



P.A.S.S. Non-Metered Occupancy based billing

P.A.S.S.™ MeterNet's proprietary billing system for all non-sub-metered utility services.
'Going where sub-metering can't'

Proportional

Allocation

Shared

Services

MeterNet has developed PASS to set a standard and clear cut guideline for associations and residents alike. After years of first hand experience, research and refining of calculation methods for billing non-metered utilities in the apartment sector, it became clear to us that the industry 'standard' RUBS (Ratio Utility Billing System) has many variances in calculation methods with no consistency. In fact while many companies do use RUBS in an equitable manner, many do not and some of them don't even know what they are doing wrong.

PASS is a tested method that is fair and equitable to everyone and is based on real-world testing and experience. The formulas are simple, easy to understand & explain, while meeting the requirements of California's utility allocation and billing regulations.

Through practical analysis, MeterNet has found that there is fundamentally only one way to correctly distribute consumption based shared services (usually these are measured utilities like water/sewer or gas) and another to allocate fixed cost, shared services (such as trash or flat-rate utility service).

Why do we need a system like PASS? The answer is simple; while sub-metering is without a doubt the best way to allocate usage based utility costs, the reality is that for many HOA's, the installation of individual sub-meters for each unit is nearly impossible. In many other communities, while possible, it is certainly cost-prohibitive; in these cases a fair and equitable method is required and PASS is the solution.

In fact a resident being billed using the PASS method, will on average pay less than one being billed using sub-metering, while the association will recoup roughly the same gross amount, in most cases utilizing PASS will give a significantly higher net recovery, especially in the short-term when compared to sub-metering. This is due to lower implementation costs and absolutely zero maintenance expenses, as compared to sub-metering, where approximately 9-11% of the recovered cost goes towards installation and maintenance of the meters and reading systems.

For both variable and fixed cost services, PASS uses a very straightforward formula to calculate the resident charges, mirroring the overall methodology of most municipal utility service charges for single-family residences. This formula is based on two factors; the number of occupants per unit, and the total number of units served. While the exact formula may vary, an example is shown in the diagram on the reverse of this page. ↪

**MeterNet
P.A.S.S.™ Billing example**

Total utility cost: \$400.00
(16,000 * \$0.015)
Base: \$160.00
Usage: \$240.00

Usage billed to residents:
\$319.97

Usage paid by Association:
\$80.03

The Billing Formula, as represented in the example at right:

Total Bill = \$400
Less 20% deduction off the top for common area use.
= \$320 being distributed to residents as follows:
50% (\$160) divided equally to each unit (Base)
50% (\$160) divided equally to each resident occupant (Usage).

