Filing Receipt

Received - 2023-02-10 03:10:23 PM
Control Number - 51619
ItemNumber - 109

DOCKET NO. 51619

SOAH DOCKET NO. 473-22-2652

COMPLAINANT'S ADDITIONAL EXHIBITS A

2/10/23

DOCKET NO. 51619
SOAH DOCKET NO. 473-22-2652

COMPLAINT OF JEFF CONNORS	**§**	**PUBLIC UTILITY COMMISSION**
AGAINST THE GALLERY	**§**	
APARTMENTS, ROSCOE PROPERTY	**§**	**OF TEXAS**
MANAGEMENT, AND CONSERVICE	**§**	

COMPLAINANT'S ADDITIONAL EXHIBITS A

I. Background

During the hearing for the case on Monday, ALJ Bailey said we have until February 10, 2023 to file additional exhibits. I have filed the attached exhibits.

*

I will email stephanie.laird@rpmliving.com, jaime.hearn@rpmliving.com, jkat@conservice.com, edmunds@hooverslovacek.com, liu@hooverslovacek.com, and phillip.lehmann@puc.texas.gov to inform them of this submission to the docket.

Respectfully submitted,

Jeff Connors
3506 Menchaca Road
Apt. 239
Austin, TX 78704
(509)990-2154
jeffc_419@hotmail.com

-

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record on February 10, 2023 in accordance with the Order Suspending Rules filed in Project No. 50664.

/s/ Jeff Connors
Jeff Connors

Complainant

EXHIBIT A

Property	The Gallery (gl070)
Management Co	Roscoe Properties Inc

Post Month: May-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	58	50.88%	728.95	728.95	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	728.95	370.89	338.9	46.49%	91.37%
Drainage 2	Oc50/Sq50	33	75.29%	728.95	728.95	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	546.71	411.62	411.75	56.49%	100.03%
Drainage 4	PerApt	63	61.17%	721.9	721.9	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	721.9	441.59	427.39	59.20%	96.78%
Drainage 5	Oc50/Sq50	29	85.61%	721.9	721.9	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	541.42	463.51	463.6	64.22%	100.02%
Sewer	CustMult	58	61.24%	1,734.28	1,734.28	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	1,300.71	796.55	716.48	41.31%	89.95%
Sewer 2	CustMult	63	63.48%	987	987	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	740.25	469.91	454.02	46.00%	96.62%
Sewer 3	Oc50/Sq50	34	75.71%	1,734.28	1,734.28	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	1,300.71	984.77	984.72	56.78%	99.99%
Sewer 4	Oc50/Sq50	30	83.70%	987	987	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	740.25	619.59	619.55	62.77%	99.99%
Sewer Base	Admin	91	79.82%	10.3	10.3	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	10.3	8.22	7.83	76.02%	95.26%
Sewer Base 2	Admin	93	90.29%	10.3	10.3	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	10.3	9.3	9.11	88.45%	97.96%
Trash	Admin	185	85.25%	4,647.81	4,647.81	04/01/20 - 04/30/20	05/01/20 - 05/31/20	0	4,647.81	3,962.26	1,781.00	38.32%	44.95%
Water	CustMult	58	61.24%	903.43	903.43	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	677.57	414.94	373.1	41.30%	89.92%
Water 2	CustMult	63	63.48%	1,640.85	1,640.85	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	1,230.64	781.21	755.25	46.03%	96.68%
Water 3	Oc50/Sq50	34	75.71%	903.43	903.43	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	677.57	512.99	512.86	56.77%	99.97%
Water 4	Oc50/Sq50	30	83.70%	1,640.85	1,640.85	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	1,230.64	1,030.05	1,030.05	62.78%	100.00%
Water Base Charge	Admin	92	80.70%	108.4	108.4	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	108.4	87.48	82.68	78.27%	94.51%
Water Base Charge 2	Admin	93	90.29%	367.1	367.1	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	367.1	331.45	323.84	88.22%	97.70%

