

Variance Report Added On : 12-02-2025

Crossings at Stanbridge		
Added By: Billie Schott	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$217,270	Budgeted Income for Month: \$213,389	Favorable (Unfavorable) Income Variance: \$1,881
Expense for Month: \$86,036	Budgeted Expense for Month: \$86,684	Favorable (Unfavorable) Expense Variance: \$648
NOI Favorable (Unfavorable) Variance for Month: \$2,529	NOI Favorable (Unfavorable) Variance YTD: \$30,534	
Occupancy for the Month: 94.45%	Occupancy Budgeted: 95.00%	
<div>Summary:</div> <div>Largest variances</div> <div><ul style="list-style-type: none">Income +\$1.9K due to +\$2.2K in vacancy, +\$1.5K in Emp. Non-income unit (investigating for inaccuracy). Offset by (\$3.2k) in Bad debtUtilities (\$3.7K) due to (\$2.5K) in electric expense - (\$5.4K) in Water/sewer expense/income (PM inspections being done for high water usage). Offset by +\$4.2K in gas expense/incomePayroll (\$1.8K) Due to Sheila Waples' pay (Reimbursement from Emerald requested) D. Weldon pay (\$1.2K)Repair +\$5.1K due to timing of trash and HVAC contractor invoices, no snow this period, and a reimbursement for invoice paid in error. Offset by (\$2.3k) for timing of annual fire inspectionG&A +\$2.6k due to smal favorable variances in several GLs</div> <div>Current occupancy is 93.33% vs 94.45% last year</div> <div>Move-outs scheduled Dec. (2), Jan. (1), and Feb. (1)</div> <div>Capital Projects: No projects currently.</div> <div>Pics of MR's, Reno and holiday lobby pics</div> <div>We have conducted interviews for the Maintenance Superintendent position and have a candidate we are making an offer to. Dave will transfer to the PM team.</div>		
Uploaded Variance Excel: View Variance Report Excel		
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