

## Variance Report Added On : 06-29-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: May	Year: 2025	
Income for Month: \$101,840	Budgeted Income for Month: \$103,357	Favorable (Unfavorable) Income Variance: (\$1,517)
Expense for Month: \$56,319	Budgeted Expense for Month: \$55,858	Favorable (Unfavorable) Expense Variance: (\$462)
NOI Favorable (Unfavorable) Variance for Month: (\$1,978)	NOI Favorable (Unfavorable) Variance YTD: (\$43,083)	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income (\$1.5k) due to (\$1.9k) in bad debt</li><li>Utilities +\$1k due to favorable gas expense/income offset by unfavorable electric expense/income</li><li>Repairs +\$1.7k due to timing of invoices</li><li>Make Ready (\$3.7k) due to 1 budgeted vs 5 completed-some invoices still pending</li></ul></div> <div>Current Occupancy 93.93% vs. 93.37% for the same time last year.</div> <div>Move outs scheduled for July: 0 August: 1 September: 0</div> <div>July Occupancy Projection 95%</div> <div>Photos: front entrance new walk off mat</div> <div>Capital Projects - No capital projects are underway at this time.</div> <div>Water billing rollout to residents began in May. Focus is on improving the occupancy and trend and leasing the available units. We are now using Lindy Toolbox to review rents every week through the system, and adjustments have been made 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>		

