

Variance Report Added On : 09-18-2025

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$1,044,215	Budgeted Income for Month: \$1,026,075	Favorable (Unfavorable) Income Variance: \$18,140
Expense for Month: \$402,890	Budgeted Expense for Month: \$393,585	Favorable (Unfavorable) Expense Variance: (\$9,305)
NOI Favorable (Unfavorable) Variance for Month: \$8,834	NOI Favorable (Unfavorable) Variance YTD: (\$6,232)	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Occupancy for the month: 94.73% Budgeted Occupancy: 95%</div> <div>Income: \$18,140 favorable variance due to higher than budgeted GPR +\$9,900, higher than budgeted Pet Fee income +\$4,947 and lower than budgeted bad debt due to timing +\$12,297. Vacancy loss unfavorable (\$12,55).</div> <div>Expenses: (9,305) unfavorable variance due to higher than budgeted supplies in various expense categories (9,981), timing of resident pool party (12,053). Offset by favorable variance in utilities +11,037.</div> <div>Occupancy: 93.28 % vs. 94.22% last year</div> <div>Move Outs:</div> <div>Sept (7) remaining, Oct (9), Nov (4)</div> <div>Projected Occupancy for October 94%.</div> <div>Noteworthy:</div> <div>Open position in leasing.</div> <div>Annual Pool Party took place on August 9th</div> <div>Pool closed for the season</div> <div>See attached pictures of 908 previously renovated and 904 make ready.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

