

## Variance Report Added On : 01-27-2026

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$415,522	Budgeted Income for Month: \$415,708	Favorable (Unfavorable) Income Variance: -\$187
Expense for Month: \$206,555	Budgeted Expense for Month: \$177,737	Favorable (Unfavorable) Expense Variance: -\$28,817
NOI Favorable (Unfavorable) Variance for Month: - \$29,004	NOI Favorable (Unfavorable) Variance YTD: -\$21,560	
Occupancy for the Month: 95.61%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b> Joshua House</p> <p><b><u>December 2025</u></b></p> <p>NOI Unfavorable: - \$ 29,004.00.00</p> <p><i>Income Unfavorable:</i> - \$ 187.00 * Primarily due to: Laundry and vending, employee non-income (October, November &amp; December Posted), reversals of old accruals entries and recording of timing and reversals and applicatons of new accruals</p> <p><i>Expense UnFavorable:-</i> \$ 28,817.00* Primarily due to: Utilities reflect a reversal and the application of new accruals. Temporary labor expenses increased due to assistance provided by Blue Star. Maintenance payroll reflects regular and on-call hours processed for the period of 12/12-12/26. Snow removal expenses exceeded budget as a result of multiple snow events in December, which required contracted plowing and salting services, use of equipment, and extended labor hours.</p> <p>December 2025 Occupancy: 95.61 %    December 2024 Occupancy: 94.37%</p> <p>Project Occupancy for January 2026: 95.92%</p> <p>Move outs: January ( 9 ) February ( 6 ) March ( 3 )</p> <p>Capital Projects:</p> <p>Hallway Painting on going Hallway Flooring on going Plank/Quartz ongoing paving for areas H&amp;I parking lot</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		

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