



## **Eldridge Crossing, Ltd. – 2025 Q1 Variance Report**

**Explanations for Operating Expenses Variances over 10% and \$5,000. See attached Budget Variance Report for further details.**

- A. 4300-0000 – OEA/REA CAM Reimbursements – The unfavorable variance of \$10,646.15 is due to annual fees booked here in error. Reclassed in Q2.
- B. 4343-0000 – OEA/REA Annual Fees – The favorable variance of \$7,718.43 is due to annual fees booked to OEA/REA CAM reimbursements. Correction made in Q2.
- C. 6906-0000 – Bad Debt Expense – The unfavorable variance of \$15,383.67 is due to termination of the Cash Store lease.
- D. 7005-0000 – Liability Insurance – The unfavorable variance of \$5,884.78 is due to increased claims globally causing increase premiums.
- E. 7112-0000 – Property Tax Outparcel – The unfavorable variance of \$11,420.50 is due to recurring entry error. Corrected in Q2.
- F. 8050-0000 – Gain/Loss on Sale – The unfavorable variance of \$43,150.13 is due to proceeds from condemnation of Harris County Fresh water easements No. 61.

Should you have any questions, please do not hesitate to contact Marquon Roberts, the Property Manager at [mroberts@propertycommerce.com](mailto:mroberts@propertycommerce.com).