

## Variance Report Added On : 11-18-2024

Sedgwick Terrace		
Added By: Doris Scipio	Status: Approved	
Month: September	Year: 2024	
Income for Month: \$17,152	Budgeted Income for Month: \$20,744	Favorable (Unfavorable) Income Variance: (\$3,591)
Expense for Month: \$14,380	Budgeted Expense for Month: \$14,128	Favorable (Unfavorable) Expense Variance: (\$253)
NOI Favorable (Unfavorable) Variance for Month: (\$3,844)	NOI Favorable (Unfavorable) Variance YTD: (\$2,196)	
Occupancy for the Month: 82%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income (\$3.5k) due to (\$3.2k) in vacancy and (\$3.1k) in bad debt. Offset by +\$1.3k due to damage income and +\$888 in GPR</li><li>Repairs (\$580) due to timing of annual fire testing</li><li>Make Ready (\$749) due to timing of painting invoice from prior period</li></ul></div> <div>Current Occupancy 88.89% vs 88.15% for the same time last year.</div> <div>Move outs scheduled for: November (0) December (1) January (0)</div> <div>December: Occupancy Projection 92%</div> <div>There are no capital projects underway at this time. Focus continues to be on stabilizing occupancy. We reached out to a Client Liasion with PHA again with information on current availability and pricing. Specials and leasing incentives were placed on the stale unit.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		