

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%	
Summary: Largest variances - Income +\$3.9K due to +\$4.9K in vacancy and +\$1.9k in ELT. Offset by (\$3.2k) in bad debt - Utilities (\$10.9K) due to \$8600 reimbursement to Westgate for paying gas bill on our behalf for 1/25 & 2/25. Banyan and Stephen F. are still investigating gas expense/income - 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 - Supplies (\$1.7K) - due to HVAC supplies - Repairs +\$2.1k due to timing of HVAC and landscaping invoices - Make Ready +\$3.7K due to the timing of invoices and 1 less make ready than budgeted Current occupancy is 97% vs 93.85% last year Move-outs scheduled Sept (2) Oct. (4) Nov. (1) Capital Projects: - Stair tower doors are still in progress - Elevator cabs approved, waiting for a start date. Pics of Staged MR and Apt. 320 Reno in progress Due to Sheila transferring full time to Emerald, there is an open leasing position-conducting interviews.		
Uploaded Variance Excel: View Variance Report Excel		
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