

Phase II Homeowner,

Following is a breakdown of the charges included in your monthly utility bill. We have organized this list as a guide to help you understand all of the elements that are included in your bill as well as how each of these elements is calculated. A specific breakdown, which includes the separate dollar amounts charged for each element, is available from the management office for each billing cycle. Please keep in mind that the cost of these utilities is not determined by management but by the utility companies. The amount to be paid by each individual unit is based either on an actual usage or square footage basis in accordance with the declarations for the association.

RUBS = Resident Utility Billing System – Allocated Electric, Common Electric, Water, Sewer

EBS = Energy Billing System – Metered Gas, Base Gas and Hot Water

<u>Cost</u>	<u>Description</u>	<u>Billing</u>
Dues	Pays management fee, trash, insurance, amenities, grounds keeping, and building maintenance	Square Footage
Cable TV	Bulk rate charged to the association for Basic Expanded Service	Standard Bulk Rate
Metered Gas	Gas usage for hot water baseboard heating	Actual Usage
Allocated Electric	Electric used for unit interior i.e.: lighting, appliances, etc.	Square Footage
Base Gas	Boiler standby loses – the cost to maintain the boiler at a constant temperature ready for use	Square Footage
Domestic Hot Water	Interior hot water usage i.e.: dishwasher, showers, etc.	Square Footage
Common Electric	Electric cost for common areas i.e.: laundry room, hallway lights, re-circulating pumps	Square Footage
Water	Exterior & Interior water usage	Square Footage
Sewer	Sewer cost for the building	Square Footage

Each unit has specific control of their metered gas. All other utilities will be billed according to the square footage of the unit regardless of whether the unit is occupied or not.

Please contact the management office if you have any questions regarding this explanation of the utility billing breakdown.

Sincerely,

Hunter Creek Properties, Inc.
970-925-1060