Post Month: Apr-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	48	42.11%	728.95	728.95	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	728.95	306.96	292.51	40.13%	95.29%
Drainage 2	Oc50/Sq50	40	85.61%	728.95	728.95	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	546.71	468.04	468.07	64.21%	100.01%
Drainage 4	PerApt	55	53.40%	721.9	721.9	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	721.9	385.49	364.74	50.53%	94.62%
Drainage 5	Oc50/Sq50	35	95.47%	721.9	721.9	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	541.42	516.89	516.8	71.59%	99.98%
Sewer	CustMult	48	51.72%	1,697.96	1,697.96	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	1,273.47	658.64	631.1	37.17%	95.82%
Sewer 2	CustMult	55	57.51%	987	987	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	740.25	425.72	406.51	41.19%	95.49%
Sewer 3	Oc50/Sq50	41	78.69%	1,697.96	1,697.96	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	1,273.47	1,002.09	1,002.12	59.02%	100.00%
Sewer 4	Oc50/Sq50	37	88.66%	987	987	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	740.25	656.31	656.32	66.50%	100.00%
Sewer Base	Admin	88	77.19%	10.3	10.3	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	10.3	7.95	7.81	75.83%	98.24%
Sewer Base 2	Admin	92	89.32%	10.3	10.3	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	10.3	9.2	8.91	86.50%	96.85%
Trash	Admin	186	85.71%	4,662.85	4,662.85	03/01/20 - 03/31/20	04/01/20 - 04/30/20	0	4,662.85	3,996.53	1,771.00	37.98%	44.31%
Water	CustMult	48	51.72%	884.51	884.51	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	663.38	343.1	328.77	37.17%	95.82%
Water 2	CustMult	55	57.51%	1,873.08	1,873.08	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	1,404.81	807.91	771.41	41.18%	95.48%
Water 3	Oc50/Sq50	41	78.69%	884.51	884.51	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	663.38	522.01	522.13	59.03%	100.02%
Water 4	Oc50/Sq50	37	88.66%	1,873.08	1,873.08	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	1,404.81	1,245.50	1,245.52	66.50%	100.00%
Water Base Charge	Admin	89	78.07%	108.4	108.4	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	108.4	84.63	82.44	76.05%	97.41%
Water Base Charge 2	Admin	92	89.32%	367.1	367.1	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	367.1	327.89	316.95	86.34%	96.66%

Property: The Gallery (gl070)

Management Co: Roscoe Properties Inc

Post Month: Mar-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	41	35.96%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	728.95	262.13	258.46	35.46%	98.60%
Drainage 2	Oc50/Sq50	42	89.59%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	546.71	489.8	489.84	67.20%	100.01%
Drainage 3	Flat	4	1.84%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	728.95	13.41	39.4	5.41%	293.81%
Drainage 4	PerApt	45	43.69%	721.9	721.9	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	721.9	315.4	308.93	42.79%	97.95%
Drainage 5	Oc50/Sq50	37	90.48%	721.9	721.9	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	541.42	489.88	489.82	67.85%	99.99%
Sewer	CustMult	41	44.68%	1,625.32	1,625.32	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	1,218.99	544.64	548.78	33.76%	100.76%
Sewer 2	CustMult	45	48.62%	987	987	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	740.25	359.91	354.84	35.95%	98.59%
Sewer 3	Oc50/Sq50	48	85.25%	1,625.32	1,625.32	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	1,218.99	1,039.19	1,039.26	63.94%	100.01%
Sewer 4	Oc50/Sq50	42	89.69%	987	987	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	740.25	663.93	663.89	67.26%	99.99%
Sewer Base	Admin	89	78.07%	10.3	10.3	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	10.3	8.04	7.97	77.38%	99.13%
Sewer Base 2	Admin	87	84.47%	10.3	10.3	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	10.3	8.7	8.6	83.50%	98.85%
Trash	Admin	178	82.03%	3,436.24	3,436.24	01/01/20 - 01/31/20	03/01/20 - 03/31/20	0	3,436.24	2,818.75	1,681.00	48.92%	59.64%
Water	CustMult	41	44.68%	846.67	846.67	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	635	283.72	285.86	33.76%	100.75%
Water 2	CustMult	45	48.62%	1,932.68	1,932.68	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	1,449.51	704.75	694.47	35.93%	98.54%
Water 3	Oc50/Sq50	48	85.25%	846.67	846.67	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	635	541.34	541.48	63.95%	100.03%
Water 4	Oc50/Sq50	42	89.69%	1,932.68	1,932.68	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	1,449.51	1,300.07	1,300.20	67.27%	100.01%
Water Base Charge	Admin	89	78.07%	108.4	108.4	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	108.4	84.63	84.01	77.50%	99.27%
Water Base Charge 2	Admin	87	84.47%	367.1	367.1	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	367.1	310.09	306.42	83.47%	98.82%

