

Variance Report Added On : 12-27-2024

Longwood Manor		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2024	
Income for Month: \$144,998	Budgeted Income for Month: \$143,891	Favorable (Unfavorable) Income Variance: \$1,107
Expense for Month: \$79,501	Budgeted Expense for Month: \$72,606	Favorable (Unfavorable) Expense Variance: -\$6,895
NOI Favorable (Unfavorable) Variance for Month: -\$5,788	NOI Favorable (Unfavorable) Variance YTD: -\$6,607	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Longwood Manor</div> <div><u>November 2024</u></div> <div>NOI variance unfavorable: - \$ 5,788.00</div> <div><i>Income Favorable</i> + \$1,107.00 * Primarily due to: occupancy, some damages, early term, laundry & vending reversals/accruals, bad debt was less than anticipated for the month of November.</div> <div><i>Expense UnFavorable</i> - \$6,895.00 * Primarily due to: Sales tax contingency fee, 3yr pressure test on elevator, bearing assembly for the heat system, 4 MR's painted, ERC assisted in turning units. Real Estate Classes, Hoiday Jackets & some timing of software & software services</div> <div>November 2024 Occupancy: 94.01% November 2023 Occupancy: 93.59%</div> <div>Projected Occupancy for December: 94.55%</div> <div>Move outs scheduled for:December (1) January (1) February (1)</div> <div>Capital Projects Completed or In Process:</div> <div>* updated ceiling tiles- completed</div> <div>* Hallway decor in progress</div> <div>*Update Signage in progress working with Bernard Signs</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

