

Variance Report Added On : 08-04-2025

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$360,417	Budgeted Income for Month: \$368,709	Favorable (Unfavorable) Income Variance: (\$8,292)
Expense for Month: \$150,411	Budgeted Expense for Month: \$123,893	Favorable (Unfavorable) Expense Variance: (\$26,518)
NOI Favorable (Unfavorable) Variance for Month: (\$34,810)	NOI Favorable (Unfavorable) Variance YTD: \$5,998	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">Income (\$8.2k) due to (\$6.6k) in doubtful accounts/bad debt, and (\$1.9k) in employee non-income (Leon moved on-site in May)Supplies (\$4.2k) primarily due to 2 washer/dryer units needed for replacementRepairs (\$16.1k) due to (\$8.7k) in timing of landscaping invoice-in line YTD, (\$1.1k) for replacement of 2 exterior building wall lights, (\$3.2k) for pool salt supply and contract, (\$4.1k) in snow removal for reimbursement from WC to Park for invoices paid by wrong propertyMake Ready (\$3.1k) due to 3 more make readys than budgetedG&A (\$2.8k) due to timing of advertising invoices and U&O inspection fees <div>Current occupancy 96.07% vs same time last year 95.77%</div> <div>Projected occupancy 94%</div> <div>Move outs scheduled Aug (9) Sept (7) Oct (1)</div> <div>Focus is on improving the occupancy trend. Specials are being offered on stale units to incentivize prospects.</div> <div>Please see pictures of MR unit H10</div> <div>Capital-The shed ramps were completed for the shed. Paving repairs to the maintenance shop driveway will be completed next week.</div> <div>Ketty and Alison discussed being monitoring and being conservative on expenses, particularly supplies and contractor expenses moving forward to improve the NOI</div>		
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