

Variance Report Added On : 07-22-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: June	Year: 2025	
Income for Month: \$363,738	Budgeted Income for Month: \$409,300	Favorable (Unfavorable) Income Variance: -\$45,562
Expense for Month: \$195,775	Budgeted Expense for Month: \$182,933	Favorable (Unfavorable) Expense Variance: -\$12,842
NOI Favorable (Unfavorable) Variance for Month: - \$58,404	NOI Favorable (Unfavorable) Variance YTD: -\$28,215	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><u>June 2025</u></div> <div>NOI UnFavorable: - \$ 58,404.00</div> <div>Income UnFavorable: - \$ 45,562.00 * Primarily due to: allowance for doubtful accounts, bad debt rent (3 lock out that posted in June 2025) early term fees were reverse due to foundation issues resident was release from lease; rent adjustments M202, duplicate charge, L101 rent adjusted for previous period, & C202 was lockout 4/16, \$17k and it was a written off, C103 lockout from September 2024 for \$15k and posted in June 2025.</div> <div>Expense UnFavorable:- \$ 12,842.00 * Primarily due to: some timing of utilitites, timing of reversal & accruals, some temp help- Blue Star assisted with work orders, annual fire alarm certification & testing was completed, several plumbing back ups that required jetting.</div> <div>June 2025 Occupancy: 95.67% June 2024 Occupancy: 94.19%</div> <div>Project Occupancy for July: %</div> <div>Move outs: July (9) August (13) September (4)</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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