

Variance Report Added On : 09-12-2024

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| Sedgwick Gardens | | |
| Added By: Doris Scipio | Status: Approved | |
| Month: July | Year: 2024 | |
| Income for Month: \$88,261 | Budgeted Income for Month: \$89,729 | Favorable (Unfavorable) Income Variance: (\$1,468) |
| Expense for Month: \$45,269 | Budgeted Expense for Month: \$44,828 | Favorable (Unfavorable) Expense Variance: (\$440) |
| NOI Favorable (Unfavorable) Variance for Month: (\$1,908) | NOI Favorable (Unfavorable) Variance YTD: \$24,870 | |
| Occupancy for the Month: 96% | Occupancy Budgeted: 95% | |
| <div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">• Utilities (\$1.1k) due to timing of electric expense• Supplies +\$944 due to timing of invoices• G&A (\$1.5k) due to legal costs and annual mortgage inspection fee</div> <div>Current Occupancy 100% vs 95.59% for the same time last year.</div> <div>Move outs scheduled for: September (2) October (0) November (1)</div> <div>September: Occupancy Projection 98%</div> <div>Capital Projects:</div> <div>Cottage roof repair was completed due to ongoing leak. Awaiting proposal for concrete replacement to repair trip hazards, and and updated proposal for pointing work to repair window leaks.</div> | | |
| Uploaded Variance Excel: View Variance Report Excel | | |
| Uploaded Market Comp Excel: View Market Comp Excel | | |