Post Month: Feb-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	36	31.58%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	728.95	230.2	226.4	31.06%	98.35%
Drainage 2	Oc50/Sq50	44	89.77%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	546.71	490.78	486.99	66.81%	99.23%
Drainage 3	Flat	6	2.76%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	728.95	20.12	59.1	8.11%	293.74%
Drainage 4	PerApt	41	39.81%	721.9	721.9	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	721.9	287.39	266.65	36.94%	92.78%
Drainage 5	Oc50/Sq50	41	100.00%	721.9	721.9	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	541.42	541.42	541.38	74.99%	99.99%
Sewer	CustMult	36	40.08%	1,743.36	1,743.36	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	1,307.52	524.05	516.46	29.62%	98.55%
Sewer 2	CustMult	41	46.65%	987	987	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	740.25	345.33	324.61	32.89%	94.00%
Sewer 3	Oc50/Sq50	53	88.52%	1,743.36	1,743.36	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	1,307.52	1,157.42	1,149.68	65.95%	99.33%
Sewer 4	Oc50/Sq50	47	92.00%	987	987	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	740.25	681.03	681	69.00%	100.00%
Sewer Base	Admin	89	78.07%	10.3	10.3	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	10.3	8.04	7.95	77.18%	98.88%
Sewer Base 2	Admin	88	85.44%	10.3	10.3	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	10.3	8.8	8.5	82.52%	96.59%
Trash	Admin	170	78.34%	1,718.12	1,718.12	12/01/19 - 12/31/19	02/01/20 - 02/29/20	0	1,718.12	1,345.98	1,592.00	92.66%	118.28%
Water	CustMult	36	40.08%	908.16	908.16	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	681.12	272.99	268.99	29.62%	98.53%
Water 2	CustMult	41	46.65%	1,570.36	1,570.36	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	1,177.77	549.43	516.52	32.89%	94.01%
Water 3	Oc50/Sq50	53	88.52%	908.16	908.16	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	681.12	602.93	598.68	65.92%	99.30%
Water 4	Oc50/Sq50	47	92.00%	1,570.36	1,570.36	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	1,177.77	1,083.55	1,083.33	68.99%	99.98%
Water Base Charge	Admin	89	78.07%	108.4	108.4	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	108.4	84.63	84	77.49%	99.26%
Water Base Charge 2	Admin	88	85.44%	367.1	367.1	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	367.1	313.65	302.73	82.47%	96.52%

