

## Variance Report Added On : 01-09-2024

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2023	
Income for Month: \$406,140	Budgeted Income for Month: \$422,149	Favorable (Unfavorable) Income Variance: -\$16,010
Expense for Month: \$209,204	Budgeted Expense for Month: \$179,904	Favorable (Unfavorable) Expense Variance: -\$29,300
NOI Favorable (Unfavorable) Variance for Month: -\$45,309	NOI Favorable (Unfavorable) Variance YTD: -\$220,071	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div>NOI Unfavorable: - \$ 45,309.30</div> <div>Income unfavorable: - \$ 16,009.80 due to bad debts, early term fees, vacancy, discounts, app fee income, timing of laundry &amp; vending, non-income units</div> <div>Expense unfavorable: - \$ 29,299.20 due to timing of utilities accruals/accruals, management fees, landscaping bulbs, emergency services for plumbing, paint repairs, occupied carpet installation H107 &amp; H304 renewal, MR – 13 move outs in November and budgeted for 5 move outs (tub refinishing, labor, paint MR) AptList Lead @ \$ 550.00 per lead, prep &amp; filings (evictions)</div> <div>November 2023 Occupancy: 93.96 % versus November 2022 95.55%</div> <div>Projected Occupancy for December: 94%</div> <div>Move outs: December (4), January (9), February (6)</div> <div>Capital Projects:</div> <div>M&amp; N Parking Lot complete</div> <div>N Bldg hallway plank installed</div> <div>B306 renovations completed.</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
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