



Mock Billing: 141 Homes on Ash, Cedar, Birch and Elm

In 1996, the Department of Defense mandated that all privatization projects establish individual unit gas and electric metering and billing for all residents. Making each resident responsible for their own energy consumption, rather than the project owner, is the right move and demonstrates that the military is conscious of the energy challenges which confront our nation. To offset out of pocket costs for our families, a portion of BAH equal to 110% of estimated annual utility costs (utility allowance) is earmarked for utility payments.

Actual metering and billing will be phased in by neighborhoods over the next four years. In order to allow residents a period of transition, United Communities will implement a system of practice or mock billing. Utility mock billing for gas and electric will begin for the 141 prior Air Force homes located on Fort Dix in October 2007. Residents of these homes will receive monthly, no charge, utility statements that show consumption and cost. The residents will also receive conservation tips to assist them in reducing the monthly cost of all utilities. The mock billing will continue for twelve months in order to allow residents to find out how their consumption and cost compare to the utility allowance they will eventually receive as part of their BAH. Once actual billing commences, each resident will be responsible for gas and electric charges as though the resident was living in privately owned or rented housing downtown.

The utility allowance will be calculated using the following factors:

- Mock billing results measuring annual resident consumption
- Size of Home
- Standard number of occupants for the home (2 adults and 2 children)
- Key components of the home
  - Heating ventilation and cooling systems
  - Insulation
  - Window efficiency
  - Water meter efficiency
  - Lighting and appliance efficiency
- Utility Rates

## How and when will each family pay?

United Communities will establish and provide each resident with a monthly utility allowance (calculated as set forth above), sized to cover 110% of the estimated average utility charges.

- United Communities will continue to pay the utility companies for electric and gas consumed in each home.
- United Communities will provide each resident with a monthly bill detailing electric and gas consumption. This bill will illustrate the monthly consumption and cost against the utility allowance. Each resident will be able to easily determine if they are "on", "under" or "over budget". A cumulative total of resident's credits for conserving energy or debits for using more energy will also be clearly shown on the mock bill.
- In December of each year, United Communities will "True Up" each resident account. If a family's utility costs were less than the allowance, United Communities will cut a check for the difference. If your utility costs exceed the allowance, United Communities will provide a bill for payment of the overage.
- United Communities will monitor each residents monthly utility bills. Should a members bill be out of the norm that month, United Communities will alert the resident of the variance. United Communities will also check heating and air conditioning systems to ensure proper operation.
- United Communities reserves the right to "true up" any resident account that is significantly out of the norm for that unit type. This would occur on a quarterly basis. As an example:
  - If the majority of the 3BR unit type homes have utility bills that average \$250 per month and we have a resident in the same unit type using \$350 to \$400 per month, a "true up" would be justified.

The Government has determined that an accelerated mock billing period (originally mandated at 2 years) will generate enough data to determine an accurate utility allowance. In some instances (such as the newly constructed units at Dover AFB), families moving into newly constructed homes pay their own utility bills immediately, with no mock billing period. United Communities plan includes 12 months of mock billing. This will provide a true and accurate picture of utility consumption for each unit type.

The utility allowance for each unit type will be recomputed by United Communities annually by 1 December of each year and then approved by the Government. For example, the average actual consumption provided by meter readings plus the utility rates in effect on 1 December 2007, will be used to set the utility allowance for 2008. The actual consumption provided by meter

readings will be used to establish a moving average consumption by unit type as approved by the Government.

The ultimate goal is to provide a fair and equitable utility allowance and encourage resident conservation of utilities.

Byram Labs  
1 Columbia Rd.  
Branchburg, NJ 08876

## Invoice Summary

Invoice Number: 516464  
Invoice Date: July 1, 2007  
Due Date: July 21, 2007  
Customer Number: 82341  
Previous Balance: \$95.64  
Payment Received: \$95.64  
Current Charges: \$76.84  
**Amount Due: \$76.84**

To:

Alex Thompson  
1 Columbia Rd  
Branchburg, NJ 08876

## Detail of Charges

		Description	Quantity	Rate	Subtotal
<b>Electric Meter</b>					
June 1, 2007	5623				
July 1, 2007	5945				
Consumed	322	Electric Generation	322	0.12	\$38.64
		Electric Transmission	322	0.07	\$22.54
		Gas	87	0.18	\$15.66
		<b>TOTAL</b>			<b>\$76.84</b>
<b>Gas Meter</b>					
June 1, 2007	6454				
July 1, 2007	6541				
Consumed	87				

**Please return this portion with your payment.**

Invoice Number: 516464  
Customer Number: 82341

Amount Due: \$76.84

Amount Enclosed:

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