

Variance Report Added On : 08-29-2025

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$285,672	Budgeted Income for Month: \$286,598	Favorable (Unfavorable) Income Variance: (\$926)
Expense for Month: \$143,382	Budgeted Expense for Month: \$129,567	Favorable (Unfavorable) Expense Variance: (\$13,815)
NOI Favorable (Unfavorable) Variance for Month: (\$14,742)	NOI Favorable (Unfavorable) Variance YTD: (\$69,273)	
Occupancy for the Month: 98%	Occupancy Budgeted: 96%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">• Utilities (\$3.9k) due to unfavorable gas expense/income, offset by favorable electric expense/income. Large accrual due to an investigation on large billing, as well as 1 invoice for \$1.2k coded incorrectly. Will review following month and investigate further if needed• Supplies (\$3.8k) due to appliances needed, as well as compressor for Community Room• Repairs (\$3.7k) due to 6 window repairs for leaks, timing of pool contract invoice, and replacement of community room compressor• Make Ready (\$3.8k) due to 3 budgeted vs 6 completed• G&A +\$2.6k due to refund of Amazon web service fee in Software</div> <div>Current Occupancy 98.06% vs. 95.90% for the same time last year.</div> <div>Move outs scheduled for September: 3 October: 3 November: 0</div> <div>September Occupancy Projection 99%</div> <div>Photos: A410 Ready Studio and Gazebo repairs to roof</div> <div>Gazebo roof and deteriorated boards were replaced. Obtaining proposals for re-painting</div> <div>Capital Projects - No capital projects at this time</div> <div>Like Regency, rent increases have been implemented over the last several months due to the excellent positioning of the property.</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

