Minol

All that counts.

Utility Expense Management Solutions

Multifamily, Military, Affordable and Student Housing

Measure
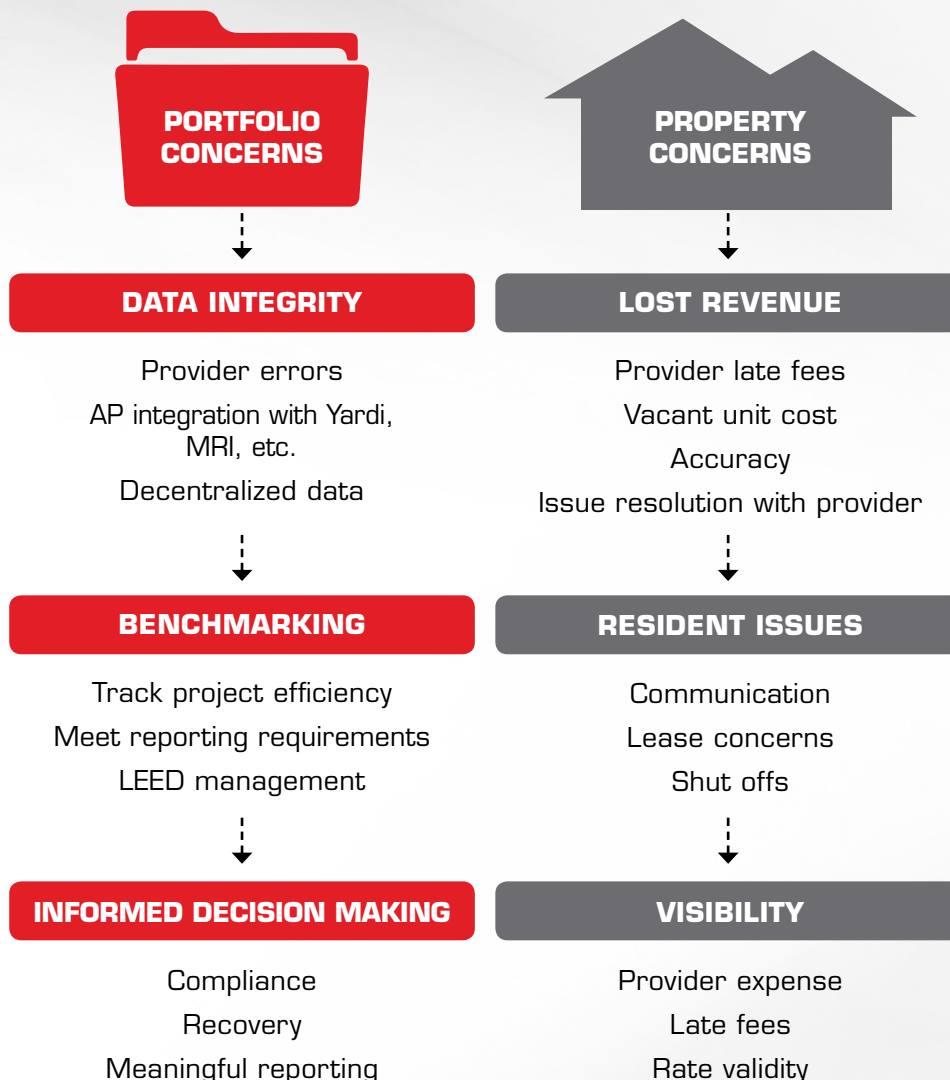
Manage

Recover

Conserve

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Too Much **INFORMATION.**
Too Many **PEOPLE.** Too Many **OPTIONS.**

You face increasing requests from different stakeholders with a variety of information requirements on a daily basis. Getting the right information to the right people is often a daunting task requiring manual processes that inevitably breakdown and add soft costs to your organization. These challenges are compounded by increasing compliance and decreasing time to effectively manage utility expense programs. Sound familiar?

