

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

January - March

Landscaping/Replacement Projects:

No landscapes completed

General onsite Maintenance:

1. General work orders completed in the last quarter totaled 181

General Capital Projects:

1. **Concrete work**
2. **Decks and handrails**
 - a. 5400 Harrison
 - b. 5320 Charlotte
3. **Stucco and wood rot repair**
4. **Paint**
 - a. 5425 Holmes
 - b. 5408 Rockhill Rd
 - c. 5324 Harrison
5. **Roofs**
 - a. 5321 Harrison
6. **Fence removal or repair**
 - a. 710 E 55th Street
 - b. 5419 Holmes
 - c. 5321 Harrison

Trees trimmed throughout the property

Occupancy

Curators: 4 Vacant of which 2 are leased

18 on notice, 9 pre-leased

Trustees: 10 Vacant of which 3 are leased

8 on notice, 4 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: 21

- a. Repairs within 24 hours: 21
- 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: 77

- a. Repairs within 24 hours: 73
- b. Repairs within 3 days: 4
- c. Repairs more than 3 days: 0

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

Repair requests: 60

- a. Repairs within 48 hours: 52
- b. Repairs within 3 days: 8
- 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: 23

- a. Repairs within 48 hours: 20
- b. Repairs within 3 days: 3
- c. Repairs within 15 days: 0

UMKC Trustees & Curators Summary-NAC

March 2019 (Third Quarter) 2019 Performance

March 31, 2019

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	2,217,375	2,184,012	(33,363)	-1.5%
Less:						
Vacancy	(597,140)	(269,517)	(206,860)	(364,040)	(157,180)	76.0%
Concessions	(15,594)	0	0	(27,356)	(27,356)	
Staff/Owner Units	(14,700)	(15,000)	(11,250)	(11,025)	225	-2.0%
Gain/Loss to Lease	(60,210)	(39,960)	(29,970)	(41,621)	(11,651)	38.9%
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)	(6,956)	(24,631)	(17,675)	254.1%
Total Rental Income	2,220,757	2,622,748	1,962,339	1,715,340	(246,998)	-12.6%
Other Income	106,124	114,830	85,460	110,707	25,247	29.5%
Total Revenue	2,326,880	2,737,578	2,047,799	1,826,048	(221,751)	-10.8%
Operating Expenses						
Payroll	15,985	14,132	10,545	16,409	5,864	55.6%
Administrative Cost	49,947	29,257	24,357	39,493	15,136	62.1%
Management Fees	115,008	115,008	86,256	86,256	0	0.0%
Services	50,858	46,530	35,980	59,707	23,727	65.9%
Supplies	169,143	318,500	238,075	243,813	5,738	2.4%
Repairs & Maintenance	8,737	8,800	6,925	1,042	(5,883)	
Landscaping/Grounds	73,373	109,264	73,065	66,093	(6,972)	-9.5%
Redecoration/Restoration	84,079	100,700	67,100	50,085	(17,015)	-25.4%
Utilities	170,327	141,138	104,430	126,878	22,448	21.5%
Real Estate Taxes	131,609	120,960	90,720	91,986	1,266	1.4%
Insurance	22,800	22,800	17,100	17,072	(28)	-0.2%
Financing Operating Costs	0	0	0	0	0	
Total Operating Expenses	891,865	1,027,089	754,553	798,832	44,279	5.9%
Net Operating Income	1,435,015	1,710,489	1,293,246	1,027,216	(266,030)	-20.6%
Owner Expense	0	0	0	0	0	0.0%
Physical Repairs (Replacement Reserve Eligible)	816,905	809,720	485,860	546,821	60,961	12.5%
Net Income	618,110	900,769	807,386	480,395	(326,991)	-40.5%