

Variance Report Added On : 11-03-2025

The Emerald at Lansdale		
Added By: Travis Poston	Status: Approved	
Month: September	Year: 2025	
Income for Month: \$389,098	Budgeted Income for Month: \$398,253	Favorable (Unfavorable) Income Variance: (\$9,155)
Expense for Month: \$158,528	Budgeted Expense for Month: \$132,185	Favorable (Unfavorable) Expense Variance: (\$26,343)
NOI Favorable (Unfavorable) Variance for Month: (\$35,498)	NOI Favorable (Unfavorable) Variance YTD: (\$5,389)	
Occupancy for the Month: 86.34%	Occupancy Budgeted: 92.00%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income (\$9.1k) due to (\$18k) in vacancy and (\$7k) in GPR. Offset by +\$14.4k in ELT feesPayroll +\$5.9k due to Sheila's time being paid by Stanbridge. Stanbridge will reimburseSupplies (\$11k) due to equipment, supplies and appliances needed to stock propertyRepairs (\$5.5k) due to timing of elevator and landscaping invoices, as well as HVAC repairs needed in 3 unitsMake Ready (\$14.4k) due to 6 additional make readys completed, as well as timing of invoices such as cleaning</div> <div>Current Occupancy 88.29%</div> <div>Move outs scheduled for November: 8 December: 4 January: 3</div> <div>November Occupancy Projection 86%</div> <div>Photos: Pumpkin Painting resident event, Vacant Ready unit 107</div> <div>Focus is on raising current occupancy over 90% and improving the trend. Applications remain steady, we are currently offering 1 month free at move-in which has been effective.</div> <div>Projects- Current projects is rewiring lighting in fitness center and Yoga studio so lights stay on 24/7</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

