

Variance Report Added On : 09-03-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$448,829	Budgeted Income for Month: \$410,811	Favorable (Unfavorable) Income Variance: \$38,019
Expense for Month: \$204,292	Budgeted Expense for Month: \$185,760	Favorable (Unfavorable) Expense Variance: -\$18,532
NOI Favorable (Unfavorable) Variance for Month: \$19,487	NOI Favorable (Unfavorable) Variance YTD: -\$8,728	
Occupancy for the Month: 95%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><u>July 2025</u></div> <div>NOI Favorable: +\$ 19,487.00</div> <div><i>Income Favorable:</i> +\$ 38,019.00* Primarily due to: July ADA decreased due to reversals with a smaller amount added at month end. Bad Debt better than budgeted due to no posting/entries for July.</div> <div><i>Expense UnFavorable:</i> - \$ 18,532.00* Primarily due to: utilitites- water, July water plus the accrual corrections & adjustments; Billing period: June 17 – July 17 water usage averaged 160 gallons per unit. Several leaks occurred during this period (F-East and H-West) and have been repaired. The total expense reflects both accrual corrections and the July water bill; temp help- Blue Star; some fixed expenses-insurance; quarterly carpet maintenance took place; timing of exterminating expenses- expenses posted from April - July 2025; Annual Fire Alarm Monitoring & Central Station Monitoring; make readies-bath MR (8 tub glazing)</div> <div>July 2025 Occupancy: 94.67% July 2024 Occupancy: 96.01 %</div> <div>Project Occupancy for August: 94.02%</div> <div>Move outs: August (15) September (5) October (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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