

Variance Report Added On : 03-11-2025

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: January	Year: 2025	
Income for Month: \$369,811	Budgeted Income for Month: \$364,738	Favorable (Unfavorable) Income Variance: \$5,073
Expense for Month: \$142,492	Budgeted Expense for Month: \$150,346	Favorable (Unfavorable) Expense Variance: \$7,853
NOI Favorable (Unfavorable) Variance for Month: \$12,936	NOI Favorable (Unfavorable) Variance YTD: \$12,926	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$5k due to favorable occupancyUtilities +\$2k due to favorable sewer expense/income, offset by unfavorable gas expense/incomePayroll +\$2k due to temp invoices paid 100% by 193 in error. 117 needs to reimburseSupplies (\$1.4k) due to plumbing supply orderRepairs +\$6.4k due to snow removal invoices paid by 193 in error. 117 needs to reimburse. Also budgeted for new cleaning contractor at increased cost however have not switched at this timeMake Ready (\$1.1k) due to 2 more units completed than budgeted, some small invoices still pending</div> <div>Current occupancy 97.82% vs 96.76% same time last year</div> <div>Projected occupancy 96%</div> <div>Move outs scheduled for March (1) April (4) May (4)</div> <div>Please see pictures of Make ready unit J-7</div> <div>Capital Project-Please see pictures of the New shed moved onto the concrete pad. There are no other projects underway at this time, in bidding phases currently.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel:		

