

Variance Report Added On : 03-04-2026

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$447,208	Budgeted Income for Month: \$428,495	Favorable (Unfavorable) Income Variance: \$18,714
Expense for Month: \$238,195	Budgeted Expense for Month: \$205,654	Favorable (Unfavorable) Expense Variance: -\$32,541
NOI Favorable (Unfavorable) Variance for Month: - \$13,827	NOI Favorable (Unfavorable) Variance YTD: -\$13,827	
Occupancy for the Month: 95.61%	Occupancy Budgeted: 95.00%	
<p>Summary: Joshus House</p> <p><u>January 2026</u></p> <p>NOI Unfavorable: - \$ 13,827.00</p> <p><i>Income Favorable:</i> + \$18,714.00* Primarily due to: Early term fees, bad debt was less than anticipated and better than budgeted occupancy.</p> <p><i>Expense UnFavorable:</i>- \$ 32,541.00 * Primarily due to: utility expenses (water and gas), payroll and temporary staffing, and maintenance supplies for in-unit inspections (flappers, fill valves, diverters). Additional impacts include snow removal services and ice melt purchases, new software costs (ROOST and META), Windows 11 upgrades, and timing differences related to trash removal and telephone landline charges posting together.</p> <p>January 2026 Occupancy: 95.61 % January 2025 Occupancy: 95.79 %</p> <p>Project Occupancy for February 2026: 95.22%</p> <p>Move outs: February (7) March (6) April (0)</p> <p>Capital Projects:</p> <p>Hallway Painting on going Hallway Flooring on going Plank/Quartz ongoing paving for areas H&I parking lot</p>		
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