

Variance Report Added On : 05-13-2024

| | | |
|---|---|--|
| York North (YONO) | | |
| Added By: John Samuel | Status: Approved | |
| Month: March | Year: 2024 | |
| Income for Month: \$210,065 | Budgeted Income for Month: \$216,617 | Favorable (Unfavorable) Income Variance: (\$6,552) |
| Expense for Month: \$134,007 | Budgeted Expense for Month: \$141,158 | Favorable (Unfavorable) Expense Variance: \$7,150 |
| NOI Favorable (Unfavorable) Variance for Month: \$599 | NOI Favorable (Unfavorable) Variance YTD: \$4,503 | |
| Occupancy for the Month: 89% | Occupancy Budgeted: 92% | |
| <div>Summary:</div> <div>YONO Summary</div> <div>March 2024 NOI variance: +\$598.00</div> <div>Income: -\$6,551 Primarily due to vacancy, bad debt write offs and term fees. March's occupancy was 89.07% Budgeted occupancy for March 92% , we are currently working to lease all available units.</div> <div>Expense: +\$7,150 Primarily due to the Payroll audit reclass for periods 1/12 to 3/18, BTB electric expenses, fixed expenses, and some supplies.</div> <div>March 2024 Occupancy: 89.07% - VS March 2023 Occupancy 92.26%</div> <div>March 2024 Budgeted Occupancy 92%</div> <div>Projected Occupancy for April 2024 - 90.16%</div> <div>Move outs scheduled for: April (2) May (4) June (9)</div> <div>Capital Projects Completed or In Process:</div> <div>Fascade work - In progress</div> <div>Roof Work - Bidding In progress</div> <div>Clean windows - Deferred</div> <div>*Stairway and exterior lights - Completed</div> <div>Security Upgrades - In Progress</div> | | |
| Uploaded Variance Excel: View Variance Report Excel | | |
| Uploaded Market Comp Excel: View Market Comp Excel | | |

