

## Variance Report Added On : 04-03-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$95,989	Budgeted Income for Month: \$102,497	Favorable (Unfavorable) Income Variance: (\$6,508)
Expense for Month: \$66,074	Budgeted Expense for Month: \$65,622	Favorable (Unfavorable) Expense Variance: (\$451)
NOI Favorable (Unfavorable) Variance for Month: (\$6,960)	NOI Favorable (Unfavorable) Variance YTD: (\$18,207)	
Occupancy for the Month: 92%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income (\$6.5k) due to (\$3.6k) in bad debt and (\$2.7k) in vacancy</li><li>Utilities (\$2.1k) due to gas expense, should offset with income in next month</li><li>Supplies (\$1.1k) due to plumbing supplies needed</li><li>Repairs +\$1.4k due to timing of invoices (YTD Security contractor needed due to issues with car break ins/homeless/lurkers, etc-we have gradually reduced this expense over the last few months)</li></ul></div> <div>Current Occupancy 91.40% vs. 96.77% for the same time last year.</div> <div>Move outs scheduled for April: 1 May: 0 June: 1</div> <div>April Occupancy Projection 93%</div> <div>Photos: Unit 216 ready 2 bed</div> <div>Capital Projects - No Capital projects underway at this time</div> <div>Focus is on improving the occupancy and trend. Specials have been placed on stale units and rents adjusted to generate more traffic.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

