

Variance Report Added On : 12-03-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$468,775	Budgeted Income for Month: \$414,705	Favorable (Unfavorable) Income Variance: \$54,070
Expense for Month: \$216,246	Budgeted Expense for Month: \$208,231	Favorable (Unfavorable) Expense Variance: -\$8,016
NOI Favorable (Unfavorable) Variance for Month: \$46,054	NOI Favorable (Unfavorable) Variance YTD: \$9,338	
Occupancy for the Month: 94.11%	Occupancy Budgeted: 95.00%	

Summary:

Joshua House

October 2025

NOI Favorable: + \$ 46,054.00

Income Favorable: +\$ 54,070.00 * Primarily due to: allowance for doubtful; bad debts rent & utilities; laundry & vending; early term; court cost fees.

Expense UnFavorable:- \$ 8,016.00 * Primarily due to: The variance for this period reflects increased water charges from September 16 through October 17 due to several leaks that required repairs and jetting. Temporary maintenance assistance was provided by BlueStar to help complete work orders. The management fee was slightly higher than anticipated. Additional expenses include essential supplies—such as snow-removal items like shovels—along with costs for fall displays. Marketing expenses were also incurred, including the purchase of Google review gift cards.

October 2025 Occupancy: 94.11% Octoberr 2024 Occupancy: 93.99 %

Project Occupancy for November: 94.20 %

Move outs: November (5) December (2) January (5)

Capital Projects:

Hallway Painting on going
Hallway Flooring on going
Plank/Quartz ongoing
paving for areas H&I parking lot

Uploaded Variance Excel: [View Variance Report Excel](#)

Uploaded Market Comp Excel: [View Market Comp Excel](#)

