

House Corp Expense Projections

7/21/2003

Table 1

Item	Computed or Prior Annual Cost	% Projected Increase	Adjusted Increase	Adjusted Current Year	% Paid By All Members	% Paid by House Residents	All Operations	House Operations
Bank Fees	\$ 255.00	10%	\$ 25.50	\$ 280.50	100%	0%	\$ 280.50	\$ -
Depreciation Expense	\$ 2,600.00	-100%	\$ (2,600.00)	\$ -	100%	0%	\$ -	\$ -
Food (Table 5)	\$ 33,096.00	0%	\$ -	\$ 33,096.00	5%	95%	\$ 1,654.80	\$ 31,441.20
Insurance (House Mother)	\$ 1,800.00	20%	\$ 360.00	\$ 2,160.00	50%	50%	\$ 1,080.00	\$ 1,080.00
Linen Service	\$ 1,000.00	5%	\$ 50.00	\$ 1,050.00	5%	95%	\$ 52.50	\$ 997.50
Payroll Tax	\$ 1,000.00	5%	\$ 50.00	\$ 1,050.00	5%	95%	\$ 52.50	\$ 997.50
Postage	\$ 35.00	900%	\$ 315.00	\$ 350.00	100%	0%	\$ 350.00	\$ -
Accounting	\$ 4,000.00	10%	\$ 400.00	\$ 4,400.00	5%	95%	\$ 220.00	\$ 4,180.00
Legal	\$ 3,000.00	0%	\$ -	\$ 3,000.00	100%	0%	\$ 3,000.00	\$ -
Rent/Mortgage	\$ 31,000.00	34%	\$ 10,540.00	\$ 41,540.00	5%	95%	\$ 2,077.00	\$ 39,463.00
Repairs & Maintenance	\$ 19,000.00	-45%	\$ (8,550.00)	\$ 10,450.00	5%	95%	\$ 522.50	\$ 9,927.50
Supplies	\$ 7,200.00	0%	\$ -	\$ 7,200.00	5%	95%	\$ 360.00	\$ 6,840.00
Telephone	\$ 5,400.00	0%	\$ -	\$ 5,400.00	15%	85%	\$ 810.00	\$ 4,590.00
Cable Television	\$ 3,700.00	0%	\$ -	\$ 3,700.00	5%	95%	\$ 185.00	\$ 3,515.00
Gas & Electric	\$ 13,800.00	-25%	\$ (3,450.00)	\$ 10,350.00	5%	95%	\$ 517.50	\$ 9,832.50
Water	\$ 4,900.00	-25%	\$ (1,225.00)	\$ 3,675.00	10%	90%	\$ 367.50	\$ 3,307.50
Wages	\$ 5,600.00	7%	\$ 392.00	\$ 5,992.00	5%	95%	\$ 299.60	\$ 5,692.40
Internet Service	\$ 2,400.00	0%	\$ -	\$ 2,400.00	5%	95%	\$ 120.00	\$ 2,280.00
Property Manager	\$ -	0%	\$ -	\$ -	5%	95%	\$ -	\$ -
Misc	\$ 5,000.00		\$ -	\$ 5,000.00	100%	0%	\$ 5,000.00	\$ -
RMF Insurance (Table 7)	\$ 25,480.00	0%	\$ -	\$ 25,480.00	100%	0%	\$ 25,480.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
House Mother (Stipend)	\$ -	7%	\$ -	\$ -	100%	0%	\$ -	\$ -
Cost of Officers (Table 6)	\$ 19,300.00		\$ -	\$ 19,300.00	100%	0%	\$ 19,300.00	\$ -
"Head Tax" (Table 3)	\$ 950.00	0%	\$ -	\$ 950.00	100%	0%	\$ 950.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
Charge Card Fees	\$ 1,500.00		\$ -	\$ 1,500.00	100%	0%	\$ 1,500.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
Retire Alumni Debt	\$ 5,000.00		\$ -	\$ 5,000.00	100%	0%	\$ 5,000.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
Grade Inducement	\$ 2,000.00		\$ -	\$ 2,000.00	100%	0%	\$ 2,000.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
Bad Debt (Table 9)	\$ 10,000.00		\$ -	\$ 10,000.00	100%	0%	\$ 10,000.00	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
	\$ -		\$ -	\$ -	100%	0%	\$ -	\$ -
Totals				\$ 205,323.50			\$ 81,179.40	\$ 124,144.10
Total Expense								\$ 205,323.50

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House Corp Assumptions and Calculations

Table 2

In-House Population	
Possible Pop.	49
Officers (Lost Beds)	5
Available Beds	44
Vacancy Rate	30%
Vacancy Total	13.2
Adjusted Pop.	30.8

Table 3

Total Members	
Members	65
Pledges	30
Total Avg Pop	95
"Head Tax"	\$ 10.00

Table 4

Single Occupancy Rate	
Basic Room	\$ 1,654.64
Factor	50%
Premium	\$ 827.32
Total	\$ 2,842.65

