

## Variance Report Added On : 01-06-2025

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| York North (YONO)   |  |  |
| Added By: Thomas Neal   | Status: Approved                                   |  |
| Month: November   | Year: 2024   |  |
| Income for Month: \$227,111   | Budgeted Income for Month: \$231,113               | Favorable (Unfavorable) Income Variance: -\$4,002  |
| Expense for Month: \$145,755  | Budgeted Expense for Month: \$137,526              | Favorable (Unfavorable) Expense Variance: -\$8,229 |
| NOI Favorable (Unfavorable) Variance for Month: -\$12,231   | NOI Favorable (Unfavorable) Variance YTD: \$52,087 |  |
| Occupancy for the Month: 94%  | Occupancy Budgeted: 93%                            |  |
| <div>Summary:</div> <div>Occupancy and Financial Summary - November</div> <div><div></div><div>Occupancy:</div><div><div>◦ November's occupancy was <b>94.00%</b>, slightly above the budgeted <b>93.00%</b>.</div><div></div></div><div>Income:</div><div><div>◦ Yono generated a total income of <b>\$227,111</b> for the month, compared to the budgeted <b>\$231,113</b>, resulting in an <b>unfavorable variance of -\$4,002</b>.</div><div></div></div><div>Expenses:</div><div><div>◦ Total expenses for November were <b>\$145,755</b>, exceeding the budgeted <b>\$137,526</b>. This resulted in a <b>negative variance of -\$8,229</b>.</div><div></div></div><div>Year-to-Date Performance:</div><div><div>◦ Despite the challenges in November, we maintain a <b>positive year-to-date variance of \$52,087</b>.</div></div><div>Key Reasons for the Unfavorable Expense Variance:</div><div><div>1. Appliance make-ready: \$2,397</div><div>2. Bathroom make-ready: \$1,435</div><div>3. Landscaping monthly charge: \$1,942</div><div>4. Elevator contractor 5-year charges: \$4,300</div><div>5. Temporary help (Kristal's continued pay): \$3,254</div><div>6. Gas expense (timing issue): \$2,999</div><div>7. Water expense: \$7,775</div><div>8. Bad debts (rent &amp; utilities): \$10,934</div><div>9. Loss to lease: \$22,026</div></div><div><div>Move Ins</div><div>Move outs</div><div>OCT 5</div><div>4</div><div>NOV 3</div><div>7</div><div>DEC 6</div><div>2</div></div></div> |  |  |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>   |  |  |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>  |  |  |

