

Variance Report Added On : 03-13-2025

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: January	Year: 2025	
Income for Month: \$1,023,925	Budgeted Income for Month: \$1,000,331	Favorable (Unfavorable) Income Variance: \$23,594
Expense for Month: \$447,493	Budgeted Expense for Month: \$440,246	Favorable (Unfavorable) Expense Variance: (\$7,247)
NOI Favorable (Unfavorable) Variance for Month: \$16,347	NOI Favorable (Unfavorable) Variance YTD: \$16,347	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Income: \$23,593.92 favorable variance due to higher than budgeted occupancy and timing of bad debt expense.</div> <div>Expenses: (\$7,247.20) unfavorable variance due to higher than budgeted expense in snow supplies (\$5,153) and appliances (\$4,076.41).</div> <div>Occupancy: 94.96% vs. 94.96% last year</div> <div>Move Outs:</div> <div>Mar (8) remaining, Apr (5) May (2)</div> <div>Projected Occupancy for April 95%.</div> <div>Noteworthy:</div> <div><ul style="list-style-type: none">• 1 open leasing position.• Roof Replacements in progress.• Kerisa and Tiehira attended Penn State Housing Fair• New ping pong table ordered for room next to fitness center• Met with landscaper regarding plans for pansies.• See attached pictures of 537 make ready previously renovated and 649 make ready with modernista kitchen. No new reno units to take pictures of.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

