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WEST VIRGINIA STATE UNIVERSITY

HOUSING ACCOUNT REVIEW

FY 2008 – 2010

December 7, 2010

INTRODUCTION

WVSU maintains five residence halls (dorms) on campus: Gore Hall, Sullivan Hall West, Sullivan Hall East, Dawson Hall, and Prillerman Hall. According to Mr. Cornelious Jones, Office of Residence Life and Services Director, current dorm capacity totals 608.

- Gore Hall – Single Occupancy – 79
- Sullivan Hall West – Double and Single Occupancy – 238
- Sullivan Hall East – Double and Single Occupancy – 136
- Dawson Hall – Double and Single Occupancy – 118
- Prillerman Hall – Single Occupancy Apartments – 37

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The number of students residing in WVSU dorms during FY 2008 through FY 2010 is as follows.

	FY 2008	FY 2009	FY 2010
Fall	497	496	483
Spring	446	461	418
Summer	60	47	61
Totals	1,003	1,004	962

ANALYSIS OF REVENUES

According to the Banner accounting system, charges and uncollected balances on student accounts from FY 2008 through FY 2010 were as follows. Uncollected balances equaled 6% of total collections.

	Charges	Uncollected Balance
FY 2008	\$1,452,082.00	\$80,890.95
FY 2009	\$1,663,540.26	\$96,667.45
FY 2010	\$1,524,076.55	\$119,682.92
Totals	\$4,639,698.81	\$297,335.37

ANALYSIS OF EXPENSES

Between FY 2006 and FY 2007, the Housing Account realized a net loss of \$1,060,701.76. We reviewed several major expenditures during these two years to determine an explanation.

First, payroll expenses were high because of security personnel hired to protect the residence halls. Also, there were a couple of Physical Facilities employees paid out of this account.

Next, the majority of the contractual and professional expenses were for security services provided by St. Moritz Security Services, Inc. Payments made to St. Moritz totaled \$249,367.91 for these two fiscal years, or 86% of the contractual expenses.

Expenses for the routine maintenance of buildings in FY 2006 and FY 2007 totaled \$430,781.19. Some of the routine maintenance expenses can be attributed to the fact that during this time period, the WVSU Land-Grant Institute moved their offices out of the 8th floor of Sullivan Hall. After relocating, the University had to remodel the office space to accommodate student housing.

CONCLUSION

We are currently reviewing our student housing fees to ensure the amounts we charge students cover the expenses incurred for maintaining the dorms. Although this account has maintained a negative balance in previous years, it should be noted that the negative balance is decreasing and account activity is improving.

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