

Variance Report Added On : 07-15-2025

Towers at Wyncote		
Added By: Frank Baer	Status: Approved	
Month: May	Year: 2025	
Income for Month: \$2,083,111	Budgeted Income for Month: \$2,094,583	Favorable (Unfavorable) Income Variance: -\$11,473
Expense for Month: \$1,274,784	Budgeted Expense for Month: \$1,116,187	Favorable (Unfavorable) Expense Variance: -\$158,597
NOI Favorable (Unfavorable) Variance for Month: - \$170,070	NOI Favorable (Unfavorable) Variance YTD: -\$205,248	
Occupancy for the Month: 92%	Occupancy Budgeted: 93%	
<div>Summary:</div> <div>May NOI is \$808,326.18 with unfavorable - \$170,069.91 monthly and YTD unfavorable -\$205,247.92 YTD variance.</div> <div>Income \$2,083,110.65 with unfavorable -\$11,472.79</div> <div>Total Operating expenses \$1,274,784.47 with unfavorable -\$158,597.12 for May and unfavorable -\$3,197.54 YTD (mostly attributed to - \$136,637.73 unfavorable monthly sewer expense)</div> <div>Occupancy was 91.75% and budgeted 93% for May.</div> <div>Mouve outs scheduled for July (15) August (30)</div> <div>August Occupancy projection 94.24%</div> <div>Tower's Noteworthy, Tower 1 facade complete. Tower 2 facade new line for next 60 days. PH15-1 reno under construction. photos forthcoming. Simquetta began 7/10 as leasing agent.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		