

## Variance Report Added On : 11-12-2024

Meadowbrook		
Added By: Lori Kolinchak	Status: Approved	
Month: September	Year: 2024	
Income for Month: \$998,457	Budgeted Income for Month: \$1,020,138	Favorable (Unfavorable) Income Variance: (\$22,352)
Expense for Month: \$405,712	Budgeted Expense for Month: \$431,379	Favorable (Unfavorable) Expense Variance: \$25,667
NOI Favorable (Unfavorable) Variance for Month: \$3,986	NOI Favorable (Unfavorable) Variance YTD: (\$4,265)	
Occupancy for the Month: 94%	Occupancy Budgeted: 96%	
<p>Summary:</p> <p>Income (\$21,681.46) unfavorable variance due to lower than budgeted GPR (\$15,806) and higher than budgeted vacancy loss (\$22,351.96). Expenses: \$25,667 favorable variance due to electric expense/electric income \$17,009.94 and lower than budgeted make ready expenses \$13,017.</p> <p>Current Occupancy: 94.96% vs. 92.72% for same period last year.</p> <p>Move Outs:</p> <p>Nov (3 remaining) , December (5) and January (2)</p> <p>November occupancy projection: 94.96%</p> <p>Noteworthy:</p> <p>The men’s sauna has been repaired and we can close out lender inspection for this year.</p> <p>Penn State Chancellor Visit on 10/10 went very well.</p> <p>Halloween Themed Outdoor Movie Night was a huge success!</p> <p>Phase 8 underground electric upgrade nearing completion.</p> <p>Fall clean up underway</p> <p>See attached pictures of 977 reno and 962 make ready.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

