

# Proposed Student Housing Fees

Summer 2020, Fall 2020, Spring 2021 and Summer 2021

Description	2-Bedroom 2-Bath	4 Bedroom 2-Bath	Efficiency
Fall Semester Charge	\$2,588	\$2,025	\$3,488
Spring Semester Charge	\$2,588	\$2,025	\$3,488
Full Summer Charge	\$2,013	\$1,575	\$2,713
1/2 Summer Charge	\$1,006	\$788	\$1,356
Refundable Security Deposit	\$200	\$200	\$200
Application Fee (Non refundable)	\$50	\$50	\$50
Monthly Late Fee (3 <sup>rd</sup> Business Day)	\$25	\$25	\$25
NSF Fee	\$25	\$25	\$25
Lease Cancellation Fee	\$150	\$150	\$150

## Unit Damage/Cleaning Fees

Flooring repair or replacement	
Cleaning	\$ 25.00
Patch	\$ 35.00
Replacement (per room)	\$ 50.00
Bathroom cleaning	\$ 50.00
Bedroom/common area cleaning	\$ 50.00
Kitchen cleaning	\$ 75.00
Refrigerator damage	\$ 150.00
Microwave damage	\$ 100.00
Counter top damage	\$ 75.00
Cabinetry damage	\$ 75.00
Door damage	\$ 75.00
Closet door damage	\$ 35.00
Broken windows	\$ 45.00
Mini blind damage	\$ 30.00
Wall damage (paint and holes)	\$ 50.00
Electrical plate damage	\$ 5.00
Broken light cover/fixture	\$ 15.00
Tub recaulking	\$ 15.00
Towel bar/toilet paper holder damage	\$ 20.00
Toilet seat damage	\$ 15.00
Smoke detector/sprinkler head damage	\$ 25.00
Furniture removal/breakage	Actual cost to replace

## Resident Violation Fines

Violation of the no pet policy	\$ 150.00
Improper moveout	\$ 150.00
Candles and incense	\$ 100.00
Disorderly conduct/disturbance	\$ 150.00
Refusal to cooperate with staff requests	\$ 25.00
Loud music/excessive noise	\$ 25.00
Refusal to follow emergency directions	\$ 150.00
Smoking/vaping in room/common areas	\$ 150.00
Solicitation of any kind	\$ 25.00
Trash in community areas	\$ 25.00
Unsanitary living conditions	\$ 50.00
Violation of fire code	\$ 100.00
Violation of visitation policy	\$ 150.00
Use/possession of Alcohol	\$ 150.00
Installment Fee (with payment plan)	\$ 25.00

## Key Charges

Lock out fee	\$ 25.00
Replace bedroom lock	\$ 75.00
Replace front door lock	\$ 75.00

## Collin College Residence Halls - Fee Analysis

**Assumptions:**

- Fall and Spring rates are current monthly rent x 4.5.
- Student signing a lease for both Fall and Spring can stay at the residence halls during the Christmas break.
- Room type below is Dorm (no kitchen, meal plan options) or apartment (full kitchen)

