

Variance Report Added On : 10-28-2025

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$294,666	Budgeted Income for Month: \$288,370	Favorable (Unfavorable) Income Variance: \$6,295
Expense for Month: \$156,725	Budgeted Expense for Month: \$124,251	Favorable (Unfavorable) Expense Variance: (\$32,474)
NOI Favorable (Unfavorable) Variance for Month: (\$26,179)	NOI Favorable (Unfavorable) Variance YTD: (\$100,837)	
Occupancy for the Month: 98.33%	Occupancy Budgeted: 95.50%	
Summary: Largest Variances - Income +\$6.2k due to +\$6.7k in vacancy and +\$2.3k in doubtful accounts/bad debt. Offset by (\$2.3k) in GPR - Utilities (\$13.3k) due to electric income (YTD expense/income offset), (\$9k) in gas expense/income (previous underbilling to residents-back billing of \$7k being charged in Nov/Dec) and (\$1.5k) in water expense/income (inspections for high usage being scheduled) - Repairs (\$9.8k) due to (\$5k) in custodial for timing of invoices and water extractions (also under budgeted this for the year) and (\$5k) in fire alarm monitoring for timing of annual invoice - Make Ready (\$4.4k) due to 2 additional make readys completed (paint expense should be reduced moving forward due to contractor change Current Occupancy 97.62% vs. 96.94% for the same time last year. Move outs scheduled for November: 1 December: 3 January: 0 November Occupancy Projection 97.5% Photos: C309 kitchen rehab unit - 2 bed 2 bath Capital Projects - No projects at this time Bromley is positioned very well both in occupancy and trend-market rents have been increased over the past few months. Renewal increases are now also being increased.		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

