

Variance Report Added On : 04-02-2024

York House (South)		
Added By: Thomas Neal	Status: Approved	
Month: February	Year: 2024	
Income for Month: \$250,459	Budgeted Income for Month: \$233,560	Favorable (Unfavorable) Income Variance: \$16,899
Expense for Month: \$148,832	Budgeted Expense for Month: \$155,555	Favorable (Unfavorable) Expense Variance: \$6,723
NOI Favorable (Unfavorable) Variance for Month: \$101,627	NOI Favorable (Unfavorable) Variance YTD: \$18,433	
Occupancy for the Month: 93%	Occupancy Budgeted: 94%	
<p>Summary:</p> <p>February Occupancy: A 92.59 B. 93.50</p> <p>Income:</p> <p>York House South ended February with a positive income balance of \$16,898.97. York House was budgeted for \$233559.8, but actual income was \$250458.77.</p> <p>Expense:</p> <p>Total operating expenses for February were \$148831.90 We were budgeted for \$155554.5. This resulted in a Positive variance of \$6722.61. This Positive variance was due to savings in the following expenses.</p> <p>List expenses:</p> <p>Total Payroll Expense – A 19,562.40 B \$41,104.33</p> <p>Total Supplies – A \$2104.39 B\$ \$3,286.50</p> <p>Capital Projects:</p> <p>Clean exterior windows – proposal received- project not yet started.</p> <p>Roofing – cooper assessed w/ M.J. waiting for more info- Not Yet Started</p> <p>56 stackable faux leather chairs/metal frames for dining room – Not Yet Started</p> <p>Façade repairs – On-Going – current contract</p> <p>Break room for staff – Not yet Started</p> <p>5 faux leather tandem beaches with metal frames – Not yet Started</p> <p>2 assessable picnic tables for courtyard – Not Yet Started</p> <p>Blinds for leasing office windows – Not Yet Started</p> <p>rooftop exhaust fans – proposal for Worth – Not Yet Started</p> <p>courtyard pole lighting – Not yet started</p> <p>Move-In: Feb. (1) Mar. (6) Apr. (2)</p> <p>Move-outs: Feb. (3) Mar. (5) Apr. (3)</p>		
Uploaded Variance Excel: View Variance Report Excel		
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