

## Variance Report Added On : 06-11-2025

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$1,020,059	Budgeted Income for Month: \$1,019,181	Favorable (Unfavorable) Income Variance: \$878
Expense for Month: \$361,987	Budgeted Expense for Month: \$361,987	Favorable (Unfavorable) Expense Variance: (\$18,110)
NOI Favorable (Unfavorable) Variance for Month: (\$17,233)	NOI Favorable (Unfavorable) Variance YTD: \$23,537	
Occupancy for the Month: 95%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Income: \$877.55 favorable variance due to better than budgeted bad debt \$9,442. Larger variances: \$4,170 favorable in GPR, \$4,798 in employee unit and unfavorable variance in vacancy loss (\$12,437) and (\$7,582) early term fees. Expenses: (\$18,110) unfavorable due to higher than budgeted utilities (\$14,041) and more make readies than budgeted (\$6,380). Occupancy: 96.08% vs. 92.48% last year Move Outs: June (9) remaining, July (14), August (7) Projected Occupancy for June 95.5%. Noteworthy: Summer flowers have been planted. The pool opens full-time on Saturday. Outdoor Movie Night event planned for Friday, June 13<sup>th</sup>. Mansard painting complete Phase 9 electric upgrades preliminary work underway. To start 6/23. See attached pictures of recent make readies 852 , 854. and Summer flowers</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