**Legend:**

- BR=Bedroom
- BT=Bathroom
- LR=Living Room

	Type	PEER COLLEGES				COLLIN COLLEGE				
		Dorm Room Double Occupancy	Dorm Room Single Occupancy	Suite 1BR 1BT	Suite 2BR 1BT	Suite 2BR 2BT	Suite 4BR 2BT	Efficiency	Full Summer Fee (3.5 mths)	Summer I or II fee
<b>Collin College</b>										
<b>Current Monthly rent (per person)</b>						\$ 550	\$ 425	\$ 750		
<b>Current Semester Charges (Fall and Spring 4.5 Months)</b>										
Private BR and BT	Dorm					\$ 2,475			\$ 1,925	\$ 963
Private BR; 2 BR share 1 BT	Dorm						\$ 1,913		\$ 1,488	\$ 744
Single occupancy	Dorm							\$ 3,375	\$ 2,625	\$ 1,313
<b>Proposed Fee (per person) - Increase of \$25 per month</b>										
<b>Proposed Monthly fee (per person)</b>						\$ 575	\$ 450	\$ 775		
<b>Proposed Semester Charge (Fall and Spring 4.5 Months)</b>										
Private BR and BT	Dorm					\$ 2,588			\$ 2,013	\$ 1,006
Private BR; 2 BR share 1 BT	Dorm						\$ 2,025		\$ 1,575	\$ 788
Single occupancy	Dorm							\$ 3,488	\$ 2,713	\$ 1,356
<b>A&amp;M Commerce</b>										
Community BT (Phase III)	Dorm	\$ 2,833	\$ 3,245							
Shared Living & Bath (Pride Rock)	Dorm				\$ 3,273					
Semi Private shared BT (Whitley Hall)	Dorm	\$ 2,334	\$ 2,732							
Shared Living & Bath (Whitley Hall)	Dorm				\$ 2,732					
Shared 1/2 BT, Community Showers (Smith)	Dorm	\$ 1,983	\$ 2,515							
Community BT ( Woman's Hall)	Dorm	\$ 2,033	\$ 2,551							
Shared living & sink area (Phase II)	Apartment				\$ 3,273					
Shared living & full kitchen (West Halls Apts)	Apartment				\$ 2,518					
Shared living & full kitchen (New Pride Apts)						\$ 2,947	\$ 2,652			
Living and Full kitchen (Prairie Crossings Apts)				\$ 2,883		\$ 3,021	\$ 2,652			
<b>Tyler Junior College</b>										
2 dorm rooms share 1 shower (Crossroads)	Dorm	\$ 2,970								
2 dorm rooms share 1 shower (Multiple Halls)	Dorm	\$ 1,600								
2 dorms share 1 shower (Ornelas Hall)	Dorm	\$ 2,800								
<b>Blinn Junior College</b>										
Shared LR, full bed (Mill creek hall)	Dorm			\$ 3,400			\$ 3,350			
2 BR - 4 beds - 1 BT (Traditional Halls)	Dorm			\$ 1,685			\$ 2,920			
2BR shares 1 BT, Living and kitchen (Blinn College Park Apts)	Apartment			\$ 3,250			\$ 3,250			
<b>Grayson College</b>										
Single - Private Bath	Dorm		\$ 1,700							
1 BR - 2 beds - 1 BT	Dorm			\$ 1,400						
2 BR - 4 beds - 1 BT - 2 sinks							\$ 1,100			

**Recommendations:**

- Increase rent \$25 a month. \$112.50 per semester (4.5 months).

### Collin College Meal Plan Options - Spring 2020

**Assumptions:**

Weeks of meals		18
Student cost per meal	\$	6
Cougar Buc\$		\$100

**Significant Dates:**

Move In	1/13/2020
Classes Begin	1/21/2020
Finals	5/11-5/15/20
Move Out	5/17/2020

Number of Meals	10	12	14	15	19	21
Monday - Friday	2 meals a day	2 meals a day	2 meals a day	3 meals a day	3 meals a day	3 meals a day
Saturday - Sunday	no meals	1 meal a day	2 meals a day	no meals	2 meals a day	3 meals a day
<b>Collin College</b>						
Cost of 12 meals plus \$100 Cougar Buc\$		<b>\$ 1,252</b>				
<b>A&amp;M Commerce</b>						
Meal Plan Cost (21 meal plan is unlimited)			\$ 1,450		\$ 2,100	\$ 1,975
Flex Amount Included ( any dining facility)			\$ 200		\$ 200	\$ 200
<b>Tyler Junior College</b>						
Meal Plan Cost	\$ 1,350			\$ 1,350	\$ 1,350	
Apache Bux Included ( Any dining facility)	\$ 200			\$ 125	\$ 50	
<b>Blinn College</b>						
Meal Plan Cost	\$ 1,050		\$ 1,470		\$ 1,680	
	11 meals					
	2/day M-F				3/day M-F	
	1/day S-S		2/day M-S		2 day S-S	
<b>Grayson College</b>						
Meal Plan Cost ( plus \$131 tax)					\$	2,100

**Recommendation:**

12 Meal Plan

Students can preorder two meals for the weekend and pick up Friday or Saturday morning. Meals will be prepackaged for reheating.

