

## Variance Report Added On : 08-06-2024

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: June	Year: 2024	
Income for Month: \$278,578	Budgeted Income for Month: \$278,297	Favorable (Unfavorable) Income Variance: \$281
Expense for Month: \$142,000	Budgeted Expense for Month: \$133,197	Favorable (Unfavorable) Expense Variance: (\$8,803)
NOI Favorable (Unfavorable) Variance for Month: (\$8,522)	NOI Favorable (Unfavorable) Variance YTD: (\$39,916)	
Occupancy for the Month: 97%	Occupancy Budgeted: 96%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"><li>• Utilities +\$1k due to favorable gas expense/income, offset by timing of electric expense</li><li>• Supplies (\$5.1k) due to purchase of A/Cs for (\$2.5k), as well as needed appliances for occupied units</li><li>• Repairs (\$1.7k) due to additional security 7 days/week due to people in pool area at night, as well as thefts/stolen cars</li><li>• Make Ready (\$1.9k) due to 2 more make readys than budgeted</li></ul> <p>Current Occupancy 96.87% vs. 94.56% for the same time last year.</p> <p>Move outs scheduled for August: 2 September: 4 October: 1</p> <p>August Occupancy Projection 96%</p> <p>Photos: make ready Unit B210 studio unit</p> <p>The traffic has remained steady, and we are focused on renting two available studio units.</p> <p>Capital Projects – repairs to C bldg. Fire tower are still being worked on, awaiting delivery of materials.</p> <p>Mike J. is working on a proposal for the replacement of rooftop doors that are in poor condition, rotting, etc.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

