

Variance Report Added On : 04-25-2024

York House (South)		
Added By: Thomas Neal	Status: Approved	
Month: March	Year: 2024	
Income for Month: \$254,803	Budgeted Income for Month: \$232,303	Favorable (Unfavorable) Income Variance: \$22,501
Expense for Month: \$149,570	Budgeted Expense for Month: \$151,529	Favorable (Unfavorable) Expense Variance: \$1,958
NOI Favorable (Unfavorable) Variance for Month: \$24,458	NOI Favorable (Unfavorable) Variance YTD: \$42,340	
Occupancy for the Month: 90%	Occupancy Budgeted: 93%	

Summary:

March Occupancy: A 90.28 B. 92.50

Income:

York House South ended March with a positive income balance of \$22,500.52. York House was budgeted for \$232,302.50, but actual income was \$254,803.02

Expense:

Total operating expenses for March were \$149,570.46 We were budgeted for \$151,528.65. This resulted in a Positive variance of \$1958.19. This Positive variance was due to savings in the following expenses.

Capital Projects:

Clean exterior windows – proposal received-

Roofing – cooper assessed w/ M.J. waiting for more info- Not Yet Started

56 stackable faux leather chairs/metal frames for dining room –Carolyn Ordered

Façade repairs – On-Going – current contract

Break room for staff – Not yet Started

5 faux leather tandem beaches with metal frames – Not yet Started

2 assessable picnic tables for courtyard – Not Yet Started

Blinds for leasing office windows – Not Yet Started

rooftop exhaust fans – proposal for Worth – Not Yet Started

courtyard pole lighting – Not yet started

Move-In: Mar. (6) Apr. (2) May(3)

Move-outs: Mar. (5) Apr. (3) May(1)

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Uploaded Market Comp Excel: [View Market Comp Excel](#)