The \$6 per meal can be spent on any items at Cougar Café and Starbucks.

If the selection is more than \$6 then the student can use the cost of both meals at one time or use Cougar Buc\$

## Student Housing Budget Summary

	Budget Book 19/20	Revised Budget 19/20	Difference	Projected Budget 20/21
Rental Revenue	816,108	660,630	(155,478)	1,604,070
Misc. Revenue	3,575	3,575	-	3,682
Fees and Fines	6,000	6,000	-	6,180
<b>Total Revenue</b>	<b>825,683</b>	<b>670,205</b>	<b>(155,478)</b>	<b>1,613,932</b>
Salaries	367,674	348,949	(18,725)	359,417
Benefits	111,595	109,359	(2,236)	112,640
Contractual Services	36,000	36,000	-	50,000
Supplies	18,000	9,000	(9,000)	15,000
Professional Development	8,400	3,400	(5,000)	6,000
Other Operating Expenses	243,940	199,640	(44,300)	212,690
Utilities	306,000	306,000	-	315,180
Non Capital Equipments	6,000	15,000	9,000	25,000
Reserve	90,000	50,000	(40,000)	50,000
<b>Total Expenses</b>	<b>1,187,610</b>	<b>1,077,348</b>	<b>(110,262)</b>	<b>1,145,927</b>
<b>Profit/(Loss)</b>	<b>(361,927)</b>	<b>(407,143)</b>	<b>(45,216)</b>	<b>468,005</b>

## Housing Data - Revenue Projections and Occupancy Rates

Bldg #	Type	Units	# beds	Adj # beds	Tenants	Current Monthly Rent	Total Annual Rent Revenue (100% Occ)	Unit Use
2	4br2ba	8	32		32	\$ 425	\$ 163,200	1-2BR is storage for Student Housing Foundation (will be emptied for lease in future)
3	2br2ba	24	48	(4)	44	\$ 550	\$ 290,400	1-2BR is for Resident Assistant living onsite
4	2br2ba	24	48	(2)	46	\$ 550	\$ 303,600	1-2BR is storage for facilities (extra applicances, furniture, paint, flooring, hardware, etc)
5	Eff	12	12	(1)	11	\$ 750	\$ 99,000	1-efficiency is for Facilities staff living onsite
5	4br2ba	11	44		44	\$ 425	\$ 224,400	
5	Asst mgr	1	1	(1)	0			1 - converted unit for Resident Assistant living onsite
6	2br2ba	24	48	(2)	46	\$ 550	\$ 303,600	1-2BR is storage for facilities (extra applicances, furniture, paint, flooring, hardware, etc)
7	2br2ba	24	48		48	\$ 550	\$ 316,800	
		<b>128</b>	<b>281</b>	<b>(10)</b>	<b>271</b>		<b>\$ 1,701,000</b>	

Units	# of Units	Current Monthly Rate	Current Rate	Proposed Rate Beginning Fall 2020
4br2ba	76	425	\$ 1,913	\$ 2,025
2br2ba	184	550	\$ 2,475	\$ 2,588
Eff	11	750	\$ 3,375	\$ 3,488
Total	<u>271</u>			
<b>Semester Rent (Fall )</b>		\$ 637,875	\$ 668,363	
<b>Semester Rent (Spring)</b>		\$ 637,875	\$ 668,363	
<b>Semester Rent (Summer)</b>		\$ 425,250	\$ 445,575	
		<u><b>\$ 1,701,000</b></u>	<u><b>\$ 1,782,300</b></u>	

