

## 2018-19 Landscaping, Completed Projects & Occupancy for UMKC Homes

October-December

### Landscaping/Replacement Projects:

5312 Harrison	5442 Harrison
5321 Harrison	5329 Rockhill Rd
5322 Harrison	5335 Rockhill Rd
5327 Harrison	5408 Rockhill Rd
5409-11 Harrison	5433 Rockhill Rd
5430-32 Harrison	5435 Rockhill Rd

### General onsite Maintenance:

1. General work orders completed in the last quarter totaled 185

### General Capital Projects:

1. Concrete work
  - a. 5330 Rockhill Sidewalk, porch, and stairs
  - b. 5414 Charlotte Driveway
  - c. 5329 Harrison Foundation
  - d. 5312 Harrison Stairs
  - e. 5311 Rockhill Stairs and driveway
  - f. 5315 Rockhill Porch, stairs and driveway
  - g. 5307 Rockhill Foundation
2. Decks and handrails
  - a. 5330 Rockhill Handrails
  - b. 5312 Harrison Deck and handrail
  - c. 5315 Rockhill Handrails
  - d. 5408 Rockhill Handrails
3. Painting
  - a. 5401 Rockhill
  - b. 5418 Rockhill
  - c. 5304 Harrison
  - d. 5318 Rockhill
  - e. 706 E 54<sup>th</sup> Terrace
  - f. 5329 Rockhill
  - g. 5330 Rockhill
  - h. 5336 Rockhill
  - i. 714 E 54<sup>th</sup> Terrace
  - j. 5335 Rockhill

- 4. Stucco and wood rot repair
  - a. 5408 Rockhill
  - b. 5414 Charlotte
  - c. 5418 Rockhill
  - d. 5425 Charlotte
  - e. 5330 Rockhill
  - f. 5409-11 Harrison

**Occupancy**

**Curators:        7 Vacant of which 0 are leased**

0 on notice, 0 pre-leased

**Trustees:        14 Vacant of which 0 are leased**

0 on notice, 0 pre-leased

## Residential Property Maintenance Service Level Standards

October - December

### Summary of Service Response and Repairs

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

Repair requests: 2

- a. Repairs within 24 hours: 2
- 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: 126

- a. Repairs within 24 hours: 124
- b. Repairs within 3 days: 2
- c. Repairs more than 3 days: 0

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

Repair requests: 35

- a. Repairs within 48 hours: 31
- b. Repairs within 3 days: 4
- 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: 22

- a. Repairs within 48 hours: 19
- b. Repairs within 3 days: 3
- c. Repairs within 15 days: 0

# UMKC Trustees & Curators Summary-NAC

## December 2018 (Second Quarter) 2019 Performance

### December 31, 2018

Total Units= 159

<b>Revenue</b>	<b>Full Year FY18 Actual</b>	<b>Full Year FY19 Budget</b>	<b>YTD FY19 Budget</b>	<b>YTD FY19 Actual</b>	<b>YTD Variance to Budget</b>	<b>Percent of Budget</b>
Gross Potential Rent	2,912,016	2,956,500	1,478,250	1,456,008	(22,242)	-1.5%
Less:						
Vacancy	(597,140)	(269,517)	(141,637)	(274,661)	(133,024)	93.9%
Concessions	(15,594)	0	0	(16,645)	(16,645)	
Staff/Owner Units	(14,700)	(15,000)	(7,500)	(7,350)	150	-2.0%
Gain/Loss to Lease	(60,210)	(39,960)	(19,980)	(23,346)	(3,366)	16.8%
Month to Month Fee	0	0	0	0	0	0.0%
Non-Revenue Units	0	0	0	0	0	
Rent Refunds	0	0	0	0	0	
Bad Debt	(3,616)	(9,275)	(4,637)	(16,249)	(11,611)	250.4%
Total Rental Income	2,220,757	2,622,748	1,304,496	1,117,758	(186,738)	-14.3%
Other Income	106,124	114,830	57,790	62,081	4,291	7.4%
<b>Total Revenue</b>	<b>2,326,880</b>	<b>2,737,578</b>	<b>1,362,286</b>	<b>1,179,839</b>	<b>(182,447)</b>	<b>-13.4%</b>
<b>Operating Expenses</b>						
Payroll	15,985	14,132	7,030	11,088	4,058	57.7%
Administrative Cost	49,947	29,257	19,203	29,031	9,828	51.2%
Management Fees	115,008	115,008	57,504	57,504	0	0.0%
Services	50,858	46,530	21,800	38,300	16,500	75.7%
Supplies	169,143	318,500	158,450	185,879	27,429	17.3%
Repairs & Maintenance	8,737	8,800	5,050	556	(4,494)	
Landscaping/Grounds	73,373	109,264	66,332	60,413	(5,919)	-8.9%
Redecoration/Restoration	84,079	100,700	51,500	46,535	(4,965)	-9.6%
Utilities	170,327	141,138	72,120	81,259	9,139	12.7%
Real Estate Taxes	131,609	120,960	60,480	60,807	327	0.5%
Insurance	22,800	22,800	11,400	10,485	(915)	-8.0%
Financing Operating Costs	0	0	0	0	0	
<b>Total Operating Expenses</b>	<b>891,865</b>	<b>1,027,089</b>	<b>530,869</b>	<b>581,856</b>	<b>50,987</b>	<b>9.6%</b>
<b>Net Operating Income</b>	<b>1,435,015</b>	<b>1,710,489</b>	<b>831,417</b>	<b>597,983</b>	<b>(233,434)</b>	<b>-28.1%</b>
<b>Owner Expense</b>	0	0	0	0	0	0.0%
<b>Physical Repairs (Replacement Reserve Eligible)</b>	816,905	809,720	401,890	454,157	52,267	13.0%
<b>Net Income</b>	<b>618,110</b>	<b>900,769</b>	<b>429,527</b>	<b>143,825</b>	<b>(285,702)</b>	<b>-66.5%</b>