

## Variance Report Added On : 03-18-2026

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: February	Year: 2026	
Income for Month: \$424,729	Budgeted Income for Month: \$428,978	Favorable (Unfavorable) Income Variance: -\$4,249
Expense for Month: \$245,119	Budgeted Expense for Month: \$212,573	Favorable (Unfavorable) Expense Variance: -\$32,546
NOI Favorable (Unfavorable) Variance for Month: - \$36,795	NOI Favorable (Unfavorable) Variance YTD: -\$51,100	
Occupancy for the Month: 94.97%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b> Joshus House</p> <p><b><u>February 2026</u></b></p> <p>NOI Unfavorable: - \$ 36,795.00</p> <p><i>Income UnFavorable:</i> - \$ 4,249.00* Primarily due to: primarily due to higher allowance for doubtful accounts, court fees, concessions, and bad debt/termination fees, recovery of bad debt less than anticipated</p> <p><i>Expense UnFavorable:</i>- \$ 32,546.00 * Primarily due to: expenses in February totaled \$13.9K for snow removal, along with timing of utilities, temporary help, NOI bonuses, flappers, wax rings and adapters for inspections, and 96 bags of ice melt.</p> <p>February 2026 Occupancy: 94.97 %    February 2025 Occupancy: 95.31 %</p> <p>Project Occupancy for March 2026: 96.45%</p> <p>Move outs: March (8 ) April (5) May (6)</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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