

Variance Report Added On : 12-27-2024

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2024	
Income for Month: \$399,690	Budgeted Income for Month: \$414,571	Favorable (Unfavorable) Income Variance: -\$14,882
Expense for Month: \$225,775	Budgeted Expense for Month: \$209,465	Favorable (Unfavorable) Expense Variance: -\$16,310
NOI Favorable (Unfavorable) Variance for Month: -\$31,191	NOI Favorable (Unfavorable) Variance YTD: -\$9,466	
Occupancy for the Month: 93%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><u>November 2024</u></div> <div>NOI unFavorable: - \$ 31,191.00</div> <div>Income unFavorable: - \$ 14,882.00 * Primarily due to: the market rent, allowance for doubtful accounts, bad debts rents & utilities, discount local employers, pet fee income & late fee income.</div> <div>Expense UnFavorable: - \$ 16,310.00 * Primarily due to: some timing of utilities, PTO payouts, Leasing temp help to assist with agent out and Blue Star assisted with maintenance work orders, management fees where slightly higher then anticipated, annual alarm monitoring posted in November (7K), miscoded invoice that was emailed to Stephen to correct. Eviction cost legal, mailing & enrollment in Diversion Program, timing of software & software services.</div> <div>November 2024 Occupancy: 93.44% November 2023 Occupancy: 94%</div> <div>Projected occupancy for December: 94.56%</div> <div>Move outs: December (6) January (7) February (3)</div> <div>Capital Projects:</div> <div>Hallway Painting</div> <div>Hallway Flooring</div> <div>Plank/Quartz ongoing</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

