

UMKC Trustees & Curators Summary-NAC

September 2018 (First Quarter) 2019 Performance

September 30, 2018

Total Units= 159

Revenue	Full Year FY18 Actual	Full Year FY19 Budget	YTD FY19 Budget	YTD FY19 Actual	YTD Variance to Budget	Percent of Budget
Gross Potential Rent	2,912,016	2,956,500	739,125	728,004	(11,121)	-1.5%
Less:						
Vacancy	(597,140)	(269,517)	(72,217)	(157,134)	(84,917)	117.6%
Concessions	(15,594)	0	0	(559)	(559)	
Staff/Owner Units	(14,700)	(15,000)	(3,750)	(3,675)	75	-2.0%
Gain/Loss to Lease	(60,210)	(39,960)	(9,990)	(8,525)	1,465	-14.7%
Month to Month Fee	0	0	0	0	0	#DIV/0!
Non-Revenue Units	0	0	0	0	0	
Rent Refunds	0	0	0	0	0	
Bad Debt	(3,616)	(9,275)	(2,319)	(16,248)	(13,929)	600.7%
Total Rental Income	2,220,757	2,622,748	650,849	541,864	(108,985)	-16.7%
Other Income	106,124	114,830	30,520	32,364	1,844	6.0%
Total Revenue	2,326,880	2,737,578	681,369	574,228	(107,142)	-15.7%
Operating Expenses						
Payroll	15,985	14,132	3,515	7,032	3,517	100.1%
Administrative Cost	49,947	29,257	14,053	18,070	4,017	28.6%
Management Fees	115,008	115,008	28,752	28,752	0	0.0%
Services	50,858	46,530	11,850	13,901	2,051	17.3%
Supplies	169,143	318,500	80,425	102,729	22,304	27.7%
Repairs & Maintenance	8,737	8,800	2,175	0	(2,175)	
Landscaping/Grounds	73,373	109,264	40,399	43,354	2,955	7.3%
Redecoration/Restoration	84,079	100,700	37,000	26,512	(10,488)	-28.3%
Utilities	170,327	141,138	43,365	47,648	4,283	9.9%
Real Estate Taxes	131,609	120,960	30,240	30,141	(99)	-0.3%
Insurance	22,800	22,800	5,700	5,532	(168)	-2.9%
Financing Operating Costs	0	0	0	0	0	
Total Operating Expenses	891,865	1,027,089	297,474	323,671	26,197	8.8%
Net Operating Income	1,435,015	1,710,489	383,895	250,557	(133,339)	-34.7%
Owner Expense	0	0	0	0	0	0.0%
Physical Repairs (Replacement Reserve Eligible)	816,905	809,720	351,240	128,421	(222,819)	-63.4%
Net Income	618,110	900,769	32,655	122,135	89,480	274.0%