

Variance Report Added On : 11-21-2023

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: September	Year: 2023	
Income for Month: \$196,623	Budgeted Income for Month: \$200,678	Favorable (Unfavorable) Income Variance: (\$4,055)
Expense for Month: \$95,835	Budgeted Expense for Month: \$76,342	Favorable (Unfavorable) Expense Variance: (\$19,494)
NOI Favorable (Unfavorable) Variance for Month: (\$23,549)	NOI Favorable (Unfavorable) Variance YTD: (\$60,044)	
Occupancy for the Month: 95%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances:</div> <div><ul style="list-style-type: none">Income (\$4.1K) due to (\$2.5K) in vacancy and (\$2.2k in GPR)Repairs (\$12.1K) due (\$9k) in HVAC for timing of HVAC invoices-billed in Sept for time period May-Aug, (\$1K) plumbing repairs from May to Sept., (\$1.4K) Fire system contractor for Annual standpipe and fire alarm inspectionMake Readies (\$4.2) 3 MR's completed vs 2 budgeted and timing of invoices</div> <div>Current occupancy 96% vs 93.38% for the same time last year.</div> <div>Move outs scheduled for November (1), December (3) and January (0)</div> <div>November occupancy projection 96%</div> <div>Pics of the Fall landscaping, make ready and the frehlsly painted awnings over the rear entrances.</div> <div>Capital projects:</div> <div>Partial Front landscaping completed.</div> <div>Transformer replacement has been completed.</div> <div>1 Rehab in progress</div>		
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