

## Variance Report Added On : 02-03-2026

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: December	Year: 2025	
Income for Month: \$412,459	Budgeted Income for Month: \$395,169	Favorable (Unfavorable) Income Variance: \$17,289
Expense for Month: \$148,836	Budgeted Expense for Month: \$137,167	Favorable (Unfavorable) Expense Variance: (\$11,669)
NOI Favorable (Unfavorable) Variance for Month: \$5,621	NOI Favorable (Unfavorable) Variance YTD: (\$114,107)	
Occupancy for the Month: 94.15%	Occupancy Budgeted: 94.00%	
<p><b>Summary:</b></p> <p>Largest Variances</p> <ul style="list-style-type: none"> <li>• Income +\$17.2k due to +\$9.9k in vacancy, +\$10.4k in ELT fees, +\$2.8k in forfeit deposit, and +\$2.5k in marketing. Offset by (\$5.6k) in GPR, (\$3.7k) in employee (3 employees on-site), and (\$2k) for Model unit not budgeted</li> <li>• Utilities +\$2.7k due to +\$8.3k in water/sewer expense and income (resident rates being adjusted to recoup quarterly water fees and expense starting with 3/1 billing). Offset by (\$5k) in electric expense/income due to timing-favorable YTD</li> <li>• Repairs (\$8.8k) due to timing of fire inspections/fire alarm monitoring invoices, and landscaping invoices, as well as snow removal needed for storms</li> </ul> <p>Current Occupancy 96.10% vs 85.31% for the same time period last year  Move outs scheduled for February: 7 March: 4 April: 3  February Occupancy Projection 95%</p> <p>Photos: Verizon Hosted Resident Event, 1st Place Resident Door Decorating Contest, Vacant Ready unit 239  Leasing is steady, focus is on maintaining occupancy and improving the trend.  Projects-Waiting for warm weather to paint the stucco in the pool area (bank required), PM will be completed soon to building electrical breakers due to sporadic outages. Awaiting start date for AC install in elevator rooms.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

