

## Variance Report Added On : 02-26-2026

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$291,289	Budgeted Income for Month: \$285,883	Favorable (Unfavorable) Income Variance: \$5,405
Expense for Month: \$144,945	Budgeted Expense for Month: \$130,373	Favorable (Unfavorable) Expense Variance: (\$14,573)
NOI Favorable (Unfavorable) Variance for Month: (\$9,168)	NOI Favorable (Unfavorable) Variance YTD: (\$9,168)	
Occupancy for the Month: 97.57%	Occupancy Budgeted: 96.00%	
<p><b>Summary:</b></p> <p>Largest Variances</p> <ul style="list-style-type: none"> <li>• Income +\$5.4k due to +\$5k in vacancy and +\$2.3k in GPR. Offset by (\$1.3k) in ELT and court fees.</li> <li>• Utilities (\$11.8k) due to (\$7.9k) in gas expense/income (resident back billing in progress, reviewing invoices paid to ensure accuracy), and (\$6.4k) in water expense/income (water usage is a focus with inspections, meter reads, etc being completed).</li> <li>• Repairs (\$4.3k) due to timing of trash invoices, timing of annual generator inspections, boiler repairs needed, painting contractor, as well as other misc contracted repairs needed</li> <li>• Make Ready +\$3.5k due to timing of invoices</li> </ul> <p>Current Occupancy 98.09% vs. 95.70% for the same time last year.</p> <p>Move outs scheduled for March: 3 April: 4 May: 0</p> <p>March Occupancy Projection 98%</p> <p>Photos: A202 2 bed/2 bath unit available now with gray kitchen and upgraded bathrooms</p> <p>Occupancy, trend and leasing remain very strong at Bromley.</p> <p>Like Regency, we completed the same exercise with regards to reviewing the variance report for Bromley. Security will be eliminated to offset other expenses (should issues arise, we will reinstate security at that time). Other contracted repairs made were necessary, with the exception of painting contractor. Perform these repairs in house. Continue to only order supplies when necessary. Touch up paint vs full paint in make ready units where applicable. Continue to analyze water usage and make necessary inspections, repairs, etc to focus on reducing this expense. Critical eyes on the resident utility billing to ensure we are recouping the gas expense.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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