

Variance Report Added On : 09-29-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$403,687	Budgeted Income for Month: \$412,773	Favorable (Unfavorable) Income Variance: -\$9,086
Expense for Month: \$204,297	Budgeted Expense for Month: \$202,200	Favorable (Unfavorable) Expense Variance: -\$2,097
NOI Favorable (Unfavorable) Variance for Month: - \$11,183	NOI Favorable (Unfavorable) Variance YTD: -\$19,911	
Occupancy for the Month: 94.15%	Occupancy Budgeted: 94.00%	
<div>Summary:</div> <div>Joshua House</div> <div><u>August 2025</u></div> <div>NOI UnFavorable: - \$ 11,183.00</div> <div><i>Income UnFavorable:</i> - \$ 9,086.00* Primarily due to: occupancy budget to be at 95%, court costs, laundry and vending (accruals adjusted), allowance for doubtful (accruals adjusted). Bad debt less than anticipated for August and some terms fee.</div> <div><i>Expense UnFavorable:</i>- \$ 2,097.00* Primarily due to: water- several leaks repaired in building K, C & L, Supplies- freon cylinders were purchased per Paul, Google Review challenge in August, 1 Zillow lead @ \$ 690.00</div> <div>August 2025 Occupancy: 94.15 % August 2024 Occupancy: 96.16%</div> <div>Project Occupancy for September: 94%</div> <div>Move outs: September (4) October (5) November (1)</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: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