Management Co	Roscoe Properties Inc
Post Month	Jan-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	31	27.19%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	728.95	198.2	195.28	26.79%	98.53%
Drainage 2	Oc50/Sq50	47	94.97%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	546.71	519.21	519.03	71.20%	99.97%
Drainage 3	Flat	8	3.69%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	728.95	26.9	78.8	10.81%	292.94%
Drainage 4	PerApt	33	32.04%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	721.9	231.3	224.32	31.07%	96.98%
Drainage 5	Oc50/Sq50	41	97.65%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	541.42	528.7	528.62	73.23%	99.98%
Sewer	CustMult	31	34.16%	2,079.32	2,079.32	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	1,559.49	532.72	522.84	25.14%	98.15%
Sewer 2	CustMult	33	36.87%	987	987	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	740.25	272.93	264.18	26.77%	96.79%
Sewer 3	Oc50/Sq50	59	91.40%	2,079.32	2,079.32	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	1,559.49	1,425.37	1,425.19	68.54%	99.99%
Sewer 4	Oc50/Sq50	51	86.92%	987	987	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	740.25	643.43	643.41	65.19%	100.00%
Sewer Base	Admin	90	78.95%	10.3	10.3	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	10.3	8.13	8.06	78.25%	99.14%
Sewer Base 2	Admin	84	81.55%	10.3	10.3	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	10.3	8.4	8.3	80.58%	98.81%
Storm Water Drainage	Flat	2	0.92%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	721.9	6.64	17.96	2.49%	270.48%
Trash	Admin	163	75.12%	1,715.31	1,715.31	11/01/19 - 11/30/19	01/01/20 - 01/31/20	0	1,715.31	1,288.54	1,516.00	88.38%	117.65%
Water	CustMult	31	34.16%	1,083.17	1,083.17	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	812.38	277.51	272.38	25.15%	98.15%
Water 2	CustMult	33	36.87%	1,224.61	1,224.61	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	918.46	338.64	327.69	26.76%	96.77%
Water 3	Oc50/Sq50	59	91.40%	1,083.17	1,083.17	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	812.38	742.52	742.59	68.56%	100.01%
Water 4	Oc50/Sq50	51	86.92%	1,224.61	1,224.61	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	918.46	798.33	798.18	65.18%	99.98%
Water Base Charge	Admin	90	78.95%	108.4	108.4	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	108.4	85.58	85.08	78.49%	99.42%
Water Base Charge 2	Admin	84	81.55%	367.1	367.1	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	367.1	299.37	295.48	80.49%	98.70%

Post Month	Dec-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	27	23.68%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	728.95	172.62	172.53	23.67%	99.95%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	546.71	546.71	546.69	75.00%	100.00%
Drainage 3	Flat	10	4.61%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	728.95	33.6	98.5	13.51%	293.15%
Drainage 4	PerApt	29	28.16%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	721.9	203.29	197.58	27.37%	97.19%
Drainage 5	Oc50/Sq50	43	100.00%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	541.42	541.42	541.29	74.98%	99.98%
Sewer	CustMult	27	28.95%	2,170.12	2,170.12	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	1,627.59	471.19	471.21	21.71%	100.00%
Sewer 2	CustMult	29	31.47%	987	987	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	740.25	232.96	225.87	22.88%	96.96%
Sewer 3	Oc50/Sq50	62	86.06%	2,170.12	2,170.12	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	1,627.59	1,400.70	1,400.63	64.54%	100.00%
Sewer 4	Oc50/Sq50	56	88.97%	987	987	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	740.25	658.6	658.76	66.74%	100.02%
Sewer Base	Admin	89	78.07%	10.3	10.3	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	10.3	8.04	8.01	77.77%	99.63%
Sewer Base 2	Admin	85	82.52%	10.3	10.3	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	10.3	8.5	8.42	81.75%	99.06%
Storm Water Drainage	Flat	5	2.30%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	721.9	16.6	44.9	6.22%	270.48%
Trash	Admin	161	74.19%	1,719.45	1,719.45	10/01/19 - 10/31/19	12/01/19 - 12/31/19	0	1,719.45	1,275.66	1,468.50	85.41%	115.12%
Water	CustMult	27	28.95%	1,242.80	1,242.80	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	932.1	269.84	269.96	21.72%	100.04%
Water 2	CustMult	29	31.47%	1,104.48	1,104.48	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	828.36	260.68	252.84	22.89%	96.99%
Water 3	Oc50/Sq50	62	86.06%	1,242.80	1,242.80	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	932.1	802.17	802.29	64.56%	100.01%
Water 4	Oc50/Sq50	56	88.97%	1,104.48	1,104.48	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	828.36	736.99	737.03	66.73%	100.01%
Water Base Charge	Admin	89	78.07%	108.4	108.4	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	108.4	84.63	84.55	78.00%	99.91%
Water Base Charge 2	Admin	85	82.52%	367.1	367.1	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	367.1	302.93	299.69	81.64%	98.93%