Table 5

Meals				
In House		30.8		
Out of House	65	9.75	% Daily	15%
Total Meals		40.55	% Chapter	75%
Breakfast	\$ 0.50	\$ 20.28		
Dinner	\$ 4.00	\$ 162.20		
Chapter Dinner	\$ 2.50	\$ 121.88	<<< Budget Amount	
Daily Meals	40.55	\$ 182.48	<<< Budget Amount	
Monthly Total	20	\$ 4,137.00	<<< Budget Amount	
Semester Total	4	\$ 16,548.00		
Annual Total	2	\$ 33,096.00		
Meal Plan Purchase		\$ 72.00	<<< Monthly Payment	

Table 6

Annual Cost of Officers	
Consul	\$ 3,519.91
Questor	\$ 3,519.91
Manager	\$ 2,692.59
Total	\$ 9,732.40
Enter in Table	\$ 19,464.80

Table 7

RMF	
Per Man	\$ 280.00
Increase %	40%
Increase \$	\$ 112.00
New Rate	\$ 392.00
New total	\$ 25,480.00

Table 8

Per Member Cost	Annual	Semester	Deposit	Total
House (Double)	\$ 4,030.65	\$ 2,015.33	\$ 250.00	\$ 2,265.33
House (Single)		\$ 2,842.65	\$ 250.00	\$ 3,092.65
All	\$ 854.52	\$ 427.26	\$ -	\$ 427.26

Table 9

Bad Debt	
Percent	5%
Enter in Table	\$ 10,266.18

Table 10

GPA Discount (12 credit hours) In		"What if"		GPA Discount (12 credit hours) Out		"What if"	
3.75 - 4.0	8.0%	\$ 215.41	\$ 6,634.53	3.75 - 4.0	8.0%	\$ 34.18	\$ 3,247.18
3.50 - 3.74	4.0%	\$ 107.70	\$ 3,317.27	3.50 - 3.74	4.0%	\$ 17.09	\$ 1,623.59
3.25 - 3.49	2.0%	\$ 53.85	\$ 1,658.63	3.25 - 3.49	2.0%	\$ 8.55	\$ 811.79
3.0 - 3.24	1.0%	\$ 26.93	\$ 829.32	3.0 - 3.24	1.0%	\$ 4.27	\$ 405.90

Table 11

Semester Rates	% Discount or Interest	All	Finance All \$	House	Finance House \$	Single	Finance Single \$
Single Payment (Discount)	5%	\$ 405.90	\$ 21.36	\$ 2,164.56	\$ 100.77	\$ 2,950.52	\$ 142.13
Two Payment	0%	\$ 427.26	\$ -	\$ 2,265.33	\$ -	\$ 3,092.65	\$ -
Three Payment (Interest)	5%	\$ 448.62	\$ 21.36	\$ 2,366.09	\$ 100.77	\$ 3,234.78	\$ 142.13
Four Payment (Interest)	10%	\$ 469.99	\$ 42.73	\$ 2,466.86	\$ 201.53	\$ 3,376.91	\$ 284.26
Five Payments (Interest)	15%	\$ 491.35	\$ 64.09	\$ 2,567.63	\$ 302.30	\$ 3,519.04	\$ 426.40

Table 12

Income	Per Member	Semester	Annual
House	\$ 2,265.33	\$ 69,772.05	\$ 139,544.10
All	\$ 427.26	\$ 40,589.70	\$ 81,179.40
Total		\$ 110,361.75	\$ 220,723.50
Net			\$ 15,400.00
Avg. Refund	\$ 100.00		\$ 6,160.00
Net Income		\$ 4,620.00	\$ 9,240.00

Table 13

Budgets	Annual	Semester	Month
Kitchen Steward	\$ 34,146.00	\$ 17,073.00	\$ 3,414.60
House Manager	\$ 17,650.00	\$ 8,825.00	\$ 1,765.00

Table 14

Gross Additional Income as vacancy declines (2 payment)			
Vacancy Rate	25%	20%	15%
Vacancy Total	11	8.8	6.6
Adjusted Beds	33	35.2	37.4
Net Beds	2.2	4.4	6.6
Semester Net	\$ 4,983.72	\$ 9,967.44	\$ 14,951.15
Annual Net	\$ 9,967.44	\$ 19,934.87	\$ 29,902.31

Table 15

"Worst" Case w/ Discounts	
Single Room Rate	\$ 3,092.65
Single Payment Discount	\$ 142.13
Top GPA Discount	\$ 215.41
	\$ 2,735.11
Affected Rooms	21
Sub Total	\$ 57,437.28
Single Occupany Rooms	\$ 2,265.33
Single Payment Discount	\$ 100.77
Top GPA Discount	\$ 215.41
	\$ 1,949.15
Affected Rooms	2
Sub Total	\$ 3,898.31
General Fee	\$ 427.26
Top GPA Discount	\$ 34.18
	\$ 393.08
House Population	69
Sub Total	\$ 27,122.46
Total	\$ 88,458.05
Deficit - Semester	\$ (21,903.70)
Deficit - Annual	\$ (43,807.40)