## Housing Data - Revenue Projections and Occupancy Rates

<b>Original 19/20 Budget</b>				
	<b>Fall</b>	<b>Spring</b>	<b>Summer</b>	
Occupancy Rate %	31%	45%	65%	
# of Months	4	4	4	
Rent Revenue	179,428	260,460	376,220	816,108

<b>Revised 19/20 Budget</b>				
	<b>Fall</b>	<b>Spring</b>	<b>Summer</b>	
Occupancy Rate %	24%	30%	50%	
# of Months	4	4	4	
Rent Revenue	173,280	216,600	270,750	660,630

<b>Projected 20/21 Budget</b>				
	<b>Fall</b>	<b>Spring</b>	<b>Summer</b>	
Occupancy Rate %	95%	95%	75%	
# of Months	4.5	4.5	4	
Rent Revenue	634,944	634,944	334,181	1,604,070

<b>Occupancy Rate % History and Projection</b>				
	<b>Jul-19*</b>	<b>Oct-19</b>	<b>Spring 2020**</b>	<b>Fall 2020</b>
Athletes	Unknown	43	43	43
Tenants	145	22	37	214
Total Units Available	271	271	271	271
<b>Occupancy Rate %</b>	<b>54%</b>	<b>24%</b>	<b>30%</b>	<b>95%</b>
*Summer 2019 - number of athletes changed Summer I and Summer II, and is not known				
**Spring 2020 - only Buildings 2 and 3 will be available due to ongoing renovations				

## Student Housing Demographic Summary

Date: 06-26-2019		
Number of Residents	145	
Occupancy Rate	54%	
Monthly Rent	\$ 76,925	
	<u># of</u>	<u>Average</u>
<u>GPA - Banner</u>	<u>Students</u>	<u>GPA</u>
3.00 and above	54	3.50
2.00 - 2.99	46	2.49
1.99 and below	36	1.00
First time students Summer 19	9	0
	<u># of</u>	
<b><u>Summer 2019 Enrollment:</u></b>	<b><u>Students</u></b>	
Not Enrolled	57	
Enrolled > 3 Hours	88	
	<u># of</u>	
<b><u>Spring 2019 Enrollment:</u></b>	<b><u>Students</u></b>	
Not Enrolled	4	
Enrolled < 12 Hours	24	
Enrolled > 12 Hours	60	

Date: 08-30-2019		
Number of Residents	71	
Occupancy Rate	26%	
Monthly Rent	\$ 37,180	
	<u># of</u>	<u>Average</u>
<u>GPA - Banner</u>	<u>Students</u>	<u>GPA</u>
3.00 and above	19	3.49
2.00 - 2.99	18	2.57
1.99 and below	8	0.87
First time students Fall 19	26	0
	<u># of</u>	
<b><u>Fall 2019 Enrollment:</u></b>	<b><u>Students</u></b>	
Not Enrolled	2	
Enrolled < 12 Hours	6	
Enrolled > 12 Hours	63	
	<u># of</u>	
<b><u>Summer 2019 Enrollment:</u></b>	<b><u>Students</u></b>	
Not Enrolled	35	
Enrolled > 3 Hours	36	

Date: 10-1-2019		
Number of Residents	65	
Occupancy Rate	24%	
Monthly Rent	\$ 33,800	
	<u># of</u>	<u>Average</u>
<u>GPA - Banner</u>	<u>Students</u>	<u>GPA</u>
3.00 and above	14	3.45
2.00 - 2.99	19	2.47
1.99 and below	3	1.79
First time students Fall 19	29	0
	<u># of</u>	
<b><u>Fall 2019 Enrollment:</u></b>	<b><u>Students</u></b>	
Not Enrolled	0	
Enrolled < 12 Hours	3	
Enrolled > 12 Hours	62	