

Variance Report Added On : 06-06-2024

York House (South)		
Added By: Thomas Neal	Status: Approved	
Month: April	Year: 2024	
Income for Month: \$230,536	Budgeted Income for Month: \$232,409	Favorable (Unfavorable) Income Variance: -\$1,873
Expense for Month: \$170,885	Budgeted Expense for Month: \$150,941	Favorable (Unfavorable) Expense Variance: -\$19,944
NOI Favorable (Unfavorable) Variance for Month: -\$21,817	NOI Favorable (Unfavorable) Variance YTD: \$24,121	
Occupancy for the Month: 91%	Occupancy Budgeted: 92%	

Summary:

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April Occupancy: A 90.83 B. 91.50

Income:

York House South ended April with a negative income balance of \$1,872.97. York House was budgeted for \$232,409.01, but actual income was \$230,536.04

Expense:

Total operating expenses for April were \$170,885.24, We were budgeted for \$150,941.36. This resulted in a Negative variance of \$19,943.88. This negative variance was due to the following expenses.

List expenses:

Paint contractor: \$5300 we were budgeted for \$83 & Water expense: \$13,919.36 we were budgeted for \$9,666

Capital Projects:

Clean exterior windows – Valcort has started washing the buildings windows.

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

56 stackable faux leather chairs/metal frames for dining room – Not Yet Started

Façade repairs – Completed

Break room for staff – Deferred

5 faux leather tandem beaches with metal frames – Deferred

2 assessable picnic tables for courtyard – Not Yet Started

Blinds for leasing office windows -Deferred

rooftop exhaust fans – proposal for Worth – Not Yet Started

courtyard pole lighting – Not yet started

Move-In: Apr. (2) May (3) June 1

Move-outs: Apr. (3) May (1) June 4

Uploaded Variance Excel: [View Variance Report Excel](#)

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

