

Variance Report Added On : 10-02-2025

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: August	Year: 2025	
Income for Month: \$407,465	Budgeted Income for Month: \$393,307	Favorable (Unfavorable) Income Variance: \$14,157
Expense for Month: \$192,777	Budgeted Expense for Month: \$160,500	Favorable (Unfavorable) Expense Variance: (\$32,276)
NOI Favorable (Unfavorable) Variance for Month: (\$18,119)	NOI Favorable (Unfavorable) Variance YTD: (\$159,233)	
Occupancy for the Month: 95.61%	Occupancy Budgeted: 94.00%	
<div>Summary:</div> <div>Largest Variances</div> <div><ul style="list-style-type: none">Income +\$14.1k due to +\$7.5k in vacancy and +\$13k in damage/pet/ELT fees. Offset by (\$4.2k) in bad debt and (\$2.1k) in GPRUtilities (\$4.3k) due to (\$8k) in electrical expense/income due to timing and accruals, offset by (\$3.7k) in water and sewer expense/incomePayroll +\$2.9k due to Travis split with Emerald and new maint super at a lower rateSupplies (\$10k) due to PM supplies ordered (HVAC filters, batteries for electronic locks, etc), and dishwasher, washer, dryer restock (All supplies budgeted under MR when budget was created)Repairs (\$2.3k) due to timing of elevator and pool contractor invoices. Offset by landscaping contract (budgeted based off prior Westrum expense, our contract is lower)Make Ready (\$9.1k) due to 5 more completed than budgeted. Carpet/paint expense higher than anticipatedG&A (\$4.5k) due to timing of LRO invoices under software, as well as marketing expenses</div> <div>Current Occupancy 93.17%</div> <div>Move outs scheduled for October: 4 November: 2 December: 3</div> <div>October Occupancy Projection 94%</div> <div>Photos: Vacant Unit 323</div> <div>Focus is on improving current occupancy and improving the trend.</div> <div>Capital-There are no capital projects at this time.</div>		
Uploaded Variance Excel: View Variance Report Excel		
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