

Variance Report Added On : 01-08-2026

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$1,049,319	Budgeted Income for Month: \$1,040,249	Favorable (Unfavorable) Income Variance: \$9,070
Expense for Month: \$407,107	Budgeted Expense for Month: \$375,200	Favorable (Unfavorable) Expense Variance: (\$31,906)
NOI Favorable (Unfavorable) Variance for Month: (\$22,837)	NOI Favorable (Unfavorable) Variance YTD: (\$5,865)	
Occupancy for the Month: 93.94%	Occupancy Budgeted: 94.50%	
<p>Summary: Income: \$9,070.30 favorable variance due to combined bad debt accounts \$15,901, however, offset by lower than budgeted GPR (\$6,785.10). Expenses: (\$31,906) unfavorable variance due to higher than budgeted supplies (\$6,763.91), timing as well as higher than budgeted contractor services (\$21,715.22), higher than budgeted make ready expenses (\$6,922.24). Utilities favorable variance of \$11,772 due to timing. Occupancy: 93.94% vs. 95.17% last year Move Outs: January (5) remaining, February (4), March (6) Projected Occupancy for January 94.77%. Noteworthy: Full Staffed Verizon FIOS install project still underway Resident Wreath making workshop was a success Team Outing to Escape Room was a lot of fun See attached pictures of recent reno #319 and recent make ready #418.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

