

## Variance Report Added On : 09-26-2025

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$218,582	Budgeted Income for Month: \$214,685	Favorable (Unfavorable) Income Variance: \$3,897
Expense for Month: \$98,696	Budgeted Expense for Month: \$87,972	Favorable (Unfavorable) Expense Variance: (\$10,724)
NOI Favorable (Unfavorable) Variance for Month: (\$6,827)	NOI Favorable (Unfavorable) Variance YTD: \$51,611	
Occupancy for the Month: 98.00%	Occupancy Budgeted: 95.00%	
<div>Summary:</div> <div>Largest variances</div> <ul style="list-style-type: none"><li>Income +\$3.9K due to +\$4.9K in vacancy and +\$1.9k in ELT. Offset by (\$3.2k) in bad debt</li><li>Utilities (\$10.9K) due to \$8600 reimbursement to Westgate for paying gas bill on our behalf for 1/25 &amp; 2/25. Banyan and Stephen F. are still investigating gas expense/income</li><li>Payroll (\$4.1K) Due to Sheila Waples pay still being charged to Stanbridge (she is now full time at Emerald) and D.Weldon OT and On call</li><li>Supplies (\$1.7K) - due to HVAC supplies</li><li>Repairs +\$2.1k due to timing of HVAC and landscaping invoices</li><li>Make Ready +\$3.7K due to the timing of invoices and 1 less make ready than budgeted</li></ul> <div>Current occupancy is 97% vs 93.85% last year</div> <div>Move-outs scheduled Sept (2) Oct. (4) Nov. (1)</div> <div>Capital Projects:</div> <ul style="list-style-type: none"><li>Stair tower doors are still in progress</li><li>Elevator cabs approved, waiting for a start date.</li></ul> <div>Pics of Staged MR and Apt. 320 Reno in progress</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>		

