

## Variance Report Added On : 11-17-2024

Sedgwick Gardens		
Added By: Doris Scipio	Status: Approved	
Month: September	Year: 2024	
Income for Month: \$95,794	Budgeted Income for Month: \$90,054	Favorable (Unfavorable) Income Variance: \$5,741
Expense for Month: \$39,892	Budgeted Expense for Month: \$41,456	Favorable (Unfavorable) Expense Variance: \$1,563
NOI Favorable (Unfavorable) Variance for Month: \$7,304	NOI Favorable (Unfavorable) Variance YTD: \$40,588	
Occupancy for the Month: 99%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none"><li>• Income +\$5.7k due to +\$3.7k in vacancy, +\$1.2k due to no bad debt this time period, and +\$1.9k for misc fees/income. Offset by (\$770) in employee non-income unit and timing of telecom income</li><li>• Utilities (\$807) due to timing-favorable YTD</li><li>• Payroll +\$837 due to allocations within portfolio</li><li>• Repairs +\$1.6k due to lower contractor needs</li><li>• Make Ready +\$816 due to no make readys this time period</li></ul> <div>Current Occupancy 97.06% vs 88.15% for the same time last year.</div> <div>Move outs scheduled for: November (0) December (0) January (1)</div> <div>December: Occupancy Projection 98%</div> <div>Capital Projects-Awaiting a start date for the concrete replacement in the courtyard to repair the drainage issues/trip hazards.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		