

Variance Report Added On : 09-06-2023

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: July	Year: 2023	
Income for Month: \$96,688	Budgeted Income for Month: \$97,770	Favorable (Unfavorable) Income Variance: (\$1,082)
Expense for Month: \$48,693	Budgeted Expense for Month: \$49,721	Favorable (Unfavorable) Expense Variance: \$1,027
NOI Favorable (Unfavorable) Variance for Month: (\$55)	NOI Favorable (Unfavorable) Variance YTD: (\$8,443)	
Occupancy for the Month: 96%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">• Allowance for Doubtful Accounts (\$1.9k)• Utilities +\$1.4k due to timing of expense vs budget primarily in electric• Make Ready (\$2.2k) due to 2 additional make readys completed</div> <div>Current Occupancy 95.70% vs. 94.14% for the same time last year.</div> <div>Move outs scheduled for September: 0 October: 1 November: 0</div> <div>September Occupancy Projection 96%</div> <div>Photos: Front entry large flowerpots</div> <div>Market rent increases have been implemented monthly since July now that occupancy has stabilized. There are no capital projects taking place currently. We spruced up the large flowerpots at the main entrance with some small shrubs and plants.</div>		
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