

## Variance Report Added On : 04-08-2025

Sedgwick Gardens		
Added By: Natalie Dixon	Status: Approved	
Month: March	Year: 2025	
Income for Month: \$96,726	Budgeted Income for Month: \$91,563	Favorable (Unfavorable) Income Variance: \$5,163
Expense for Month: \$47,355	Budgeted Expense for Month: \$43,223	Favorable (Unfavorable) Expense Variance: (\$4,132)
NOI Favorable (Unfavorable) Variance for Month: \$1,032	NOI Favorable (Unfavorable) Variance YTD: (\$1,233)	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income +\$5.1k due to +\$1.5k in vacancy, +\$2.1k in ELT fees, as well as other smaller favorable variances</li><li>Utilities (\$1.6k) due to unfavorable gas expense-likely due to timing, will monitor</li><li>Repairs (\$1.5k) due to emergency HVAC service call, and timing of fire alarm monitoring</li></ul></div> <div>Current Occupancy 95.59% vs 96.77% for the same time last year.</div> <div>Move outs scheduled for: May (0) June (0) July (1)</div> <div>May Occupancy Projection 97%</div> <div>Capital Projects-Awaiting a start date for the concrete replacement in the courtyard to repair the drainage issues/trip hazards.</div> <div>Pictures of make ready apartment attached and spring flowers</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

