

Variance Report Added On : 01-27-2026

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$110,597	Budgeted Income for Month: \$106,758	Favorable (Unfavorable) Income Variance: \$3,839
Expense for Month: \$64,723	Budgeted Expense for Month: \$54,002	Favorable (Unfavorable) Expense Variance: (\$10,720)
NOI Favorable (Unfavorable) Variance for Month: (\$6,881)	NOI Favorable (Unfavorable) Variance YTD: (\$84,144)	
Occupancy for the Month: 95.73%	Occupancy Budgeted: 94.50%	
Summary: Largest Variances - Income +\$3.8k due to +\$2.6k in bad debt and +\$1k in laundry income - Utilities (\$7.7k) due to (\$4.7k) in electric expense-billing issue with Anchor/PECO now resolved-resident true up will be completed. (\$4.3k) in gas expense/income-reviewing with Anchor YTD variance - Payroll (\$2.6k) due to several PTO payouts and benefits - Supplies (\$1.9k) due to smoke detectors, heat and plumbing supplies needed - Make Ready +\$3.2k due to 1 completed vs 2 budgeted and timing of invoices - G&A (\$2.1k) due to PayReady collection costs, dumpster violation fees and internet expense Current Occupancy 92.47% vs. 95.77% for the same time last year. Move outs scheduled for February: 3 March: 1 April: 0 February Occupancy Projection 94% Photos: 207 ready 1 bedroom Unit \$1373 Capital Projects - no capital projects scheduled at this time - acquiring bids for submission for budgeted projects Focus on improving occupancy and trend-Market rents continue to be reviewed weekly and \$500 move in special placed on vacant ready units		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

