scheduled for: June (0) July (2) August (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		
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