

Variance Report Added On : 10-28-2025

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$151,404	Budgeted Income for Month: \$151,142	Favorable (Unfavorable) Income Variance: \$263
Expense for Month: \$66,270	Budgeted Expense for Month: \$58,269	Favorable (Unfavorable) Expense Variance: -\$8,001
NOI Favorable (Unfavorable) Variance for Month: - \$7,738	NOI Favorable (Unfavorable) Variance YTD: -\$92,438	
Occupancy for the Month: 95.83%	Occupancy Budgeted: 95.00%	
Summary: Longwood Manor <u>September 2025</u> NOI variance UnFavorable: - \$ 7,738 Income Favorable + \$ 263.00 * Primarily due to: reversals and timing, PHA subsidy adjustments for May, June, July & August Expense UnFavorable -\$ 8,001.00* Primarily due to: utilities -the reversals & accruals of Gas/Electric/Water. September 2025 Occupancy: 95.83 % September 2024 Occupancy: 97.19 % Projected Occupancy for October: 95% Move outs scheduled for: October (1) November (1) December (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		

