

Variance Report Added On : 02-13-2024

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: December	Year: 2023	
Income for Month: \$200,179	Budgeted Income for Month: \$204,796	Favorable (Unfavorable) Income Variance: (\$4,617)
Expense for Month: \$91,722	Budgeted Expense for Month: \$90,705	Favorable (Unfavorable) Expense Variance: (\$1,017)
NOI Favorable (Unfavorable) Variance for Month: (\$5,634)	NOI Favorable (Unfavorable) Variance YTD: (\$94,217)	
Occupancy for the Month: 94%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances:</div> <ul style="list-style-type: none">Income (\$4.6K) due to (\$4.5k) in GPR, (\$1.8K) in vacancy and (\$1.2K) laundry income (timing). Offset by by +\$2.8K in ELT.Utilities +\$4.9K due to lower utility expenses.Payroll (\$1.2K) due to Dave Weldon on call/OT hoursSupplies (\$2.4k) due to HVAC supplies-heat exchangers, thermostats, control ignitionsRepairs (\$3.4k) due to (\$5.7k) in HVAC contractor due to timing of invoices (Sept-Dec). Offset by +\$3.9k due to no snow <div>Current occupancy 96.67% vs 97.67% for the same time last year.</div> <div>Move outs scheduled for February (6), March (3) and April (0)</div> <div>February occupancy projection 97%</div> <div>Pics of Completed rehab #307 and rehab in progress #506.</div> <div>Capital-We are awaiting a start date for the installation of the fire alarm sound horns for the units.</div>		
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