

Variance Report Added On : 09-22-2025

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$292,625	Budgeted Income for Month: \$287,505	Favorable (Unfavorable) Income Variance: \$5,119
Expense for Month: \$137,002	Budgeted Expense for Month: \$126,497	Favorable (Unfavorable) Expense Variance: (\$10,505)
NOI Favorable (Unfavorable) Variance for Month: (\$5,386)	NOI Favorable (Unfavorable) Variance YTD: (\$74,658)	
Occupancy for the Month: 98.88%	Occupancy Budgeted: 95.50%	
Summary: Largest Variances - Income +\$5.1k due to +\$9.3k in vacancy, offset by (\$2.8k) in GPR and (\$1.3k) in employee non-income unit - Utilities (\$7.2k) primarily due to gas expense/income-Bromley paid other properties in error, corrected in September - Payroll +\$1.8k due to low leasing bonuses due to high occupancy - Repairs (\$1.3k) due to pool repairs and tub glazing needed - Make Ready (\$6.3k) due to 2 more completed than budgeted. Needed 3 appliances, 4 bathroom glazings, as well as other various items Current Occupancy 97.62% vs. 96.74% for the same time last year. Move outs scheduled for October: 1 November: 1 December: 1 October Occupancy Projection 99% Photos: Bromley House pool which is now closed up for the season Capital Projects - Pool fence replacement was approved but not yet started Rent increases were made over the last month due to the high occupancy and trend.		
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Uploaded Market Comp Excel: View Market Comp Excel		

