

Variance Report Added On : 03-06-2024

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: January	Year: 2024	
Income for Month: \$365,132	Budgeted Income for Month: \$345,831	Favorable (Unfavorable) Income Variance: \$19,301
Expense for Month: \$43,835	Budgeted Expense for Month: \$44,248	Favorable (Unfavorable) Expense Variance: \$413
NOI Favorable (Unfavorable) Variance for Month: \$25,678	NOI Favorable (Unfavorable) Variance YTD: \$25,678	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">Income +\$19.3k due to +\$13.1k in doubtful accounts (resident evicted-will result in bad debt), +\$4.5k in vacancy, +\$2.4k for no bad debt posted in this time periodPayroll +\$2.7k due to open position/allocation-Rosedale needs to reimburse 193/117Repairs +\$8.7k due to timing of snow removal invoices, and timing of invoices in various other categories-custodial, painting, and fire system/monitoringMake Ready (\$2.5k) due to 2 additional completedG&A (\$3.9k) due marketing (2023 invoice for 2 Zillow Leaks and restock of key chains/dog waste bags) and Dues for NAA and PAA annual fees <div>Current Occupancy 96.94% vs 92.60 for the same time period last year</div> <div>Projected March Occupancy 96%</div> <div>Move out scheduled March (1) April (6) May (5)</div> <div>Please see pictures of MR unit I-7 completed.</div> <div>There are no capital projects underway at this time.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

