

## Variance Report Added On : 01-22-2025

|   |  |   |
|---|--|---|
| Warrington Crossings  |  |   |
| Added By: Ketty Bailey  | Status: Approved                                   |   |
| Month: November   | Year: 2024   |   |
| Income for Month: \$374,851   | Budgeted Income for Month: \$358,563               | Favorable (Unfavorable) Income Variance: \$16,287   |
| Expense for Month: \$130,366  | Budgeted Expense for Month: \$124,927              | Favorable (Unfavorable) Expense Variance: (\$5,439) |
| NOI Favorable (Unfavorable) Variance for Month: \$10,849  | NOI Favorable (Unfavorable) Variance YTD: \$91,827 |   |
| Occupancy for the Month: 97%  | Occupancy Budgeted: 95%                            |   |
| <div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>• Income +\$16.2k due to +\$7.4k in vacancy, +\$2.9k in GPR, +\$3.1k in ELT fees, and +\$1.5k in bad debt due to timing</li><li>• Utilities (\$8.4k) due to unfavorable gas income, likely due to timing, and unfavorable electric expense-will investigate</li><li>• Payroll +\$3.7k due to no part time leasing position, and favorable benefit expense</li><li>• Supplies +\$3.3k due to no supplies need due to stock</li><li>• Repairs (\$2.2k) due to timing of landscaping invoice, PM roof inspections, and long term resident carpet replacement. Offset by favorable variances in several GL codes</li><li>• G&amp;A (\$1.3k) due to software services-either timing or services not budgeted</li></ul> <div>Current occupancy 97.38% vs 94.10% same time last year</div> <div>Projected occupancy 96%</div> <div>Move out scheduled for Jan (2) Feb (4) March (1)</div> <div>Please see pictures of completed MR unit I-06</div> <div>There are no capital projects underway currently.</div> |  |   |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>   |  |   |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>  |  |   |

