

## Variance Report Added On : 07-22-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$149,877	Budgeted Income for Month: \$149,041	Favorable (Unfavorable) Income Variance: \$836
Expense for Month: \$58,673	Budgeted Expense for Month: \$56,072	Favorable (Unfavorable) Expense Variance: -\$2,601
NOI Favorable (Unfavorable) Variance for Month: - \$1,765	NOI Favorable (Unfavorable) Variance YTD: -\$70,609	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><b><u>June 2025</u></b></div> <div>NOI variance UnFavorable: - \$ 1,765.00</div> <div><i>Income Favorable</i> + \$ 836.00 * Primarily due to: rent adustment for A300- from April 2024 to current to correct the billing per PHA rent addendum.</div> <div><i>Expense UnFavorable</i> - \$ 2,601.00 * Primarily due to: timing of utilities, some supplies, MR- no make readies budgeted for the month of June, however we turned several units that vacated 5/31/2025.</div> <div>June 2025 Occupancy: 94.39% June 2024 Occupancy: 95.11 % Projected Occupancy for July: 96.71%</div> <div>Move outs scheduled for: July (2) August (1)September ( 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: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

