

Variance Report Added On : 06-02-2025

Towers at Wyncote		
Added By: Frank Baer	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$2,007,908	Budgeted Income for Month: \$2,125,702	Favorable (Unfavorable) Income Variance: -\$117,794
Expense for Month: \$1,041,547	Budgeted Expense for Month: \$1,069,009	Favorable (Unfavorable) Expense Variance: \$27,461
NOI Favorable (Unfavorable) Variance for Month: - \$90,333	NOI Favorable (Unfavorable) Variance YTD: -\$35,158	
Occupancy for the Month: 92%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>April NOI is \$966,360.35 with unfavorable \$90,332.69 monthly and YTD unfavorable \$35,158.01 variance.</p> <p>Income \$2,007,907.73 with unfavorable -\$117,794.17</p> <p>Total operating expenses \$1,041,547.38 with favorable \$27,461.48 for April and favorable \$155,399.58 YTD.</p> <p>Occupancy was 92.47% we were budgeted 94.5% for April.</p> <p>move outs scheduled for June (28) July (24)</p> <p>July 2025 occupancy projection 93.08%</p> <p>Tower's Noteworthy, Tower 1 last phase of facade should be completed by EOM, Tower 2 is undergoing balcony work. Pool is open, property is in prep mode for PAA Keystone judging on 6/11/25.Working with Carolyn and Edna on fall project for Clubhouse/Leasing office upgrades.</p>		
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