

Variance Report Added On : 05-06-2025

Towers at Wyncote		
Added By: Frank Baer	Status: Approved	
Month: March	Year: 2025	
Income for Month: \$2,098,124	Budgeted Income for Month: \$2,111,231	Favorable (Unfavorable) Income Variance: -\$13,107
Expense for Month: \$1,072,568	Budgeted Expense for Month: \$1,162,874	Favorable (Unfavorable) Expense Variance: \$90,306
NOI Favorable (Unfavorable) Variance for Month: \$77,199	NOI Favorable (Unfavorable) Variance YTD: \$55,175	
Occupancy for the Month: 93%	Occupancy Budgeted: 94%	
<p>Summary:</p> <p>March NOI \$1,025,555.55 with favorable \$77,198.60 monthly and YTD favorable \$55,174.68 variance.</p> <p>Income \$2,098,123.87 with unfavorable -\$13,107.17</p> <p>Total Operating expenses \$1,072,568.32 with favorable \$90,305.77 for March and favorable \$127,938.10 YTD.</p> <p>Occupancy was 93.4 % and we were budgeted 94% occupancy for March</p> <p>move outs scheduled for May (21) June (23)</p> <p>June 2025 occupancy projection 93.44%</p> <p>Tower's Noteworthy: Tower 1 facade work shifted to lines 24,25, and 29, and addressing down units PH15-1 and 1215-1. completion expected by Memorial Day. Tower 2 preventative maintenance facade moved to lines 12,13,14 for eyebrow work, will shift to the balconies in June. (noise expected). Community garden is open and planted this past Saturday 5/3. pool is ready for the season.</p>		
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