

Variance Report Added On : 02-03-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: December	Year: 2024	
Income for Month: \$376,234	Budgeted Income for Month: \$416,488	Favorable (Unfavorable) Income Variance: -\$40,255
Expense for Month: \$206,889	Budgeted Expense for Month: \$194,498	Favorable (Unfavorable) Expense Variance: -\$12,391
NOI Favorable (Unfavorable) Variance for Month: - \$52,646	NOI Favorable (Unfavorable) Variance YTD: -\$61,742	
Occupancy for the Month: 94%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><u>December 2024</u></div> <div>NOI unFavorable: - \$ 52,646.00</div> <div>Income unFavorable: - \$ 40,255.00 * Primarily due to: allowance for doubtful accounts, reversal & accruals, bad debts due to 5 lock outs charges posted in December, term fees.</div> <div>Expense UnFavorable: - \$ 12,391.00 * Primarily due to: temp help to assist with agent out and Blue Star assisted with maintenance work, management fees, plumbing supplies, GNA: Paul Cohens Broker Fee & license renewal, collections fees, eviction filings & unbudgeted software.</div> <div>December 2024 Occupancy: 94.35% December 2023 Occupancy: 93.97 %</div> <div>Projected occupancy for January: 95.79%</div> <div>Move outs: January (7) February (6) March (3)</div> <div>Capital Projects:</div> <div>Hallway Painting</div> <div>Hallway Flooring</div> <div>Plank/Quartz ongoing</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

