

Variance Report Added On : 03-03-2026

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: January	Year: 2026	
Income for Month: \$398,225	Budgeted Income for Month: \$396,407	Favorable (Unfavorable) Income Variance: \$1,818
Expense for Month: \$168,847	Budgeted Expense for Month: \$165,913	Favorable (Unfavorable) Expense Variance: (\$2,934)
NOI Favorable (Unfavorable) Variance for Month: (\$1,116)	NOI Favorable (Unfavorable) Variance YTD: (\$1,116)	
Occupancy for the Month: 95.12%	Occupancy Budgeted: 94.00%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"> • Utilities (\$4.7k) due to timing of electric expense/income. Resident water billing rate is increasing in April to offset the expense, including a quarterly maintenance fee. Average usage is low • Repairs +\$5.3k due to timing of invoices, primarily snow contractor. Reached out to vendor • Make Ready +\$3.9k due to timing of invoices • G&A (\$9.2k) due to (\$5k) timing of legal invoices from Jun-Dec processed in Jan and (\$6k) in software due to timing of LRO invoices from Oct-Dec and annual Box renewal <p>Current Occupancy 94.15% vs 87.32% for the same time period last year Move outs scheduled for March: 6 April: 5 May: 8 March Occupancy Projection 94%</p> <p>Photos: Heartbreak Happy Hour resident event, Resident Appreciation Donuts, Sip and Paint Resident Event, Parking Garage curb installed outside of electrical room, Pool Room HVAC install, Vacant Ready unit 331</p> <p>Leasing has declined due to a decrease in traffic, focus is on maintaining occupancy and improving the trend. Rents have been adjusted, specials placed on stale units. The websites and ILS sites were reviewed for accuracy. Required updates were sent to Abby and she is working on these items. Due to market rent increases, renewal increases have followed with many residents seeing large increases increasing the number of move outs. These are being carefully reviewed and capped at \$150 as needed while still meeting our budgeted renewal increase % goals.</p> <p>Projects-Waiting for warm weather to paint the stucco in the pool area (bank required). Awaiting start date for AC install in elevator rooms.</p>		
Uploaded Variance Excel: View Variance Report Excel		
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