

## **DID YOU KNOW?**

White Papers related to numerous property management issues are available on –line at SDCAA.COM to its members. They include the following topics which generally provides multiple papers per topic .

**College Area Rental Resources**

**Regulatory Compliance**

**Leasing & Retention**

**Risk Management**

**Operational Issues**

**Safety & Security**

**Property Maintenance & Improvements**

**SDCAA Surveys**

**Recycling**

**Utilities**

**Once you are on-line and logged in at SDCAA.COM Select**

**> SERVICES/ RESOURCES > Landlord/ Operational Advise/ White Papers –**

**A rather impressive list of White Papers is available. I have included a summary of one I believe should be of interest to owner/ operators and fee property managers of apartment properties. The topic is Ratio Utitlity Billing System, also identified as Resident Utility Billing System, (RUBS).**

**RUBS has become a common method of allocating utility costs among multi-family properties based on an allocation formula. Based on the increasing costs of water and sewer and the rarity of metered units for many properties it is probably the most common use of RUBS in Southern California. A RUBS allocation using number of occupants is the most frequently used method in San Diego County.**

**The property owner or manager can set their up their own RUBS, acquire special software or contract with utility billing service to manage and oversee the process. Note; Most Commercial/ CAM software routines accomodates RUBS operations.**

**RUBS establishes an awareness of water usage and costs which in general lowers usage and costs for both the owner/ operator and property management**

**company. Both the tenants and the property's common area are included in the RUBS calculations. The SDCAA White Paper addresses in more detail the process of establishing the RUBS process. Any utility which is not already metered or individually accounted for is a candidate for RUBS. RUBS may also be considered for other property types, i.e. HOA's, Office buildings, shopping centers. Industrial, etc.**

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