Lindy Communities

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%	

Summary:

Longwood Manor

July 2025

NOI variance UnFavorable: - $

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.

Expense UnFavorable - $ 15, 025.00 * Primarily due to: repairs, timing of invoices for exterminating & landscaping- April, May June, & 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.

July 2025 Occupancy: 97.07% July 2024 Occupancy: 96.77 %
Projected Occupancy for August: 96.63%

Move outs scheduled for: August (0)September (0) October (1)

Capital Projects Completed or In Process:

*Hallway decor in progress
*Update Signage in progress working with Carolyn's Contractor for metal refinishing

Uploaded Variance Excel: **View Variance Report Excel**

Uploaded Market Comp Excel: **View Market Comp Excel**