

Variance Report Added On : 03-19-2026

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$295,513	Budgeted Income for Month: \$286,671	Favorable (Unfavorable) Income Variance: \$8,842
Expense for Month: \$129,329	Budgeted Expense for Month: \$130,854	Favorable (Unfavorable) Expense Variance: \$1,525
NOI Favorable (Unfavorable) Variance for Month: \$10,367	NOI Favorable (Unfavorable) Variance YTD: \$895	
Occupancy for the Month: 98.04%	Occupancy Budgeted: 96.00%	
Summary: Largest Variances • Inome +\$8.8k due to +6.1k in vacancy, +\$2.5k in bad debt, and +\$2.3k in GPR. Offset by (\$1.7k) in ELT fees • Utilities +\$3.1k due to favorable gas income for resident back charges for underbilling in prior months • Payroll +\$2.7k due to ineligible for 2025 NOI bonus • Repairs (\$9.9k) due to (\$8.3k) in snow removal for skid steer to move snow on multiple storms, (\$3.5k) in plumbing due to PM jetting completed, and (\$1k) in HVAC due to boiler repair. Offset by +\$2.2k in trash due to timing of invoice • Make Ready +\$3.1k due to no make readys this month Current Occupancy 98.10% vs. 95.19% for the same time last year. Move outs scheduled for April: 4 May: 2 June: 3 April Occupancy Projection 97.5% Photos: D103 Ready Reg 1 bedroom unit Capital Projects: none to report at this time		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

