

Variance Report Added On : 08-29-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$108,088	Budgeted Income for Month: \$104,270	Favorable (Unfavorable) Income Variance: \$3,818
Expense for Month: \$56,808	Budgeted Expense for Month: \$50,094	Favorable (Unfavorable) Expense Variance: (\$6,714)
NOI Favorable (Unfavorable) Variance for Month: (\$2,897)	NOI Favorable (Unfavorable) Variance YTD: (\$56,716)	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$3.8k due to +\$2.1k in vacancy and +\$2.5k in bad debt. Offset by unfavorable smaller variances in other GLsUtilities (\$1.3k) due to unfavorable gas income-will review with Stephen/BanyanSupplies (\$2.1k) due to 2 ranges needed and plumbing supplies</div> <div>Current Occupancy 100% vs. 93.76% for the same time last year.</div> <div>Move outs scheduled for September: 2 October: 1 November: 0</div> <div>September Occupancy Projection 99%</div> <div>Photos: Unit 109 Upgraded studio make ready completed</div> <div>Capital Projects - No capital projects at this time</div> <div>Due to outstanding occupancy and trend, rent increases have been made over the past several months</div>		
Uploaded Variance Excel: View Variance Report Excel		
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