

Variance Report Added On : 10-28-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$416,613	Budgeted Income for Month: \$413,919	Favorable (Unfavorable) Income Variance: \$2,694
Expense for Month: \$208,399	Budgeted Expense for Month: \$187,998	Favorable (Unfavorable) Expense Variance: -\$20,402
NOI Favorable (Unfavorable) Variance for Month: - \$17,708	NOI Favorable (Unfavorable) Variance YTD: -\$37,619	
Occupancy for the Month: 93.53%	Occupancy Budgeted: 95.00%	
<div>Summary:</div> <div>Joshua House</div> <div><u>Septemer 2025</u></div> <div>NOI UnFavorable: - \$ 17,708.00</div> <div>Income Favorable: +\$2,694.00 * Primarily due to: bad debts- September accruals were reverse; reversal of Telcom Accrual April-September 2025.</div> <div>Expense UnFavorable:- \$20,402.00 * Primarily due to: water charge August through September- plumbing leaks in JWest, I Building, GSouth & A building (186.5gpu) adjustments and reversal of prior utility accruals, timing of electric, temp help (BlueStar & Kyle & son's assisted with WO), some supplies- microwave (H202 & K303 replacement of Microwaves)</div> <div>September 2025 Occupancy: 93.53% September 2024 Occupancy: 93.54%</div> <div>Project Occupancy for October: 94.23%</div> <div>Move outs: October (8) November (4) December (3)</div> <div>Capital Projects:</div> <div>Hallway Painting on going</div> <div>Hallway Flooring on going</div> <div>Plank/Quartz ongoing</div> <div>paving for areas H&I parking lot</div>		
Uploaded Variance Excel: View Variance Report Excel		
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