

## 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%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none"><li>Income +\$5.1k due to +\$9.3k in vacancy, offset by (\$2.8k) in GPR and (\$1.3k) in employee non-income unit</li><li>Utilities (\$7.2k) primarily due to gas expense/income-Bromley paid other properties in error, corrected in September</li><li>Payroll +\$1.8k due to low leasing bonuses due to high occupancy</li><li>Repairs (\$1.3k) due to pool repairs and tub glazing needed</li><li>Make Ready (\$6.3k) due to 2 more completed than budgeted. Needed 3 appliances, 4 bathroom glazings, as well as other various items</li></ul></div> <div>Current Occupancy 97.62% vs. 96.74% for the same time last year.</div> <div>Move outs scheduled for October: 1 November: 1 December: 1</div> <div>October Occupancy Projection 99%</div> <div>Photos: Bromley House pool which is now closed up for the season</div> <div>Capital Projects - Pool fence replacement was approved but not yet started</div> <div>Rent increases were made over the last month due to the high occupancy and trend.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

