

## 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%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none"><li>• Income +\$36k due to +\$7.4k in vacancy, +\$6.8k in ELT fees, and +\$15k in bad debt recovery</li><li>• 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</li><li>• Payroll (\$4.1k) due to Travis leasing bonuses, and Maint Super on call bonuses</li><li>• 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)</li><li>• Make Ready +\$3k (Supplies budgeted under MR)</li><li>• G&amp;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</li></ul> <p>Current Occupancy 94.63%</p> <p>Move outs scheduled for September: 6 Ocotber: 5 November: 1</p> <p>September Occupancy Projection 94%</p> <p>Photos: UPretty Things Pop Up Shop Event, Courtyard red riverrock (replaced damaged turf), Vacant Unit 209</p> <p>Focus now is on maintaining current occupancy and improving the trend.</p> <p>The refinance inspection was done on 9/3 and went very well.</p> <p>Jayana, new Resident Services Rep (who was a resident recruited by Travis), started 3 weeks ago and continues to be trained on leasing.</p> <p>Note for Alan-the Phoenixville sign above the bar was repaired and is lit again.</p>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