Property	The Gallery (gl070)
Management Co	Roscoe Properties, Inc
Post Month	Nov-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	23	20.18%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	728.95	147.1	136.93	18.78%	93.09%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	546.71	546.71	546.69	75.00%	100.00%
Drainage 3	Flat	17	7.83%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	728.95	57.08	167.45	22.97%	293.36%
Drainage 4	PerApt	28	27.18%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	720.7	195.89	180.92	25.10%	92.36%
Drainage 5	Oc50/Sq50	43	100.00%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	540.53	540.53	540.72	75.03%	100.04%
Sewer	CustMult	22	22.18%	2,587.80	2,587.80	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,940.85	430.48	396.34	15.32%	92.07%
Sewer 2	CustMult	27	29.03%	987	987	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	740.25	214.89	196.17	19.88%	91.29%
Sewer 3	Oc50/Sq50	73	95.82%	2,587.80	2,587.80	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,940.85	1,859.72	1,859.77	71.87%	100.00%
Sewer 4	Oc50/Sq50	63	90.65%	987	987	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	740.25	671.04	671.31	68.02%	100.04%
Sewer Base	Admin	95	83.33%	10.3	10.3	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	10.3	8.58	8.41	81.65%	98.02%
Sewer Base 2	Admin	90	87.38%	10.3	10.3	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	10.3	9	8.78	85.24%	97.56%
Storm Water Drainage	Flat	8	3.69%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	720.7	26.59	71.84	9.97%	270.18%
Trash	Admin	162	74.65%	1,717.13	1,717.13	09/01/19 - 09/30/19	11/01/19 - 11/30/19	0	1,717.13	1,281.84	1,446.00	84.21%	112.81%
Water	CustMult	22	22.18%	1,482.00	1,482.00	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,111.50	246.53	226.99	15.32%	92.07%
Water 2	CustMult	27	29.03%	1,342.13	1,342.13	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	1,006.60	292.22	266.85	19.88%	91.32%
Water 3	Oc50/Sq50	73	95.82%	1,482.00	1,482.00	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,111.50	1,065.04	1,064.83	71.85%	99.98%
Water 4	Oc50/Sq50	63	90.65%	1,342.13	1,342.13	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	1,006.60	912.48	912.49	67.99%	100.00%
Water Base Charge	Admin	95	83.33%	108.4	108.4	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	108.4	90.33	88.76	81.88%	98.26%
Water Base Charge 2	Admin	90	87.38%	367.1	367.1	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	367.1	320.77	312.73	85.19%	97.49%

Post Month	Oct-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd
Drainage	PerApt	22	19.30%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	728.95	140.69	118.96	16.32%	84.55%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	546.71	546.71	546.69	75.00%	100.00%
Drainage 3	Flat	18	8.29%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	728.95	60.43	177.3	24.32%	293.40%
Drainage 4	PerApt	24	23.30%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	720.7	167.92	156.95	21.78%	93.47%
Drainage 5	Oc50/Sq50	43	100.00%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	540.53	540.53	540.71	75.03%	100.03%
Sewer	CustMult	20	20.00%	2,288.16	2,288.16	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	1,716.12	343.22	297.2	12.99%	86.59%
Sewer 2	CustMult	20	21.70%	987	987	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	740.25	160.63	147.04	14.90%	91.54%
Sewer 3	Oc50/Sq50	76	100.51%	2,288.16	2,288.16	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	1,716.12	1,724.87	1,716.15	75.00%	99.49%
Sewer 4	Oc50/Sq50	70	100.00%	987	987	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	740.25	740.25	740.53	75.03%	100.04%
Sewer Base	Admin	96	84.21%	10.3	10.3	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	10.3	8.67	8.34	80.97%	96.19%
Sewer Base 2	Admin	90	87.38%	10.3	10.3	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	10.3	9	8.84	85.83%	98.22%
Storm Water Drainage	Flat	12	5.53%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	720.7	39.85	107.76	14.95%	270.41%
Trash	Admin	163	75.12%	1,716.78	1,716.78	08/01/19 - 08/31/19	10/01/19 - 10/31/19	0	1,716.78	1,289.65	1,433.50	83.50%	111.15%
Water	CustMult	20	20.00%	1,310.40	1,310.40	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	982.8	196.56	170.18	12.99%	86.58%
Water 2	CustMult	20	21.70%	828.37	828.37	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	621.28	134.82	123.45	14.90%	91.57%
Water 3	Oc50/Sq50	76	100.51%	1,310.40	1,310.40	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	982.8	987.81	982.83	75.00%	99.50%
Water 4	Oc50/Sq50	70	100.00%	828.37	828.37	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	621.28	621.28	621.24	75.00%	99.99%
Water Base Charge	Admin	96	84.21%	108.4	108.4	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	108.4	91.26	87.96	81.18%	96.38%
Water Base Charge 2	Admin	90	87.38%	367.1	367.1	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	367.1	320.77	314.78	85.75%	98.13%

