

## Variance Report Added On : 09-08-2025

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|---|--|---|
| Crossings at Stanbridge   |  |   |
| Added By:<br>Billie Schott  | Status: Approved                                   |   |
| Month: July   | Year: 2025   |   |
| Income for<br>Month:<br>\$219,753   | Budgeted Income for Month: \$213,561               | Favorable (Unfavorable) Income Variance: \$6,193  |
| Expense for<br>Month:<br>\$84,818   | Budgeted Expense for Month: \$86,898               | Favorable (Unfavorable) Expense Variance: \$2,080 |
| NOI<br>Favorable<br>(Unfavorable)<br>Variance<br>for Month:<br>\$8,273  | NOI Favorable (Unfavorable) Variance YTD: \$58,438 |   |
| Occupancy<br>for the<br>Month: 97%  | Occupancy Budgeted: 95%                            |   |
| <div>Summary:</div> <div>Largest variances</div> <div><ul style="list-style-type: none"><li>Income +\$6.2K - due to +\$5.8K in vacancy, +\$1.1k in Pet fee income and +\$1.8K in bad debt</li><li>Repairs (\$2.5K) - due to Misc. Cont. invoice for the wrong property-Stanbridge to be reimbursed</li><li>Make Ready +\$3.5K due to the timing of invoices received</li><li>G&amp;A +\$4k due to +\$2k for Amazon reimbursement in Software as well as other smaller favorable variances</li></ul></div> <div>Current occupancy is 97.33% vs 93.70% last year</div> <div>Move-outs scheduled Sept. (2), Oct. (4) and Nov. (1)</div> <div>Capital Projects:</div> <div><ul style="list-style-type: none"><li>Stair tower doors are currently being installed-replaced due to deteriorating condition/life safety issue</li><li>Elevator cabs approved, waiting for a start date.</li></ul></div> <div>Pics of Make Readies</div> <div>Due to Sheila transferring full time to Emerald, there is an open leasing position-conducting interviews.</div> |  |   |
| Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>   |  |   |
| Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>  |  |   |

