

Variance Report Added On : 03-17-2025

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: January	Year: 2025	
Income for Month: \$206,836	Budgeted Income for Month: \$208,656	Favorable (Unfavorable) Income Variance: (\$1,820)
Expense for Month: \$95,568	Budgeted Expense for Month: \$95,194	Favorable (Unfavorable) Expense Variance: (\$464)
NOI Favorable (Unfavorable) Variance for Month: (\$2,285)	NOI Favorable (Unfavorable) Variance YTD: (\$2,285)	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income (\$1.8K) due to (\$2.4k) in vacancy, (\$1.8k) in ELT, and (\$1.2k) in concessions for stale units. Offset by +\$1.3k in bad debt and +\$1.6k in GPRUtilities (\$4.5K) due to gas expense/income unfavorablePayroll (\$2.9K) due to (\$1.1K) resident services-coverage needed for time off-reduced going forward, (\$1.3K) Maint. On call hours andSupplies +\$2.4k due to less supplies needed due to stockRepairs +\$1.4K due to timing of HVAC and snow contractor invoicesMake Ready +\$1.8k due to no make readys (expense incurred carried over from December)</div> <div>Current occupancy 96% vs 96.34% last year</div> <div>Move outs scheduled for March (0), April (0) and May (1)</div> <div>March occupancy projection 97%</div> <div>Capital Projects – Hallway lights (Access lighting-like are used at Wyncote) installed on the 6th floor – Pics Attached - 4th and 5th Floors to be completed with Duff fixtures as they are much brighter (and less expensive) than the Wyncote version.</div> <div>Pics of MR apt, hallway lights 2nd floor (Duff fixtures) and 6th Floor (Access Lighting fixtures).</div>		
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