Property: The Gallery (gl070)

Management Co: Roscoe Properties Inc

Post Month: May-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	58	50.88%	728.95	728.95	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	728.95	370.89	338.9	46.49%	91.37%	46.49%
Drainage 2	Oc50/Sq50	33	75.29%	728.95	728.95	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	546.71	411.62	411.75	56.49%	100.03%	75.31%
Drainage 4	PerApt	63	61.17%	721.9	721.9	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	721.9	441.59	427.39	59.20%	96.78%	59.20%
Drainage 5	Oc50/Sq50	29	85.61%	721.9	721.9	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	541.42	463.51	463.6	64.22%	100.02%	85.63%
Sewer	CustMult	58	61.24%	1,734.28	1,734.28	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	1,300.71	796.55	716.48	41.31%	89.95%	55.08%
Sewer 2	CustMult	63	63.48%	987	987	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	740.25	469.91	454.02	46.00%	96.62%	61.33%
Sewer 3	Oc50/Sq50	34	75.71%	1,734.28	1,734.28	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	1,300.71	984.77	984.72	56.78%	99.99%	75.71%
Sewer 4	Oc50/Sq50	30	83.70%	987	987	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	740.25	619.59	619.55	62.77%	99.99%	83.69%
Sewer Base	Admin	91	79.82%	10.3	10.3	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	10.3	8.22	7.83	76.02%	95.26%	76.02%
Sewer Base 2	Admin	93	90.29%	10.3	10.3	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	10.3	9.3	9.11	88.45%	97.96%	88.45%
Trash	Admin	185	85.25%	4,647.81	4,647.81	04/01/20 - 04/30/20	05/01/20 - 05/31/20	0	4,647.81	3,962.26	1,781.00	38.32%	44.95%	38.32%
Water	CustMult	58	61.24%	903.43	903.43	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	677.57	414.94	373.1	41.30%	89.92%	55.06%
Water 2	CustMult	63	63.48%	1,640.85	1,640.85	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	1,230.64	781.21	755.25	46.03%	96.68%	61.37%
Water 3	Oc50/Sq50	34	75.71%	903.43	903.43	02/08/20 - 03/10/20	02/08/20 - 03/10/20	25	677.57	512.99	512.86	56.77%	99.97%	75.69%
Water 4	Oc50/Sq50	30	83.70%	1,640.85	1,640.85	02/12/20 - 03/13/20	02/12/20 - 03/13/20	25	1,230.64	1,030.05	1,030.05	62.78%	100.00%	83.70%
Water Base Charge	Admin	92	80.70%	108.4	108.4	02/08/20 - 03/10/20	02/08/20 - 03/10/20	0	108.4	87.48	82.68	76.27%	94.51%	76.27%
Water Base Charge 2	Admin	93	90.29%	367.1	367.1	02/12/20 - 03/13/20	02/12/20 - 03/13/20	0	367.1	331.45	323.84	88.22%	97.70%	88.22%

