

Variance Report Added On : 04-14-2025

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$204,930	Budgeted Income for Month: \$208,940	Favorable (Unfavorable) Income Variance: (\$4,010)
Expense for Month: \$82,075	Budgeted Expense for Month: \$82	Favorable (Unfavorable) Expense Variance: (\$123)
NOI Favorable (Unfavorable) Variance for Month: (\$4,132)	NOI Favorable (Unfavorable) Variance YTD: (\$6,307)	
Occupancy for the Month: 96%	Occupancy Budgeted: 94%	
<div>Summary:</div> <div><div>Largest Variances</div><div><ul style="list-style-type: none">Income (\$4K) due to (\$4k) in bad debt, (\$1.3k) in Telecom Marketing, and (\$2.6k) in app fees, auto pay concessions, ELT and court fees. Offset by +\$1.6k in GPR, +\$1.8K in vacancy, and +\$1.2k in Damage/Misc. incomeUtilities (\$5.5K) due to gas expense/income unfavorable. Will monitor, but large part may be due to timingSupplies +\$1.8k due to timing of invoicesRepairs +\$2.7k due to timing of HVAC and custodial invoices</div><div>Current occupancy 96% vs 96.32% last year</div><div>Move outs scheduled for April (0), May (1) and June (4)</div><div>April occupancy projection 96%</div><div>Capital Projects – No capital projects currently. Finalizing quotes for therequest of elevator cab replacement.</div><div>Spring property clean up - painting of recycle shed and community room accent wall pics attached.</div></div>		
John Labar from Bucks is currently assisting with maintenance while Dave is out. We are awaiting information from HR on when Dave can return to work.		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

