

Variance Report Added On : 08-27-2025

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: July	Year: 2025	
Income for Month: \$428,746	Budgeted Income for Month: \$392,726	Favorable (Unfavorable) Income Variance: \$36,021
Expense for Month: \$182,537	Budgeted Expense for Month: \$153,152	Favorable (Unfavorable) Expense Variance: (\$29,385)
NOI Favorable (Unfavorable) Variance for Month: \$6,637	NOI Favorable (Unfavorable) Variance YTD: (\$141,114)	
Occupancy for the Month: 94%	Occupancy Budgeted: 94%	
Summary: Largest Variances • Income +\$36k due to +\$7.4k in vacancy, +\$6.8k in ELT fees, and +\$15k in bad debt recovery • Utilities (\$2.4k) due to (\$8.6k) in water/sewer, offset by +\$6k in electric. Will investigate unfavorable water/sewer variance with Banyan/Stephen F • Payroll (\$4.1k) due to Travis leasing bonuses, and Maint Super on call bonuses • Supplies (\$3.2k)-Dog Bags, plungers, paint, trash bags, paint for Make Readys-several invoices coded incorrectly (all supplies budgeted under MR when budget created) • Make Ready +\$3k (Supplies budgeted under MR) • G&A (\$15.5k) due to (\$6.2k) in Advertising due to marketing supplies for First Fridays, 3 Pay per Lease Ads, Lindy flags, (\$3.7k) in PayReady collection costs, (\$1.3k) in licenses and fees for annual license, and (\$2.7k) in Software for Butterfly MX renewal Current Occupancy 94.63% Move outs scheduled for September: 6 Ocotber: 5 November: 1 September Occupancy Projection 94% Photos: UPretty Things Pop Up Shop Event, Courtyard red riverrock (replaced damaged turf), Vacant Unit 209 Focus now is on maintaining current occupancy and improving the trend. The refinance inspection was done on 9/3 and went very well. Jayana, new Resident Services Rep (who was a resident recruited by Travis), started 3 weeks ago and continues to be trained on leasing. Note for Alan-the Phoenixville sign above the bar was repaired and is lit again.		
Uploaded Variance Excel: View Variance Report Excel		
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