

## Variance Report Added On : 01-29-2025

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: December	Year: 2024	
Income for Month: \$279,362	Budgeted Income for Month: \$285,745	Favorable (Unfavorable) Income Variance: (\$6,383)
Expense for Month: \$134,255	Budgeted Expense for Month: \$123,388	Favorable (Unfavorable) Expense Variance: (\$10,867)
NOI Favorable (Unfavorable) Variance for Month: (\$17,250)	NOI Favorable (Unfavorable) Variance YTD: (\$120,240)	
Occupancy for the Month: 97%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income (\$6.3k) due to (\$8.3k) in GPR and (\$3k) in bad debt. Offset by +\$5.1k in vacancy</li><li>Utilities +\$7.2k due to favorable gas expense (in line YTD) and electric income</li><li>Repairs (\$4k) due to (\$4.2k) in landscaping for dead tree removal, (\$1.3k) in security contractor for patrol services, and (\$1.4k) for carpet replacement for long term resident. Offset by +\$1.2k in snow contractor</li><li>Make Ready (\$12.8k) due to 4 more make readys than budgeted, many of which required extra items such as appliances, carpet replacement, etc</li><li>G&amp;A (\$1.7k) due to Software for blue moon renewal, metatechnical, fitech, etc.</li></ul></div> <div>Current Occupancy 95.71% vs. 95.15% for the same time last year.</div> <div>Move outs scheduled for February: 4 March: 3 April: 3</div> <div>February Occupancy Projection 95%</div> <div>Photos: D404 ready 2 bed 2 bath unit</div> <div>Capital Projects – The painting of Building A hallways is in progress (carry over from approved project end of 2024). The Bromley Fire escape repair/replacement is now completed and has been certified by Elton and Thomspson.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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