

## Variance Report Added On : 01-09-2026

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$222,429	Budgeted Income for Month: \$216,179	Favorable (Unfavorable) Income Variance: \$6,250
Expense for Month: \$86,509	Budgeted Expense for Month: \$89,769	Favorable (Unfavorable) Expense Variance: \$3,260
NOI Favorable (Unfavorable) Variance for Month: \$9,509	NOI Favorable (Unfavorable) Variance YTD: \$40,044	
Occupancy for the Month: 94.71%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b></p> <p>Largest variances</p> <ul style="list-style-type: none"> <li>• Income +\$6.2K due to +\$1.5K in Emp. Non-income unit (investigating for inaccuracy), +\$3.4K in ELT, and +\$3.4K in Bad debt. Offset by (\$1.2K) in Vacancy and (\$2.1K) in bad debt term fees</li> <li>• Utilities (\$6.2K) due to (\$2.5K) in electric expense and (\$3.2k) in gas expense/income.</li> <li>• Payroll +\$7.1K Due to reimbursement from the Emerald for Sheila Waples payroll covering Aug-Oct</li> <li>• Repairs (\$1.5K) due to (\$3.4k) in plumbing due to timing (contractor expense should be reduced with new super DeOndre) offset by +\$1.9K due to no snow</li> <li>• Make Ready +\$6.2k due to 2 MR vs budgeted for 4 and timing of invoices</li> <li>• G&amp;A (\$2.9K) due to (\$2.9K) in Advertising due to 4 indeed ads for maint super ad (reviewing with Janice)</li> </ul> <p>Current occupancy is 94% vs 94.96% last year            Move-outs scheduled Jan. (1), Feb. (0) and March (1)            Capital Projects: No projects currently.            Pics of MR's            De'Ondre started in his Maint. Super position (Dave transferred to the PM team)-he is settling into his position which is going well so far.            De'Ondre worked for Lindy before as a tech at Meadowbrook, so he is learning the various superintendent tasks such as the smartboard.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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