

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%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>September 2025</u></div> <div>NOI variance UnFavorable: - \$ 7,738</div> <div>Income Favorable + \$ 263.00 * Primarily due to: reversals and timing, PHA subsidy adjustments for May, June, July & August</div> <div>Expense UnFavorable -\$ 8,001.00* Primarily due to: utilities -the reversals & accruals of Gas/Electric/Water.</div> <div>September 2025 Occupancy: 95.83 % September 2024 Occupancy: 97.19 %</div> <div>Projected Occupancy for October: 95%</div> <div>Move outs scheduled for: October (1) November (1) December (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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