

## Variance Report Added On : 09-03-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$156,789	Budgeted Income for Month: \$149,505	Favorable (Unfavorable) Income Variance: \$7,284
Expense for Month: \$77,412	Budgeted Expense for Month: \$62,387	Favorable (Unfavorable) Expense Variance: -\$15,025
NOI Favorable (Unfavorable) Variance for Month: - \$7,741	NOI Favorable (Unfavorable) Variance YTD: -\$78,350	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><b><u>July 2025</u></b></div> <div>NOI variance UnFavorable: - \$</div> <div>Income Favorable + \$ 7,284.00 * Primarily due to: bteer than budget occupancy, early term fees, bad debts- no postings for bad debt, PayReady Collection Payment received in July.</div> <div>Expense UnFavorable - \$ 15, 025.00 * Primarily due to: repairs, timing of invoices for exterminating &amp; landscaping- April, May June, &amp; July invoices posted, 2 make readies became available in July and no move outs were budgeted, 2 Zillow Leads @\$690.00 a lead, and 1 AptList Lead @ \$439.00 a lead.</div> <div>July 2025 Occupancy: 97.07% July 2024 Occupancy: 96.77 % Projected Occupancy for August: 96.63%</div> <div>Move outs scheduled for: August (0)September ( 0) October (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: <a href="#">View Variance Report Excel</a>		
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