

Variance Report Added On : 04-11-2025

Towers at Wyncote		
Added By: Frank Baer	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$2,098,831	Budgeted Income for Month: \$2,118,421	Favorable (Unfavorable) Income Variance: -\$19,590
Expense for Month: \$984,251	Budgeted Expense for Month: \$1,051,462	Favorable (Unfavorable) Expense Variance: \$67,210
NOI Favorable (Unfavorable) Variance for Month: \$47,621	NOI Favorable (Unfavorable) Variance YTD: -\$22,053	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>February NOI \$1,114,580.20 with favorable \$47,620.94 monthly and YTD unfavorable -\$22,052 variance.</p> <p>Income \$2,098,831.41 with unfavorable -\$19,589.53</p> <p>Total operating expenses \$984,251.21 with favorable \$67,210.47 for February and unfavorable -\$22,052.92 YTD.</p> <p>occupancy was 94% and we were budgeted 94.5% occupancy for February.</p> <p>move outs scheduled for April (25) May (18)</p> <p>May 2025 occupancy projection is 92.72%</p> <p>Tower's Noteworthy, Tower 1 facade work with Valcourt began to address several down units due to moisture issues. Tower 2 facade project with Valcourt continues with several new lines. Community Garden and Tennis courts have be prep for the season, and the property has been mulched. Salus housing fair was sucessful with several applications same day.</p>		
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