

Variance Report Added On : 12-30-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$425,114	Budgeted Income for Month: \$415,107	Favorable (Unfavorable) Income Variance: \$10,007
Expense for Month: \$200,531	Budgeted Expense for Month: \$190,080	Favorable (Unfavorable) Expense Variance: -\$10,451
NOI Favorable (Unfavorable) Variance for Month: - \$444	NOI Favorable (Unfavorable) Variance YTD: \$7,444	
Occupancy for the Month: 94.04%	Occupancy Budgeted: 95.00%	
Summary: Joshua House <u>November 2025</u> NOI Unfavorable: - \$ 444.00 <i>Income Favorable:</i> +\$ 10,007.00 * Primarily due to: reversals of prior accruals and bad debt/rent & utilities, write off for M204 & M304, occupancy was 94%, there were 5 diue 1x Pet Fees collected <i>Expense UnFavorable:-</i> \$ 10,451.00* Primarily due to: water expense timing, reversals of prior water accruals & new monthly accruals, payroll - retro pay, PTO cash outs, NOI, & award bonuses, some supplues- occupied micro & range, recurring marketing expenses November 2025 Occupancy: 94.04 % November 2024 Occupancy: 93.45 % Project Occupancy for December 2025: 95.90 % Move outs: December (4) January (5) February (3) Capital Projects: Hallway Painting on going Hallway Flooring on going Plank/Quartz ongoing paving for areas H&I parking lot		
Uploaded Variance Excel: View Variance Report Excel		
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