

# Variance Report Added On : 12-30-2025

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: November	Year: 2025	
Income for Month: \$425,114	Budgeted Income for Month: \$415,107	Favorable (Unfavorable) Income Variance: \$10,007
Expense for Month: \$200,531	Budgeted Expense for Month: \$190,080	Favorable (Unfavorable) Expense Variance: -\$10,451
NOI Favorable (Unfavorable) Variance for Month: - \$444	NOI Favorable (Unfavorable) Variance YTD: \$7,444	
Occupancy for the Month: 94.04%	Occupancy Budgeted: 95.00%	
<p><b>Summary:</b> Joshua House</p> <p><b><u>November 2025</u></b></p> <p>NOI Unfavorable: - \$ 444.00</p> <p><i>Income Favorable:</i> +\$ 10,007.00 * Primarily due to: reversals of prior accruals and bad debt/rent &amp; utilities, write off for M204 &amp; M304, occupancy was 94%, there were 5 diue 1x Pet Fees collected</p> <p><i>Expense UnFavorable:-</i> \$ 10,451.00* Primarily due to: water expense timing, reversals of prior water accruals &amp; new monthly accruals, payroll - retro pay, PTO cash outs, NOI, &amp; award bonuses, some supplues- occupied micro &amp; range, recurring marketing expenses</p> <p>November 2025 Occupancy: 94.04 %    November 2024 Occupancy: 93.45 %</p> <p>Project Occupancy for December 2025: 95.90 %</p> <p>Move outs: December (4) January ( 5) February (3 )</p> <p>Capital Projects:</p> <p>Hallway Painting on going Hallway Flooring on going Plank/Quartz ongoing paving for areas H&amp;I parking lot</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

