

## Variance Report Added On : 03-08-2024

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2024	
Income for Month: \$354,954	Budgeted Income for Month: \$360,010	Favorable (Unfavorable) Income Variance: -\$5,056
Expense for Month: \$228,586	Budgeted Expense for Month: \$211,274	Favorable (Unfavorable) Expense Variance: -\$17,312
NOI Favorable (Unfavorable) Variance for Month: \$126,368	NOI Favorable (Unfavorable) Variance YTD: \$138,802	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div>January 2024</div> <div>NOI Unfavorable: - \$ - 22,369</div> <div>Income unfavorable: - \$ 5056 primarily due to bad debts, 4 lock outs posted in January, less than anticipated early term fees, late charge, pet fee, timing of employee rent property to property Nove, Dec &amp; January posted in January</div> <div>Expense unfavorable: - \$ 17,312 primarily due to timing of utilities gas &amp; water timing ( JH water currently estimated due to the need for meter replacement) , temp help, last week of year payroll was paid in advanced, bulk trash, 3 weather events in January for snow removal, gutter cleaning &amp; roof inspections, 2 drain cleanings and back ups in J building, tub glazing (4), timing docuverse Nov, Dec, &amp; January posted, PAA, NAA yearly membership fees &amp; PA Broker fees, collections agency fees, software &amp; software services</div> <div>January 2024 Occupancy: 94.58% January 2023 95.90%</div> <div>Projected occupant for February: 94.12%</div> <div>Move outs: February ( 11 ), March (11) April ( 3 )</div> <div>Capital Projects:</div> <div>Hallway Painting</div> <div>Hallway Flooring</div> <div>HVAC Systems for B Building</div> <div>Exterior Fencing for B Building</div> <div>Plank/Quartz ongoing</div> <div>Laundryroom tile floors/Paint</div> <div>L Bldg New roof</div> <div>SafeLok</div>		
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