

Variance Report Added On : 12-04-2025

The Diamond at Phoenixville		
Added By: Travis Poston	Status: Approved	
Month: October	Year: 2025	
Income for Month: \$396,848	Budgeted Income for Month: \$394,238	Favorable (Unfavorable) Income Variance: \$2,610
Expense for Month: \$185,261	Budgeted Expense for Month: \$158,198	Favorable (Unfavorable) Expense Variance: (\$27,062)
NOI Favorable (Unfavorable) Variance for Month: (\$24,452)	NOI Favorable (Unfavorable) Variance YTD: (\$156,701)	
Occupancy for the Month: 93.17%	Occupancy Budgeted: 94.00%	
<div>Summary:</div> <div>Summary:</div> <div>Largest Variances</div> <div><div>• Income +\$2.6k due to +\$5.9k in vacancy, +\$5.4k in pet, ELT, and parking fees, +\$3k in non-income unit (transition between Joe and Leno- now 2 employee units-Leno/Jayana). Offset by (\$5.2k) in GPR and (\$5.3k) in bad debts</div><div>• Utilities (\$14k) due to water/sewer income and expense (expense in line YTD, will review income)</div><div>• Payroll (\$4k) for timing of resident services temp invoice from summer-position now filled and offset with CD/Emerald split</div><div>• Supplies (\$5.6k) due to appliance parts purchased, replacement dishwasher, ice melt (all supplies budgeted under MR)</div><div>• Repairs +\$2.5k due to no snow this period</div><div>• Make Ready (\$4.6k) due to make ready paint not budgeted</div></div> <div>Current Occupancy 95.61%</div> <div>Move outs scheduled for December: 4 January: 2 February: 4</div> <div>December Occupancy Projection 94%</div> <div>Photos: "Game Night" Resident Event, Vacant Ready unit 211</div> <div>Leasing has slowed down, so focus is on maintaining occupancy and improving the trend.</div>		
Uploaded Variance Excel: View Variance Report Excel		
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