

Variance Report Added On : 07-23-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$104,685	Budgeted Income for Month: \$103,930	Favorable (Unfavorable) Income Variance: \$755
Expense for Month: \$64,940	Budgeted Expense for Month: \$53,462	Favorable (Unfavorable) Expense Variance: (\$11,478)
NOI Favorable (Unfavorable) Variance for Month: (\$10,723)	NOI Favorable (Unfavorable) Variance YTD: (\$53,819)	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">• Utilities +\$4.6k due to favorable electric and sewer expense, due to timing-in line YTD• Repairs (\$4.3k) due to security contractor (now eliminated unless future issues), painting contractor for leak repairs, and window contractor for leak repair• Make Ready (\$9.7k) due to 1 budgeted vs 9 completed• G&A (\$2.3k) due to 4 lead to lease payments</div> <div>Current Occupancy 100% vs. 95.02% for the same time last year.</div> <div>Move outs scheduled for August: 1 September: 1 October: 0</div> <div>Augst Occupancy Projection 98%</div> <div>Photos: Studio unit 63391 upgraded with Murphy Bed.</div> <div>Capital Projects - No capital projects are underway at this time.</div> <div>Water billing rollout to residents began in May. We are now using Lindy Toolbox to review rents every week through the system, and adjustments have been made to generate more traffic. Rents have been increased incrementally due to high occupancy and trend</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

