

Variance Report Added On : 06-14-2023

Sedgwick Terrace		
Added By: Doris Scipio	Status: Approved	
Month: April	Year: 2023	
Income for Month: \$8,156	Budgeted Income for Month: \$20,246	Favorable (Unfavorable) Income Variance: (\$12,090)
Expense for Month: \$11,674	Budgeted Expense for Month: \$13,630	Favorable (Unfavorable) Expense Variance: \$1,957
NOI Favorable (Unfavorable) Variance for Month: (\$10,134)	NOI Favorable (Unfavorable) Variance YTD: (\$3,607)	
Occupancy for the Month: 89%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none">• (\$10.8k) in Bad Debt due to eviction/non-renewal• (\$1.3k) in Vacancy• +\$861 in Repairs due to Custodial contract invoice posted to Sedgwick Gardens (will correct), and savings in other categories <p>Current Occupancy 94.44% vs 96.67% for the same time last year.</p> <p>Move outs scheduled for: June (0) July (2) August (0)</p> <p>June Occupancy Projection: 94%</p> <p>Photos: A5 make ready in progress, unit will be cleaned and marked ready 6.16.2023. There is an application on this unit</p> <p>Capital: Partial Fence installation complete. Site survey complete. Results pending.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

