

Variance Report Added On : 08-06-2024

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: June	Year: 2024	
Income for Month: \$355,643	Budgeted Income for Month: \$399,221	Favorable (Unfavorable) Income Variance: -\$43,578
Expense for Month: \$193,249	Budgeted Expense for Month: \$189,310	Favorable (Unfavorable) Expense Variance: -\$3,939
NOI Favorable (Unfavorable) Variance for Month: -\$47,517	NOI Favorable (Unfavorable) Variance YTD: -\$11,492	
Occupancy for the Month: 94%	Occupancy Budgeted: 96%	
<p>Summary: Joshua House</p> <p><u>June 2024</u></p> <p>NOI UnFavorable: -\$ 47,517.35</p> <p><i>Income unfavorable: - \$ 43,578.00</i> Primarily due to: allowance for doubtful accounts, bad debt, bad debt term fees, recovery bad debt and discount of local employer.</p> <p><i>Expense unfavorable -: \$ 3,939.00</i> Primarily due to: <i>some timing of utilities, payroll allocation and temp help needed for may thru June, insurance and management fees, emergency plumbing calls.</i></p> <p>June 2024 Occupancy: 94.15% June 2023 Occupancy: 92.95%</p> <p>Projected occupancy for July: 95.97%</p> <p>Move outs: July (8) August (14), September (8)</p> <p>Capital Projects:</p> <p>Hallway Painting Hallway Flooring Exterior Fencing for B Building - in progress Plank/Quartz ongoing SafeLock- in progress</p> <p>Uploaded Variance Excel: View Variance Report Excel</p> <p>Uploaded Market Comp Excel: View Market Comp Excel</p>		