PORTFOLIO CONCERNS

DATA INTEGRITY

Provider errors

AP integration with Yardi, MRI, etc.

Decentralized data

BENCHMARKING

Track project efficiency

Meet reporting requirements

LEED management

INFORMED DECISION MAKING

Compliance

Recovery

Meaningful reporting

PROPERTY CONCERNS

LOST REVENUE

Provider late fees

Vacant unit cost

Accuracy

Issue resolution with provider

RESIDENT ISSUES

Communication

Lease concerns

Shut offs

VISIBILITY

Provider expense

Late fees

Rate validity

What Happens When **UTILITY PROVIDER BILLS** Aren't Analyzed?

Portfolio and property managers often prioritize resident recovery over provider expense accuracy. It is estimated that provider rate changes, cycle overlaps and estimated billings create 3-8% in additional expenses to your invoice processing costs. Passing erroneous expenses through to residents puts you at regulatory and financial risk.

ITEMS OFTEN OVERLOOKED

› Provider rate changes

› Missing bills

› Cycle overlaps

› Erroneous charges

› Estimated billings

PAYING BILLS IS EXPENSIVE

It costs you $13 to process and pay one invoice.

Choosing the RIGHT Recovery Method

ONCE YOU'VE DECIDED TO RECOVER UTILITIES YOU MUST ASK YOURSELF:

❯ Do I want to measure individual usage or allocate expenses across the community?

❯ What is my expense recovery goal?

❯ What is allowed within city and state regulatory guidelines?

SUBMETERING

A study from the National Science and Technology Council Committee on Technology shows submetering energy usage may result in a 10-26% percent reduction in that utility's consumption.

❯ Measures individual consumption

❯ Controls utility expenses

❯ Increases property value

❯ Improves NOI

❯ Identifies potential leaks

❯ Promotes conservation

ALLOCATION

On average, utility consumption decreases by a minimum of 5% once a RUBS program is implemented.

❯ Rapid implementation

❯ No capital required

❯ Recover water, gas, electricity, trash and other applicable costs

❯ Generally, a property can recover up to 85% of their utility expense

❯ Pre-calculated formula based on various methods fairly allocates usage across the community: Occupancy, Sq. Footage, Per unit, Proportionate %

❯ Promotes conservation

EFFECTIVE Utility Expense Management Process Defined

PHASE I	PHASE II	PHASE III	PHASE IV
VISIBILITY	**OPPORTUNITIES**	**VALUE ADD**	**EFFECTIVE EUM**
Centralize data	Procurement	Utility recovery	Data driven decision making
Define metrics	Pass-through	Budget	Lowest expense
Compliance	Conservation	Improved NOI	Lowest usage
Rate Audits	Benchmarks		Accurate budgeting
			Resident awareness
			Maximum expense recovery

www.minolusa.com
888-766-1253

ONLINE MANAGEMENT SOFTWARE

EFFECTIVELY MANAGE YOUR ENTIRE PORTFOLIO

TOP TECHNOLOGY AND AP INTEGRATION CENTRALIZES YOUR DATA FOR EASY ACCESS AND MANAGEMENT

EASILY REVIEW, APPROVE AND FUND PAYMENT FILES

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About Minol

Minol ZENNER is a provider of Metering, Billing, Conservation and Energy Management with 2,500 employees and 32 offices worldwide. Based in Germany, the global team brings more than 60 years of innovative metering technologies and consumption based billing of gas, electric, water and heating costs to the industries served. As one of the leading utility billing providers, our global team produces more than 5.4 million bills annually for 30,000 clients.

Minol USA, headquartered in Addison, TX, has more than 100 employees nationwide with regional and support offices located throughout the country. We operate in all major markets providing services for the multifamily, military, affordable and student housing industries, as well as government agencies and commercial properties.

Also headquartered in Addison, TX is ZENNER USA, a manufacturer and distributor of high-quality water and heat meters. The company's U.S. manufacturing plant located in Banning, CA is the fifth addition to the company's global manufacturing team.

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