

Variance Report Added On : 02-03-2026

The Emerald at Lansdale		
Added By: Travis Poston	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$358,813	Budgeted Income for Month: \$408,264	Favorable (Unfavorable) Income Variance: (\$49,451)
Expense for Month: \$137,722	Budgeted Expense for Month: \$112,850	Favorable (Unfavorable) Expense Variance: (\$24,872)
NOI Favorable (Unfavorable) Variance for Month: (\$74,323)	NOI Favorable (Unfavorable) Variance YTD: (\$119,945)	
Occupancy for the Month: 89.27%	Occupancy Budgeted: 94.00%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> • Income (\$50k) due to (\$15k) in GPR, (\$9k) in vacancy, (\$15k) in concessions, and (\$21k) in bad debt (write offs for 10 units). Offset by +\$11.2k in various fees, and +\$2.1k in employee unit (no employees living on site) • Utilities (\$10.4k) primarily due to water expense/income due to timing (usage is 55 gal/unit/day) • Repairs (\$3k) due to snow removal costs • Make Ready (\$7.2k) due to 9 completed vs 4 budgeted (as discussed now that Tom is acclimated/caught up from takeover, goal will be to paint more units in house) • G&A (\$5k) due to Butterfly annual fees <p>Current Occupancy 92.2%</p> <p>Move outs scheduled for February: 6 March: 7 April: 4</p> <p>February Occupancy Projection 92%</p> <p>Photos: Emerald permanent signage lit at night, 1st Place in Resident Door Decorating Contest, Vacant Ready unit 114</p> <p>Focus is on keeping current occupancy over 90% and improving the trend. Applications remain steady, we are currently offering 1 month free at move-in for select units which has been effective.</p> <p>Projects- Obtaining quotes to install speed bumps in parking garage for safety. Paul continuing to through window repairs/replacement</p>		
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