

# Variance Report Added On : 02-13-2025

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: December	Year: 2024	
Income for Month: \$204,926	Budgeted Income for Month: \$212,174	Favorable (Unfavorable) Income Variance: (\$7,248)
Expense for Month: \$88,188	Budgeted Expense for Month: \$86,697	Favorable (Unfavorable) Expense Variance: (\$1,491)
NOI Favorable (Unfavorable) Variance for Month: (\$8,739)	NOI Favorable (Unfavorable) Variance YTD: (\$47,154)	
Occupancy for the Month: 95%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>Income (\$7.2K) due to (\$4K) bad debt and (\$3k) in ELT</li><li>Payroll (\$4.8K) due to (\$1.2K) resident services-coverage needed for time off-reduced moving forward, (\$1K) Maint. On call hours and (\$1.5K) in health/Dental benefits and (\$1K) taxes and 401k</li><li>Repairs +\$2.2k due to timing of HVAC and snow contractor invoices and minimal snow</li></ul> <div>Current occupancy 95.33% vs 95.59% last year</div> <div>Move outs scheduled for February (1), March (0) And April (0)</div> <div>February occupancy projection 95%</div> <div>Capital Projects - The hallway lights used at Towers have arrived and will be installed as a test for the 3rd floor.</div> <div>Pics of MR apts, rehab and new corner sign. (Existing sign replaced due to poor condition)</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

