

Variance Report Added On : 03-03-2026

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$204,866	Budgeted Income for Month: \$211,866	Favorable (Unfavorable) Income Variance: (\$7,000)
Expense for Month: \$86,206	Budgeted Expense for Month: \$94,987	Favorable (Unfavorable) Expense Variance: \$8,781
NOI Favorable (Unfavorable) Variance for Month: \$1,781	NOI Favorable (Unfavorable) Variance YTD: \$1,781	
Occupancy for the Month: 93.33%	Occupancy Budgeted: 94.00%	
<p>Summary:</p> <p>Largest variances</p> <ul style="list-style-type: none"> • Income (\$7K) due to (\$1.4K) in ELT, (\$1K) in Office non-income unit-AR corrected double charge, (\$4.8K) in bad debt -term fees, offset by • Utilities +\$7.8K due to +\$9.2K in gas expense/income due to timing of invoices (will review), and+\$1.8K in water/sewer income/expense. Offset by (\$3.2K) electric expense due to timing of invoices and accruals • Repairs +\$2.8K due to +\$1.8K in trash removal due to reversal of overstated accrual, and more in-house repairs being done • Make Ready (\$3.4K) due to (\$1.8k) for Paint MR and (\$1.9K) in carpet MR-due to staffing change, completion of move outs from Dec carried over in Jan <p>Current occupancy is 94.66% vs 94.43% last year Move-outs scheduled March (3), April (3), and May (0) Capital Projects: No projects currently. Pics of MR's</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

