

Variance Report Added On : 10-21-2024

Warrington Crossings		
Added By: Ketty Bailey	Status: Approved	
Month: August	Year: 2024	
Income for Month: \$363,947	Budgeted Income for Month: \$353,898	Favorable (Unfavorable) Income Variance: \$10,049
Expense for Month: \$136,584	Budgeted Expense for Month: \$137,190	Favorable (Unfavorable) Expense Variance: \$605
NOI Favorable (Unfavorable) Variance for Month: \$10,655	NOI Favorable (Unfavorable) Variance YTD: \$80,340	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$10k due to +\$5.6k in GPR and +\$3.3k in bad debtUtilities (\$4.5k) due to unfavorable gas income/expense and sewer income/expense. Reviewing with BanyanPayroll +\$5.8k due to allocationsMake Ready +\$4.4k due to 3 less make readys than budgeted and timing of invoicesG&A (\$5.2k) due to (\$3k) in resident activities for pool party, (\$1.9K) for timing of invoices, and (\$1.4k) in software due to additional services not budgeted from Metatechnical/Fitech</div> <div>Current occupancy 97.82% vs 96.86% same time last year</div> <div>Projected occupancy 95%</div> <div>Move outs Scheduled for NOV (2) DEC (2) JAN (2)</div> <div>Please see pictures of MR unit G301</div> <div>Please see pictures of the New main doors installation now completed by Marcin</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