House Income = Two Month payment plan x Adjusted Population
 All Income = Two Month payment plan x Average Population
 Net is simply subtracting the sum of Table 1

While the "raw" numbers reflect a net loss of revenues we can realistically anticipate that actual expenses for "big" ticket items such as Repairs & Maintenance and Gas & Electric will be reduced by guys with higher GPA's causing less damage and single occupancy consuming less energy

Reduced (Food)	\$ 26,476.80	80%
Reduced (Repair)	\$ 3,657.50	35%
Reduced (Utilities)	\$ 3,506.25	25%
Annual Net Loss	\$ (10,166.85)	
Semester Net Loss	\$ (5,083.43)	

Table 16

Payment Fees (Base)	All	House	Single
1 Payment	\$ 405.90	\$ 2,164.56	\$ 2,950.52
2 Payment	\$ 213.63	\$ 1,132.66	\$ 1,546.32
3 Payment	\$ 149.54	\$ 788.70	\$ 1,030.88
4 Payment	\$ 117.50	\$ 616.71	\$ 773.16
5 Payment	\$ 98.27	\$ 513.53	\$ 618.53

Payment fees per month based on the type of payment plan selected

The purpose of Tables 16 - 19 are to provide the simple numbers for populating the License Agreements that ALL MEMBERS (etc) must sign to utilize the Chapter House at 606 Alpha Drive

Table 17

Basic Fee (All)	Semester	Monthly	Delta	Amortized	
1 Payment	\$ 405.90		\$ (21.36)	\$ 81.18	Fee Paid by ALL Members, Affiliates, Hold Overs and Pledges This fee is determined by dividing the sum of ALL OPERATIONS in Table 1 from the sum found in Table 3
2 Payment	\$ 427.26	\$ 213.63		\$ 85.45	
3 Payment	\$ 448.62	\$ 149.54	\$ 21.36	\$ 89.72	This table further reflects the discounts or interest determined in Table 8 along with displaying the savings or cost of each plan
4 Payment	\$ 469.99	\$ 117.50	\$ 42.73	\$ 94.00	
5 Payment	\$ 491.35	\$ 98.27	\$ 64.09	\$ 98.27	

Table 18

Basic House + All	Semester	Monthly	Delta	Amortized	
1 Payment - Double	\$ 2,570.46		\$ (122.13)	\$ 514.09	This fee includes the Basic Fee from Table 14 and takes the sum of HOUSE OPERATIONS in Table 1 divided by the adjusted sum of House Population from Table 2. That sum then flows to Table 7 and then to Table 8
2 Payment - Double	\$ 2,692.59	\$ 1,346.29		\$ 538.52	
3 Payment - Double	\$ 2,814.72	\$ 938.24	\$ 122.13	\$ 562.94	This table further reflects the discounts or interest determined in Table 9 along with displaying the savings or cost of each plan
4 Payment - Double	\$ 2,936.84	\$ 734.21	\$ 244.26	\$ 587.37	
5 Payment - Double	\$ 3,058.97	\$ 611.79	\$ 366.39	\$ 611.79	

Table 19

Single House + All	Semester	Monthly	Delta	Amortized	
1 Payment - Single	\$ 3,356.41		\$ (163.50)	\$ 671.28	This fee reflects the same info as in Table 15 with the additional sum determined in Table 4.
2 Payment - Single	\$ 3,519.91	\$ 1,759.95		\$ 703.98	
3 Payment - Single	\$ 3,683.40	\$ 1,227.80	\$ 163.50	\$ 736.68	This table further reflects the discounts or interest determined in Table 9 along with displaying the savings or cost of each plan
4 Payment - Single	\$ 3,846.90	\$ 961.72	\$ 326.99	\$ 769.38	
5 Payment - Single	\$ 4,010.39	\$ 802.08	\$ 490.49	\$ 802.08	

Table 2	Lost beds reflects the unbilled beds consumed by the Consul, the Quaestor and the House Manager
Table 3	Projected Members and Others for the coming semester.
Table 4	Sum: Mortgage, Phone, Cable & Internet and divide by the Adjusted Population. The Factor is arbitrary
Table 5	Calculations for Meals
Table 6	Cost of the Beds not billed due to exempt officers (Consul & Queastor in single rooms)
Table 7	Previous year RMF and anticipated % increase for the new year
Table 7	Fees determined by dividing the sums from Table 1 into Tables 2 and 3. Plus accounting for deposits
Table 8	Discount offered for the following semester. Transcript must reflect twelve credit hours from ASU for the semester
Table 10	Determines discount and interest of sums from Table 7
Table 11	Income: see notes below table
Table 12	Number to give the House Manager and Kitchen Steward in setting their budgets for the semester
Table 13	Estimated net revenue for beds filled beyond the projection in Table 2