

Variance Report Added On : 08-06-2024

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: June	Year: 2024	
Income for Month: \$101,500	Budgeted Income for Month: \$101,713	Favorable (Unfavorable) Income Variance: (\$213)
Expense for Month: \$49,084	Budgeted Expense for Month: \$55,470	Favorable (Unfavorable) Expense Variance: \$6,387
NOI Favorable (Unfavorable) Variance for Month: \$6,174	NOI Favorable (Unfavorable) Variance YTD: \$18,438	
Occupancy for the Month: 94%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <ul style="list-style-type: none">• Utilities +\$5.7k due primarily to favorable electric income. May be overstated, investigating with Banyan and Stephen F.• Payroll +\$2.1k due to allocation of maintenance tech and small favorable variances in other GLs• Repairs (\$2k) due to timing of annual fire alarm test and 5 year load test for elevator <div>Current Occupancy 94.62% vs. 94.16% for the same time last year.</div> <div>Move outs scheduled for August: 3 September: 0 October: 1</div> <div>August Occupancy Projection 94%</div> <div>Photos: New enclosure on Dumpster area and make ready Unit 411</div> <div>Traffic has been steady, and we are focused on renting a stale studio unit and 2 one bedroom units.</div> <div>Capital Projects - No projects underway at this time</div>		
Uploaded Variance Excel: View Variance Report Excel		
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