

## Variance Report Added On : 06-02-2023

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: April	Year: 2023	
Income for Month: \$93,123	Budgeted Income for Month: \$95,719	Favorable (Unfavorable) Income Variance: (\$2,596)
Expense for Month: \$51,425	Budgeted Expense for Month: \$48,623	Favorable (Unfavorable) Expense Variance: (\$2,802)
NOI Favorable (Unfavorable) Variance for Month: (\$5,399)	NOI Favorable (Unfavorable) Variance YTD: (\$18,316)	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances:</div> <ul style="list-style-type: none"><li>• (\$2.7k) in GPR due to market rent adjustments for low trends-increases have been implemented since</li><li>• +\$3.2k in vacancy</li><li>• (\$4.4k) for down unit, allowance for doubtful account and bad debt</li><li>• (\$6.4k) in G&amp;A due to payment of City violations and timing of software expenses</li></ul> <div>Current Occupancy 93.54% vs. 96.63% for the same time last year.</div> <div>Move outs scheduled for June: 2 July: 0 August: 2</div> <div>June Occupancy Projection 94%</div> <div>Photos: Garden style units have been painted with a new fresh coat of paint in the hallways and all railings have been painted.</div>		
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Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

