

## Variance Report Added On : 03-03-2026

The Emerald at Lansdale		
Added By: Travis Poston	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$367,580	Budgeted Income for Month: \$362,329	Favorable (Unfavorable) Income Variance: \$5,251
Expense for Month: \$133,347	Budgeted Expense for Month: \$127,511	Favorable (Unfavorable) Expense Variance: (\$5,836)
NOI Favorable (Unfavorable) Variance for Month: (\$585)	NOI Favorable (Unfavorable) Variance YTD: (\$585)	
Occupancy for the Month: 88.29%	Occupancy Budgeted: 87.00%	
<p><b>Summary:</b></p> <p>Largest Variances</p> <ul style="list-style-type: none"> <li>• Income +\$5.2k due to +\$9.9k in vacancy, +\$5.1k in ELT, parking, and app fees. Offset by (\$8.3k) in GPR (budgeted based on October, rents have been adjusted since then)</li> <li>• Utilities (\$5.4k) due to (\$1.6k) in electric due to timing, (\$2.2k) in gas (incorrect billing has been adjusted, in line YTD), water (\$1.5k) due to timing-usage is low</li> <li>• Payroll (\$3.2k) due to PTO payout, lease bonuses, and benefits</li> <li>• Repairs +\$6.5k due to timing of snow contractor and trash removal invoices</li> <li>• Make Ready (\$6.7k) due to 5 more completed than budgeted</li> <li>• G&amp;A +\$4.8k due to +\$3.6k in software for accrual reversal (invoice paid in Feb), as well as timing of rental license payment</li> </ul> <p>Current Occupancy 92.2%</p> <p>Move outs scheduled for March: 7 April: 4 May: 3</p> <p>March Occupancy Projection 92%</p> <p>Photos: Vacant Ready unit 223</p> <p>Focus is on keeping current occupancy over 90% and improving the trend. Applications and traffic have decreased, we are currently offering 1 month free for 2 beds and \$1,000 off for studios and 1 bedroom apartment types. Similarly to Diamond, we reviewed all advertising to ensure accuracy and leads are received properly. Updates are being made.</p> <p>Projects- Obtaining quotes to install speed bumps in parking garage for safety. Paul continuing to go through window repairs/replacement</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

