

Variance Report Added On : 03-05-2026

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$1,044,539	Budgeted Income for Month: \$1,029,064	Favorable (Unfavorable) Income Variance: \$15,475
Expense for Month: \$426,244	Budgeted Expense for Month: \$466,471	Favorable (Unfavorable) Expense Variance: \$40,227
NOI Favorable (Unfavorable) Variance for Month: \$55,701	NOI Favorable (Unfavorable) Variance YTD: \$55,701	
Occupancy for the Month: 95.20%	Occupancy Budgeted: 93.00%	
<p>Summary: Income: \$15,474.53 favorable variance due to higher than budgeted occupancy. Expenses: \$40,226.81 favorable variance due to lower than budgeted electric expense \$57,693.74. Unfavorable variance in washer/dryer expense (\$3,460.42), snow supplies (\$10,453.68) , snow removal contractor (\$22,945), custodial contract (\$4,417.80) and trash removal (\$4,072.43). Occupancy: 95.52% vs. 95.50% last year Move Outs: Mar (13) remaining, Apr (6) May (2) Projected Occupancy for April 95%. Noteworthy: Roof Replacements in progress. See attached picture of 910 reno and 410 make ready (previously renovated unit)</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

