

Variance Report Added On : 06-09-2024

Sedgwick Gardens		
Added By: Doris Scipio	Status: Approved	
Month: April	Year: 2024	
Income for Month: \$91,261	Budgeted Income for Month: \$87,839	Favorable (Unfavorable) Income Variance: \$3,422
Expense for Month: \$38,628	Budgeted Expense for Month: \$50,361	Favorable (Unfavorable) Expense Variance: \$11,734
NOI Favorable (Unfavorable) Variance for Month: \$15,156	NOI Favorable (Unfavorable) Variance YTD: \$17,437	
Occupancy for the Month: 98%	Occupancy Budgeted: 94%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$3.4k due to +\$2.1k in vacancy and +\$1.3k for timing of bad debtUtilities +\$1.6k due to favorable electric income and gas expense/incomeRepairs +\$2.8k due to timing of expenses such as landscaping, fire alarm monitoring and elevator contractMake Ready +\$1.6k due to 1 less make ready completedG&A +\$4.9k due to timing of annual accounting fees</div> <div>Current Occupancy 94.12% vs 89.71% for the same time last year.</div> <div>Move outs scheduled for: June (0) July (2) August (1)</div> <div>June: Occupancy Projection 95%</div> <div>Photos:</div> <div><ul style="list-style-type: none">B209 Make ReadyLandscape</div> <div>There are no capital projects underway at this time. We are awaiting updated proposals for the masonry repairs for window leaks. Lou and Mike were to meet with Joe this week to go over the areas.</div>		
Uploaded Variance Excel:		
Uploaded Market Comp Excel: View Market Comp Excel		

