

## Variance Report Added On : 03-01-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: January	Year: 2025	
Income for Month: \$101,140	Budgeted Income for Month: \$102,086	Favorable (Unfavorable) Income Variance: (\$946)
Expense for Month: \$66,225	Budgeted Expense for Month: \$55,973	Favorable (Unfavorable) Expense Variance: (\$10,251)
NOI Favorable (Unfavorable) Variance for Month: (\$11,197)	NOI Favorable (Unfavorable) Variance YTD: (\$11,197)	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Supplies (\$1.4k) due to apartment door and range needed for occuppied repairs</li><li>Repairs (\$7.1k) due to (\$1.1k) for apartment door replacement, (\$1.1k) for boiler repairs, (\$4.2k) due to security contractor-increased services due to homeless/break ins (now reduced), (\$1.8k) in snow removal</li><li>Make Ready (\$2.4k) due to 2 more make readys than budgeted</li></ul></div> <div>Current Occupancy 92.47% vs. 96.57% for the same time last year.</div> <div>Move outs scheduled for March: 1 April: 1 May: 0</div> <div>March Occupancy Projection 94%</div> <div>Photos: Fitness Center refreshed 2024</div> <div>Capital Projects – Lead Safe Inspections completed in January/February</div> <div>Focus is on improving the occupancy and trend. Specials are placed on stale units, inspections completed, etc.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

