

## Variance Report Added On : 05-27-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: April	Year: 2025	
Income for Month: \$433,724	Budgeted Income for Month: \$408,375	Favorable (Unfavorable) Income Variance: \$25,348
Expense for Month: \$203,376	Budgeted Expense for Month: \$199,793	Favorable (Unfavorable) Expense Variance: -\$3,583
NOI Favorable (Unfavorable) Variance for Month: \$21,766	NOI Favorable (Unfavorable) Variance YTD: \$23,177	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><b><u>April 2025</u></b></div> <div>NOI Favorable: + \$ 21,766.00</div> <div><i>Income Favorable:</i> + \$ 25,348.00 * Primarily due to: bad debt less than anticipated for the month of April, the reversals &amp; accrual for Allowance for Doubtful accounts. Pet fee, early fee, short fees, app fee, Telcom, employee non-income and term fees are better than budget for the month of April.</div> <div><i>Expense UnFavorable:</i> - \$ 3,583.00 * Primarily due to: some utilites, timing/reversals of accruals, temp help: Eric R (maintenance) &amp; Alicia W (leasing). Bond Expense services, appliance repairs, painting, windows &amp; glass supplies, HVAC, keys &amp; locks were higher then anticipated; Uniforms, software ( Amazon Web Service 2K unbudgeted), spring flags and HDR photos.</div> <div>April 2025 Occupancy: 94.61 %    April 2024 Occupancy: 96.38%</div> <div>Project Occupancy for May: 94.05%</div> <div>Move outs: May (4) June (6) July (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>		
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