

## Variance Report Added On : 11-24-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$109,189	Budgeted Income for Month: \$105,828	Favorable (Unfavorable) Income Variance: \$3,361
Expense for Month: \$73,776	Budgeted Expense for Month: \$58,872	Favorable (Unfavorable) Expense Variance: (\$14,904)
NOI Favorable (Unfavorable) Variance for Month: (\$11,543)	NOI Favorable (Unfavorable) Variance YTD: (\$75,223)	
Occupancy for the Month: 97.71%	Occupancy Budgeted: 94.50%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income +\$3.3k due to +\$1.8k in vacancy and +\$1.7k in bad debt</li><li>Utilities (\$9.9k) due to (\$5k) in electric expense/income (still working with Banyan on this-followed up today), (\$2.6k) in gas expense/income (mostly unfavorable income-will review), and (\$2.3k) on water expense/income (usage is low and has been decreasing, will review rates)</li><li>Supplies (\$2k) due to 2 ranges needed and restock ice melt</li><li>Repairs (\$1.7k) due to wiring repair needed for exterior lights</li><li>G&amp;A (\$1.1k) due to small unfavorable variances in several GLs</li></ul></div> <div>Current Occupancy 95.70% vs. 96.84% for the same time last year.</div> <div>Move outs scheduled for December: 2 January: 3 February: 2</div> <div>December Occupancy Projection 95%</div> <div>Photos: Unit 302 one bedroom rehab</div> <div>Capital Projects - No capital projects at this time</div> <div>Traffic and apps have been increasing so the trend is improving-3 apps received this week.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

