

Variance Report Added On : 09-14-2023

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: July	Year: 2023	
Income for Month: \$335,016	Budgeted Income for Month: \$344,412	Favorable (Unfavorable) Income Variance: (\$9,397)
Expense for Month: \$129,942	Budgeted Expense for Month: \$124,911	Favorable (Unfavorable) Expense Variance: (\$5,030)
NOI Favorable (Unfavorable) Variance for Month: (\$14,427)	NOI Favorable (Unfavorable) Variance YTD: \$3,449	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">Income (\$9.3k) due to (\$4.4k) in GPR, (\$2.7k) in bad debt, (\$1.9k) in employee non-income due to timing, and (\$1.6k) in allowance for doubtful accountsRepairs (\$5.8k) due to (\$4.7k) in landscaping due to timing of invoice-in line YTD, and (\$1.5k) in plumbing due to timing of invoice-3 April invoices paid for drain cleaning, stack repairs, and pool house repairsMake Ready +\$2.2k due to 2 less make readys completed than budgetedG&A (\$3.8k) due to timing of annual accounting fees, marketing expenses and U & O permit Fees <div>Current Occupancy 95.20 vs 96.38 for the same time period last year</div> <div>Projected Occupancy for Sept 94%</div> <div>Move outs scheduled for Sept (2) Oct (8) Nov (2)</div> <div>Please see pictures of Make Ready unit N2. Please see pictures of New property signs. And new landscaping planted by Galbally per Carolyn. See picture of New Dart Bus sign in front of B bldg. The repairs to the entrance overhang posts will be starting very soon.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

