

2017-18 Landscaping, Completed Projects & Occupancy for UMKC Homes

January - March

Landscaping/Replacement Projects:

No landscaping completed

General onsite Maintenance:

1. General work orders completed in the last quarter totaled 193

General Capital Projects:

1. Concrete work
 - a. 5310-12 Rockhill Rd
 - b. 5314-16 Rockhill Rd
2. Decks and handrails
 - a. 5304 Harrison
 - b. 5307 Harrison
 - c. 5311 Harrison
 - d. 5316 Harrison
 - e. 5321 Harrison
 - f. 5333 Harrison
 - g. 5310-12 Rockhill Rd
 - h. 5314-16 Rockhill Rd
 - i. 5328 Rockhill
 - j. 5317 Charlotte
 - k. 5347 Charlotte
 - l. 5424 Charlotte
 - m. 706 E 54th Terrace
3. Garage Demolition
 - a. 5345 Charlotte
4. Stucco Repair
 - a. 5307 Rockhill Rd

Occupancy

Curators: 3 Vacant of which 0 are leased

10 on notice, 6 pre-leased

Trustees: 11 Vacant of which 0 are leased

5 on notice, 2 pre-leased

Residential Property Maintenance Service Level Standards

January - March

Summary of Service Response and Repairs

Type I Repair (Emergency): Response time 2 hours, repair time within 24 hours

Repair requests: 8

- a. Repairs within 24 hours: 8
- b. Repairs within 4 days: 0
- c. Repairs more than 4 days: 0

Type II Repair (High Priority): Response time 24 hours, repair time within 3 days

Repair requests: 89

- a. Repairs within 24 hours: 86
- b. Repairs within 3 days: 3
- c. Repairs more than 3 days: 0

Type III Repair (Medium Priority): Response time within 48 hours, repair time within 30 days

Repair requests: 71

- a. Repairs within 48 hours: 69
- b. Repairs within 3 days: 2
- c. Repairs within 10 days: 0
- d. Repairs more than 30 days:

Type IV (Low Priority): Response time within 30 days, repair as budgeted

Repair requests: 25

- a. Repairs within 48 hours: 21
 - b. Repairs within 3 days: 4
 - c. Repairs within 15 days: 0
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UMKC Trustees & Curators Summary-NAC

March 2018 (Third Quarter) 2018 Performance

March 31, 2018

Total Units= 159

Revenue	Full Year FY17 Actual	Full Year FY18 Budget	YTD FY18 Budget	YTD FY18 Actual	YTD Variance to Budget	Percent of Budget
Gross Potential Rent	2,849,719	2,956,216	2,213,212	2,184,012	(29,200)	-1.3%
Less:						
Vacancy	(568,926)	(422,068)	(303,717)	(492,404)	(188,687)	62.1%
Concessions	(5,200)	(6,000)	(4,500)	(15,594)	(11,094)	
Staff/Owner Units	(13,536)	(14,700)	(11,025)	(11,025)	0	0.0%
Gain/Loss to Lease	(14,059)	(42,930)	(38,688)	(48,195)	(9,507)	24.6%
Month to Month Fee	2,125	1,800	1,350	0	(1,350)	-100.0%
Non-Revenue Units	0	0	0	0	0	
Rent Refunds	(420)	0	0	0	0	
Bad Debt	(1,088)	(8,421)	(6,301)	(3,616)	2,685	-42.6%
Total Rental Income	2,248,615	2,463,897	1,850,331	1,613,178	(237,153)	-12.8%
Other Income	111,857	126,820	95,240	78,281	(16,959)	-17.8%
Total Revenue	2,360,472	2,590,717	1,945,571	1,691,459	(254,112)	-13.1%
Operating Expenses						
Payroll	11,997	10,723	8,042	11,641	3,599	44.7%
Administrative Cost	38,156	31,030	24,960	35,911	10,951	43.9%
Management Fees	115,008	115,008	86,256	86,256	0	0.0%
Services	47,766	41,200	32,650	46,228	13,578	41.6%
Supplies	343,142	313,100	234,800	261,974	27,174	11.6%
Repairs & Maintenance	1,796	360	300	8,737	8,437	
Landscaping/Grounds	100,365	136,800	92,300	69,113	(23,187)	-25.1%
Redecoration/Restoration	100,598	112,100	79,700	72,593	(7,107)	-8.9%
Utilities	149,887	153,698	123,069	126,265	3,196	2.6%
Real Estate Taxes	111,393	113,962	85,471	101,468	15,996	18.7%
Insurance	22,075	20,923	15,692	16,858	1,166	7.4%
Financing Operating Costs	0	0	0	0	0	
Total Operating Expenses	1,042,182	1,048,904	783,241	837,043	53,802	6.9%
Net Operating Income	1,318,289	1,541,813	1,162,330	854,416	(307,913)	-26.5%
Owner Expense	0	0	0	0	0	0.0%
Physical Repairs (Replacement Reserve Eligible)	567,432	760,274	439,671	654,692	215,021	48.9%
Net Income	750,858	781,539	722,659	199,724	(522,935)	-72.4%