

## Variance Report Added On : 07-23-2025

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|--|--|---|
| Crossings at Stanbridge  |  |   |
| Added By:<br>Billie Schott   | Status: Approved                                   |   |
| Month: June  | Year: 2025   |   |
| Income for<br>Month:<br>\$225,942  | Budgeted Income for Month: \$209,867               | Favorable (Unfavorable) Income Variance: \$16,075 |
| Expense for<br>Month:<br>\$74,473  | Budgeted Expense for Month: \$81,733               | Favorable (Unfavorable) Expense Variance: \$7,261 |
| NOI<br>Favorable<br>(Unfavorable)<br>Variance<br>for Month:<br>\$23,335  | NOI Favorable (Unfavorable) Variance YTD: \$50,440 |   |
| Occupancy<br>for the<br>Month: 97%   | Occupancy Budgeted: 94%                            |   |
| <div>Summary:</div> <div>Largest variances</div> <div><ul style="list-style-type: none"><li>Income +\$16.1K - due to +\$4.1K in vacancy, +\$3.3k in Pet fee income and +\$7.8K in ELT fees</li><li>Utilities (\$1.6K) due to (\$3.3K) in water/sewer income and expense. Offset by +\$2K in gas expense/income</li><li>Repairs +\$1.2K due to the timing of invoices for the HVAC contractor and trash removal</li><li>Make Ready +\$5.2K due to timing of invoices received</li></ul></div> <div>Current occupancy is 97.33% vs 93.29% last year</div> <div>Move-outs scheduled July (3), August (2), and Sept (2)</div> <div>Capital Projects - None currently - Waiting for final alternate elevator proposal to submit for elevator cabs</div> <div>Pics of Make Readies</div> |  |   |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>  |  |   |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>   |  |   |

