



HOA Sub-Metering

MeterNetSM MeterNet's namesake service for all metered utilities.

'When only the best will do'

MeterNetworks

MeterNet utilizes only proven equipment and technology in its sub-meter projects, providing a high degree of reliability and minimal maintenance. After years of first hand experience, research and real-world understanding it became clear to us that the quality of the sub-metering system itself has a great impact on the success of a metered billing project. In fact many sub-metered billing programs are abandoned after only a few years of operation due to failure of low quality equipment, which causes lost revenue and exorbitant maintenance costs; these combine to make the projects financially non-viable. Many of these projects were installed by companies that existed solely to sell metering systems and make a quick profit. With ongoing maintenance of little concern, the systems rapidly fell to neglect.... But the company was long-gone.

MeterNet's business goes beyond metering system sales and installation, our core business is long-term billing and customer service operations, which means we have our eye on the future and we design our sub-metering systems to last. This long-term mindset means that we only use equipment from suppliers with proven, time tested track records who will be around for the foreseeable future.

Why do we need a sub-metering system? The answer is simple; where it can implemented, sub-metering is without a doubt the best way to allocate usage based utility costs. Executed properly, with quality components, a sub-metering system may accurately recover up to 100% of the utility usage consumed by residents and reimburse those funds to the HOA, thereby reducing assessments and promoting conservation, often saving both the Association and Residents thousands of dollars per year (~25% conservation is average).

How are the meters read? This depends on the configuration of the building. We usually recommend the simplest/least expensive (and therefore most cost effective) method available. Electronic reading systems are best suited when the meter location is not readily accessible, otherwise we suggest manual read meters because of their lower installation/maintenance costs, and generally higher reliability, which translates into overall higher costs recovery rates and greater Return on Investment.

How much do meters cost? While every building and scenario is different, the basic costs to install a quality meter including parts and labor, is between \$250 and \$380 per unit for a basic manual read meter and another \$180-\$265 per unit if an electronic radio reading system is required.

A sub-metering example for a small HOA is shown in the diagram on the reverse of this page. ↩

**MeterNet
Sub-Metering billing
scenario on a 7 unit
community**

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

Usage billed to residents:
\$320.01

Common Area Usage paid by
HOA:
\$80.00

Total amount paid by resi-
dents: (Including Svc. & read
Fees):
\$366.21

Remittance payment to HOA:
\$320.01

Less

10 yr. amortized cost of me-
tering systems (\$3220). Total
Monthly costs: \$26.83

Equals

Net reduction on monthly as-
sessment/ unit:

\$41.88

*Does not include reductions in
usage due to conservation and/
or leak detection, expect 25%
Conservation reduction.*

**MeterNet Sub-Metering
'When only the best will do'**



City Water Meter:
16,000 Gallons Water Usage
Base \$:160.00
Usage \$:240.00
Total \$:400.00

