

## Variance Report Added On : 01-27-2026

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$292,125	Budgeted Income for Month: \$288,795	Favorable (Unfavorable) Income Variance: \$3,330
Expense for Month: \$145,030	Budgeted Expense for Month: \$116,418	Favorable (Unfavorable) Expense Variance: (\$28,612)
NOI Favorable (Unfavorable) Variance for Month: (\$25,282)	NOI Favorable (Unfavorable) Variance YTD: (\$129,204)	
Occupancy for the Month: 97.14%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b></p> <p>Largest Variances</p> <ul style="list-style-type: none"> <li>• Income +\$3.3k due to +\$5.5k in vacancy and +\$5.3k in bad debt and deposit forfeitures. Offset by (\$2.7k) in GPR and small unfavorable variances in several other GLs</li> <li>• Utilities (\$19.1k) due to unfavorable water/sewer adjustments made at end of year and high water usage. Inspections are ongoing and being done again this week. Reviewing unfavorable gas income with Anchor as well.</li> <li>• Payroll (\$3.4k) due to PTO payouts</li> <li>• Repairs (\$2.4k) due to timing of landscaping invoice</li> <li>• Make Ready (\$3.7k) due to 5 completed vs 2 budgeted</li> </ul> <p>Current Occupancy 98.09% vs. 96.71% for the same time last year.</p> <p>Move outs scheduled for February: 3 March: 1 April: 0</p> <p>February Occupancy Projection 97.5%</p> <p>Photos: B407 ready 1 bed deluxe with bath upgrade</p> <p>There is 1 open leasing position for the shared position between EOL (2 days) and Rosedale (3 days). A temp is in place that we are considering for hire, as well as interviewing 1 other candidate. A decision should be made in the next week or so.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

