

## Variance Report Added On : 04-11-2025

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$373,050	Budgeted Income for Month: \$365,219	Favorable (Unfavorable) Income Variance: \$7,831
Expense for Month: \$113,783	Budgeted Expense for Month: \$123,631	Favorable (Unfavorable) Expense Variance: \$9,848
NOI Favorable (Unfavorable) Variance for Month: \$17,679	NOI Favorable (Unfavorable) Variance YTD: \$30,718	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income +\$7.8k due to +\$7.9k in vacancy, +\$1.4k in bad debt. Offset by (\$1.2k) for auto pay rent credits</li><li>Utilities (\$5.1k) due to unfavorable gas income-will review</li><li>Supplies +\$1k due to timing of invoices</li><li>Repairs +\$4.8k due to timing of invoices/snow removal invoices paid by Park at West. WC needs to reimburse Park</li><li>Make Ready +\$1.8k due to timing of invoices.</li><li>G&amp;A +\$5.4k due to timing of Licenses and Fees budget vs expense-budget needs to be annualized for remaining expense</li></ul></div> <div>Current occupancy 97.82% vs 97.56 same time next last year</div> <div>Projected occupancy 97%</div> <div>Move outs scheduled for April (2) May (7) June (5)</div> <div>Please see pictures of MR unit B-2.</div> <div>Capital projects-none underway at this time. The proposal for the shed ramp and railing is being finalized. Repaving of the maintenance shop driveway is approved, however will be done once shed work is fully completed to prevent damage.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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