

Variance Report Added On : 03-05-2026

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$352,957	Budgeted Income for Month: \$364,896	Favorable (Unfavorable) Income Variance: (\$11,938)
Expense for Month: \$170,068	Budgeted Expense for Month: \$167,501	Favorable (Unfavorable) Expense Variance: (\$2,568)
NOI Favorable (Unfavorable) Variance for Month: (\$14,506)	NOI Favorable (Unfavorable) Variance YTD: (\$14,506)	
Occupancy for the Month: 91.84%	Occupancy Budgeted: 93.00%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> • Income (\$11.9k) due to (\$5k) in concessions for 1 month free, (\$3k) in GPR, and (\$2k) in ELT fees • Utilities +\$2.5k due to favorable gas income (Water-though income offsets expense, 4 buildings with high usage are being investigated) • Repairs (\$4.2k) due to snow contractor, occupied plank repairs needed, and timing of trash invoices • Make Ready (\$3.3k) due to 5 more make readys completed than budgeted. (Some invoices like cleaning still pending) <p>Current occupancy 95.20% vs Same time last year 96.65%</p> <p>Projected occupancy 94%</p> <p>Move outs March (4) April (2) May (3)</p> <p>Make ready pictures K-3</p> <p>Cap Ex- Common area Hallway painting started on March 2,2026 for 9 buildings</p> <p>Occupancy and trend have stabilized with love move outs for the next few months. Leasing performance is a focus by reviewing and addressing personnel performance. Incremental market rent increases are being made.</p>		
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