

Variance Report Added On : 12-29-2025

Regency House		
Added By: Dawn Buck	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$111,159	Budgeted Income for Month: \$106,239	Favorable (Unfavorable) Income Variance: \$4,920
Expense for Month: \$60,423	Budgeted Expense for Month: \$53,463	Favorable (Unfavorable) Expense Variance: (\$6,960)
NOI Favorable (Unfavorable) Variance for Month: (\$2,040)	NOI Favorable (Unfavorable) Variance YTD: (\$77,263)	
Occupancy for the Month: 95.99%	Occupancy Budgeted: 94.50%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> • Income +\$5k due to +\$2.4k in bad debt, +\$1.1k in vacancy, and +\$1.8k in pet, ELT, MTM fees • Supplies (\$1k) primarily due to electrical, plumbing and blinds • Repairs (\$2.1k) due to (\$1.7k) for window leak repairs, (\$1.5k) in painting for common area touch ups, and (\$800) for timing of custodial invoices. Offset by smaller favorable variances in other GLs • Make Ready (\$4.4k) due to 1 more completed than budgeted, as well as tub glazing, vanity needed <p>Current Occupancy 95.70% vs. 98.67% for the same time last year.</p> <p>Move outs scheduled for January: 3 February: 3 March: 0</p> <p>January Occupancy Projection 95%</p> <p>Photos: ready 1 bedroom 315 rented for January 9th</p> <p>Capital Projects - no capital projects at this time</p> <p>There is currently an open part time resident services position at the EOL leasing center (split with Rosedale). There is a temp in place, and we are gathering resumes to interview external candidates.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

