

Variance Report Added On : 01-10-2024

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: November	Year: 2023	
Income for Month: \$200,913	Budgeted Income for Month: \$203,548	Favorable (Unfavorable) Income Variance: (\$2,635)
Expense for Month: \$96,487	Budgeted Expense for Month: \$79,755	Favorable (Unfavorable) Expense Variance: (\$16,732)
NOI Favorable (Unfavorable) Variance for Month: (\$19,367)	NOI Favorable (Unfavorable) Variance YTD: (\$88,583)	
Occupancy for the Month: 96%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances:</div> <ul style="list-style-type: none">Income (\$2.6K) due to (\$4.9k) in GPR. Offset by \$1.8K in laundry and telecom income due to timing, andUtilities (\$4.4k) due to unfavorable sewer expense due to timing, and unfavorable gas expensePayroll +\$2.3k due to no NOI bonus in this periodSupplies (\$4.1k) due to HVAC supplies, appliances, and sample hallway lights (some appear to be duplicates, will review)Repairs (\$2.1k) due to timing of landscaping invoice and elevator 3 year pressure testG&A (\$7.7k) due to 2024 Lansdale license renewal paid <div>Current occupancy 96.67% vs 93.66% for the same time last year.</div> <div>Move outs scheduled for January (0), February (6) and March (0)</div> <div>January occupancy projection 97%</div> <div>Make ready pic and rehab pic (staged)</div> <div>There are no capital projects to report at this time</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

