

Variance Report Added On : 04-06-2026

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$364,990	Budgeted Income for Month: \$367,459	Favorable (Unfavorable) Income Variance: (\$2,469)
Expense for Month: \$132,538	Budgeted Expense for Month: \$134,305	Favorable (Unfavorable) Expense Variance: \$1,767
NOI Favorable (Unfavorable) Variance for Month: (\$703)	NOI Favorable (Unfavorable) Variance YTD: (\$15,247)	
Occupancy for the Month: 93.50%	Occupancy Budgeted: 93.00%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> • Income (\$2.4k) due to (\$3.8k) in vacancy, (\$6k) in first month free specials. Offset by +\$5k in ELT fees, and +\$2.8k in other misc fees • Utilities (\$4.2k) due to water. Inspections completed in buildings with high usage, and water department changing several meters • Payroll +\$5.8k due to ineligibility for NOI bonuses • G&A (\$3.4k) due to courtesy credit from township for U&O permits <p>Current occupancy 97.38% vs Same time last year 97.35%</p> <p>Projected occupancy 95%</p> <p>Move outs April (3) May (5) June (1)</p> <p>Make ready pictures L2</p> <p>Capital Projects-Common area hallway painting is completed. Awaiting fabrication/install date for the railing replacements that were approved due to poor condition/rotting.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

