

## Variance Report Added On : 12-29-2025

Bromley House		
Added By: Dawn Buck	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$293,508	Budgeted Income for Month: \$288,405	Favorable (Unfavorable) Income Variance: \$5,103
Expense for Month: \$123,294	Budgeted Expense for Month: \$120,047	Favorable (Unfavorable) Expense Variance: (\$3,248)
NOI Favorable (Unfavorable) Variance for Month: \$1,855	NOI Favorable (Unfavorable) Variance YTD: (\$103,921)	
Occupancy for the Month: 97.59%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b></p> <p>Largest Variances</p> <ul style="list-style-type: none"> <li>• Income +\$5.1k due to +\$6.6k in vacancy and +\$2.2k in ELT fees. Offset by (\$2.4k) in GPR</li> <li>• Utilities (\$12k) due to unfavorable water expense and gas income. Water-inspections done for C Bldg, will follow up on A and confirm billing accurate. Gas-back billing to residents in progress for credit error made, however will continue to investigate unfavorable income vs expense with Banyan</li> <li>• Supplies +\$2.1k due to stock</li> <li>• Repairs +\$2.3k due to +\$3.4k in landscaping (no invoice this time period), +\$2k in trash due to reversal of accrual from prior month. Offset by (\$3.7k) due to timing of custodial invoices</li> <li>• Make Ready +\$4.1k due to timing of invoices</li> </ul> <p>Current Occupancy 98.10% vs. 98.06% for the same time last year.</p> <p>Move outs scheduled for January: 2 February: 1 March: 1</p> <p>January Occupancy Projection 98%</p> <p>Photos: Ready Unit A313 Studio</p> <p>With strong occupancy and trend, we continue to monitor and push rents. While the GPR falls a little short of the goal, market rents have surpassed the budgeted amount for the year.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

