

## Variance Report Added On : 06-14-2023

Sedgwick Gardens		
Added By: Doris Scipio	Status: Approved	
Month: April	Year: 2023	
Income for Month: \$80,952	Budgeted Income for Month: \$89,876	Favorable (Unfavorable) Income Variance: (\$8,924)
Expense for Month: \$37,799	Budgeted Expense for Month: \$38,756	Favorable (Unfavorable) Expense Variance: \$957
NOI Favorable (Unfavorable) Variance for Month: (\$7,966)	NOI Favorable (Unfavorable) Variance YTD: (\$15,821)	
Occupancy for the Month: 90%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>• (\$6.1k) in Vacancy</li><li>• (\$3.4k) in Allowance for doubtful accounts-hearing has been scheduled and unit on non-renew for September</li><li>• (\$2.3k) in Utilities due to unfavorable gas expense and income due to timing</li><li>• +\$3.5k in Make Ready due to none completed</li></ul> <div>Current Occupancy 97.05% vs 97.16% for the same time last year.</div> <div>Move outs scheduled: June (1) July (1) August (1)</div> <div>June Occupancy Projection 98%</div> <div>Capital-Pointing is in progress.</div> <div>Pictures: The front entrance fence painting is complete. Summer flowers installed.</div> <div>With occupancy stabilized, incremental market rent increases will be done.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

