

Variance Report Added On : 11-10-2023

York House (South)		
Added By: Laura Reed	Status: Approved	
Month: September	Year: 2023	
Income for Month: \$231,669	Budgeted Income for Month: \$252,950	Favorable (Unfavorable) Income Variance: (\$21,281)
Expense for Month: \$148,098	Budgeted Expense for Month: \$149,539	Favorable (Unfavorable) Expense Variance: \$1,440
NOI Favorable (Unfavorable) Variance for Month: (\$19,840)	NOI Favorable (Unfavorable) Variance YTD: (\$130,962)	
Occupancy for the Month: 90%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>In September 2023, we had 3 move ins and 4 move outs-2 deaths, 1 resident moved to higher care and another resident purchased a home. We had two temporary leasing agents in September- one showed very little potential, the second temp is with us and we plan to hire. This will provide much needed stability in our sales efforts and lessen valuable time taken in training and retraining our leasing agent. We have two current residents in the legal process. One had his case continued to November he owes \$8300.00. The other resident owes \$4775.00; we are waiting for a lockout from sheriff office. Eight accounts under \$5,000.00 were sent to Diversion.</p> <p>The expenses for September were in line. Total Utilities, Fixed Expenses, Repairs and Make Readies were under budget. Payroll exceeded budgeted expenses by \$2,409.00- this stemmed from the temp help expense. G@A exceeded budget by \$1,843.00-Software expense and Licenses expense exceeded budget by \$1,049.00 and \$750.00 respectively.</p> <p>Current occupancy is at 91% and trending higher. We have three apartments on notice. One on notice is a "holdover" from a 10/31 moveout date and another is the resident in legal. He is also a "holdover" until the courts decide. The last resident on notice is a December 31st moveout.</p>		
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