

## Variance Report Added On : 08-12-2024

Sedgwick Gardens		
Added By: Doris Scipio	Status: Approved	
Month: June	Year: 2024	
Income for Month: \$91,604	Budgeted Income for Month: \$89,542	Favorable (Unfavorable) Income Variance: \$2,062
Expense for Month: \$45,955	Budgeted Expense for Month: \$44,096	Favorable (Unfavorable) Expense Variance: (\$1,859)
NOI Favorable (Unfavorable) Variance for Month: \$203	NOI Favorable (Unfavorable) Variance YTD: \$26,777	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>• Income +\$2k due to laundry/vending income and no bad debt this period</li><li>• Utilities +\$2.3k due to favorable gas and electric expense/income</li><li>• Supplies (\$1.3k) due to landscaping invoice GL code error</li><li>• Repairs (\$2.6k) due to timing of May trash invoice and junk removal needed</li><li>• Make Ready +\$1.2k due to no make readys this period</li><li>• G&amp;A (\$1.5k) due to legal fees and Zillow pay per lease</li></ul> <div>Current Occupancy 97.06% vs 95.74% for the same time last year.</div> <div>Move outs scheduled for: August (0) September (2) October (0)</div> <div>August: Occupancy Projection 97%</div> <div>Repairs to Sedgwick Gardens cottage roof were completed. Awaiting start date for pointing of leaking windows.</div> <div>Photos: Landscaping</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

