

Variance Report Added On : 08-04-2025

Sedgwick Gardens		
Added By: Natalie Dixon	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$98,011	Budgeted Income for Month: \$93,188	Favorable (Unfavorable) Income Variance: \$4,823
Expense for Month: \$35,777	Budgeted Expense for Month: \$42,090	Favorable (Unfavorable) Expense Variance: \$6,313
NOI Favorable (Unfavorable) Variance for Month: \$11,136	NOI Favorable (Unfavorable) Variance YTD: \$17,804	
Occupancy for the Month: 99%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$4.8k due to +\$3.2k in vacancy and +\$1.3k in pet income (ourpetpolicy rollout)Utilities +\$3.6k due to favorable electric expense. For water-has been estimated due to meter replacement needed-now done, will see if we are due a creditRepairs (\$1.9k) due to roof repairs needed for leaks, broken plumbing stack repair neededMake Ready +\$2.7k due to no make readys this periodG&A +\$1.7k due to credit received for telephone expense</div> <div>Current Occupancy 95.59% vs 94.56% for the same time last year.</div> <div>Move outs scheduled for: August (1) September (0) October (0)</div> <div>August Occupancy Projection 96%</div> <div>The resident appreciation day barbecue in the courtyard for Terrace and Gardens went well. However, it rained that day causing a low turnout. A picture is attached.</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 a make ready are attached.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

