

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

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$225,942	Budgeted Income for Month: \$209,867	Favorable (Unfavorable) Income Variance: \$16,075
Expense for Month: \$74,473	Budgeted Expense for Month: \$81,733	Favorable (Unfavorable) Expense Variance: \$7,261
NOI Favorable (Unfavorable) Variance for Month: \$23,335	NOI Favorable (Unfavorable) Variance YTD: \$50,440	
Occupancy for the 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>		

