

Variance Report Added On : 09-22-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$107,342	Budgeted Income for Month: \$104,789	Favorable (Unfavorable) Income Variance: \$2,553
Expense for Month: \$58,994	Budgeted Expense for Month: \$51,688	Favorable (Unfavorable) Expense Variance: (\$7,306)
NOI Favorable (Unfavorable) Variance for Month: (\$4,754)	NOI Favorable (Unfavorable) Variance YTD: (\$61,469)	
Occupancy for the Month: 99.20%	Occupancy Budgeted: 94.50%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$2.5k due to +\$5k in vacancy, offset by smaller unfavorable variances in several other GLsUtilities (\$5.4k) due primarily to unfavorable gas expense/income-reviewing with Banyan and Stephen F.Supplies +\$1.6k due to credit receivedRepairs (\$6.1k) due to timing of cleaning and elevator invoices. Timing of annual fire alarm testing and generator testing, as well several other smaller repair items such as lock replacement and additional extermination requiredMake Ready +\$3.6k due to no move outs</div> <div>Current Occupancy 98.92% vs. 94.94% for the same time last year.</div> <div>Move outs scheduled for October: 4 November: 2 December: 1</div> <div>October Occupancy Projection 96%</div> <div>Capital Projects - No capital projects at this time</div> <div>With the strong positioning of the community, we continue to push rents incrementally on a weekly basis.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

