

UMKC Trustees & Curators - UMKC Homes Summary - NAC

September 2019 (First Quarter) 2020 Budget Performance

September 30, 2019

Total Units= 159

Revenue	Full Year FY19 Actual	Full Year FY20 Budget	YTD FY20 Budget	YTD FY20 Actual	YTD Variance to Budget	Percent of Budget
Gross Potential Rent	2,912,016	2,936,532	705,000	676,257	(28,743)	-4.1%
Less:						
Vacancy	(463,678)	(261,244)	(86,000)	(94,383)	(8,383)	9.7%
Concessions	(31,319)	(6,250)	0	(1,591)	(1,591)	0.0%
Office Credit	(14,700)	(15,000)	(3,750)	(3,750)	0	0.0%
Loss/Gain to Market	(59,425)	(40,901)	(15,635)	8,005	23,640	-151.2%
Bad Debt	(24,935)	(11,746)	(2,736)	0	2,736	-100.0%
Total Rental Income	2,317,960	2,601,391	596,879	584,537	(12,342)	-2.1%
Other Income	151,576	120,520	3,620	10,723	7,103	196.2%
Total Revenue	2,469,535	2,721,911	600,499	595,260	(5,239)	-0.9%
Operating Expenses						
Administrative Cost	52,284	51,370	1,100	2,109	1,009	91.7%
Management Fees	140,677	131,896	63,345	58,650	(4,695)	-7.4%
Services	463,346	470,585	163,620	132,266	(31,354)	-19.2%
Landscaping/Grounds	93,238	97,500	39,600	27,452	(12,148)	-30.7%
Utilities	157,455	155,300	22,705	22,018	(687)	-3.0%
Real Estate Taxes	123,165	132,000	18,000	0	(18,000)	-100.0%
Insurance	23,607	22,800	6,500	0	(6,500)	-100.0%
Financing Operating Costs	0	0	0	0	0	
Total Operating Expenses	1,053,772	1,061,451	314,870	242,495	(72,375)	-23.0%
Net Operating Income	1,415,763	1,660,460	285,629	352,765	67,136	23.5%
Physical Repairs (Replacement Reserve Eligible)	907,920	784,762	245,079	57,859	(187,220)	-76.4%
Net Income	507,843	875,698	40,550	294,906	254,356	627.3%

2018-19 Landscaping, Completed Projects & Occupancy for
UMKC Homes
July – Oct.

Landscaping/Replacement Projects:

Landscaping projects will begin in the Spring 2020

General Capital Projects:

- 5302 Charlotte St. – concrete driveway replacement, scheduled for Spring 2020
- 5305 Charlotte St. – fence repair, concrete driveway replacement, trim trees, scheduled Spring 2020
- 5307 Harrison St. – driveway repair, wood rot repair, trim trees, scheduled Spring 2020
- 5311 Harrison St. – fence repair, wood rot repair, paint windows, trim and body, repair driveway, trim and remove trees, repair gutters, scheduled Spring 2020
- 5318/5320 Rockhill Rd. – sidewalk and stair repair/replace, scheduled Spring 2020
- 5325 Rockhill Rd. – wood rot repair, exterior paint on windows, trim, body, and garage, scheduled Spring 2020
- 5400 Rockhill Rd. – deck replacement, concrete repair, trim trees, scheduled Spring 2020

Occupancy as of Oct. 2019

Curators: 14 Vacant of which 1 are leased

2 on notice, 0 pre-leased

Trustees: 19 Vacant of which 3 are leased

1 on notice, 0 pre-leased

Residential Property Maintenance Service Level
Standards
July– Oct.

Summary of Service Response and Repairs

Type I Repair (Emergency):

Response time 2 hours, repair time within 24 hours

Repair requests: 91

- a. Repairs within 24 hours: 42
- b. Repairs within 4 days: 44.
- c. Repairs more than 4 days: 5

Type II Repair (High Priority):

Response time 24 hours, repair time within 3 days

Repair requests: 64

- a. Repairs within 24 hours: 21
- b. Repairs within 3 days: 37
- c. Repairs more than 3 days: 6

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

Repair requests: 104

- a. Repairs within 48 hours: 13
- b. Repairs within 3 days: 5
- c. Repairs within 10 days: 86
- d. Repairs more than 30 days: 0

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

Repair requests: 156

- a. Repairs within 48 hours: 2
- b. Repairs within 3 days: 0
- c. Repairs within 15 days: 154