

## Variance Report Added On : 03-28-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: February	Year: 2025	
Income for Month: \$433,765	Budgeted Income for Month: \$406,783	Favorable (Unfavorable) Income Variance: \$26,982
Expense for Month: \$231,980	Budgeted Expense for Month: \$215,741	Favorable (Unfavorable) Expense Variance: -\$16,239
NOI Favorable (Unfavorable) Variance for Month: \$10,743	NOI Favorable (Unfavorable) Variance YTD: \$23,065	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><b><u>February 2025</u></b></div> <div>NOI Favorable: + \$ 10,743.00</div> <div>Income Favorable: + \$26,982.00 * Primarily due to: bad debt less than anticipated for February, ADA Reversal/Accruals, some recovery of bad debt, TEL COM APP &amp; PET income, occupancy was slightly better than budget.</div> <div>Expense UnFavorable: - \$16,239.00 * Primarily due to: Payroll, temp help for maintenance due to staffing, retro pay out for Donya Topping &amp; Mohammed Ghaffari, some building insurance, ice melt purchased, licenses renewal took place in February and software had advance security &amp; mailbox cloud backups.</div> <div>February 2025 Occupancy: 95%   February 2024 Occupancy: 93.61 %</div> <div>Projected occupancy for March: 94.68%</div> <div>Move outs: March (8) April (7 ) May (5 )</div> <div>Capital Projects:</div> <div>Hallway Painting on going</div> <div>Hallway Flooring on going</div> <div>Plank/Quartz ongoing</div> <div>bidding for paving</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

