

## Variance Report Added On : 03-10-2024

Sedgwick Gardens		
Added By: Doris Scipio	Status: Approved	
Month: January	Year: 2024	
Income for Month: \$87,480	Budgeted Income for Month: \$86,539	Favorable (Unfavorable) Income Variance: \$941
Expense for Month: \$52,725	Budgeted Expense for Month: \$47,375	Favorable (Unfavorable) Expense Variance: (\$5,351)
NOI Favorable (Unfavorable) Variance for Month: (\$4,410)	NOI Favorable (Unfavorable) Variance YTD: \$68,077	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>• Supplies (\$1k) due to restock of bulbs, sink supplies and dishwasher purchased</li><li>• Repairs (\$3.7K) due to snow removal invoices of \$2k for Sedgwick Terrace paid by Gardens in error (will reimburse), as well as smaller unfavorable variances due to timing of common area carpet cleaning/necessary plumbing, painting and roof repairs</li><li>• Make Ready (\$814) due to timing of invoices</li></ul> <div>Current Occupancy 94.12% vs 94.07% for the same time last year.</div> <div>Move outs scheduled for: March (1) April (1) May (1)</div> <div>March: Occupancy Projection 94.12%</div> <div>Photos: B311</div> <div>There are no capital projects underway at this time. The property continues to experience window leaks after attempted repairs from the inside. We will be obtaining updated pricing for pointing repairs for review.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