Post Month: Apr-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	48	42.11%	728.95	728.95	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	728.95	306.96	292.51	40.13%	95.29%	40.13%
Drainage 2	Oc50/Sq50	40	85.61%	728.95	728.95	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	546.71	468.04	468.07	64.21%	100.01%	85.62%
Drainage 4	PerApt	55	53.40%	721.9	721.9	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	721.9	385.49	364.74	50.53%	94.62%	50.53%
Drainage 5	Oc50/Sq50	35	95.47%	721.9	721.9	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	541.42	516.89	516.8	71.59%	99.98%	95.45%
Sewer	CustMult	48	51.72%	1,697.96	1,697.96	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	1,273.47	658.64	631.1	37.17%	95.82%	49.56%
Sewer 2	CustMult	55	57.51%	987	987	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	740.25	425.72	406.51	41.19%	95.49%	54.92%
Sewer 3	Oc50/Sq50	41	78.69%	1,697.96	1,697.96	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	1,273.47	1,002.09	1,002.12	59.02%	100.00%	78.69%
Sewer 4	Oc50/Sq50	37	88.66%	987	987	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	740.25	656.31	656.32	66.50%	100.00%	88.66%
Sewer Base	Admin	88	77.19%	10.3	10.3	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	10.3	7.95	7.81	75.83%	98.24%	75.83%
Sewer Base 2	Admin	92	89.32%	10.3	10.3	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	10.3	9.2	8.91	86.50%	96.85%	86.50%
Trash	Admin	186	85.71%	4,662.85	4,662.85	03/01/20 - 03/31/20	04/01/20 - 04/30/20	0	4,662.85	3,996.53	1,771.00	37.98%	44.31%	37.98%
Water	CustMult	48	51.72%	884.51	884.51	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	663.38	343.1	328.77	37.17%	95.82%	49.56%
Water 2	CustMult	55	57.51%	1,873.08	1,873.08	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	1,404.81	807.91	771.41	41.18%	95.48%	54.91%
Water 3	Oc50/Sq50	41	78.69%	884.51	884.51	01/09/20 - 02/08/20	01/09/20 - 02/08/20	25	663.38	522.01	522.13	59.03%	100.02%	78.71%
Water 4	Oc50/Sq50	37	88.66%	1,873.08	1,873.08	01/14/20 - 02/12/20	01/14/20 - 02/12/20	25	1,404.81	1,245.50	1,245.52	66.50%	100.00%	88.66%
Water Base Charge	Admin	89	78.07%	108.4	108.4	01/09/20 - 02/08/20	01/09/20 - 02/08/20	0	108.4	84.63	82.44	76.05%	97.41%	76.05%
Water Base Charge 2	Admin	92	89.32%	367.1	367.1	01/14/20 - 02/12/20	01/14/20 - 02/12/20	0	367.1	327.89	316.95	86.34%	96.66%	86.34%

Property	The Gallery (gl070)
Management Co	Roscoe Properties Inc
Post Month	Mar-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recovd	% of Expected Recovd	% of Billable Recovd
Drainage	PerApt	41	35.96%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	728.95	262.13	258.46	35.46%	98.60%	35.46%
Drainage 2	Oc50/Sq50	42	89.59%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	546.71	489.8	489.84	67.20%	100.01%	89.60%
Drainage 3	Flat	4	1.84%	728.95	728.95	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	728.95	13.41	39.4	5.41%	293.81%	5.41%
Drainage 4	PerApt	45	43.69%	721.9	721.9	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	721.9	315.4	308.93	42.79%	97.95%	42.79%
Drainage 5	Oc50/Sq50	37	90.48%	721.9	721.9	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	541.42	489.88	489.82	67.85%	99.99%	90.47%
Sewer	CustMult	41	44.68%	1,625.32	1,625.32	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	1,218.99	544.64	548.78	33.76%	100.76%	45.02%
Sewer 2	CustMult	45	48.62%	987	987	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	740.25	359.91	354.84	35.95%	98.59%	47.94%
Sewer 3	Oc50/Sq50	48	85.25%	1,625.32	1,625.32	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	1,218.99	1,039.19	1,039.26	63.94%	100.01%	85.26%
Sewer 4	Oc50/Sq50	42	89.69%	987	987	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	740.25	663.93	663.89	67.26%	99.99%	89.68%
Sewer Base	Admin	89	78.01%	10.3	10.3	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	10.3	8.04	7.97	77.38%	99.13%	77.38%
Sewer Base 2	Admin	87	84.47%	10.3	10.3	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	10.3	8.7	8.6	83.50%	98.85%	83.50%
Trash	Admin	178	82.03%	3,436.24	3,436.24	01/01/20 - 01/31/20	03/01/20 - 03/31/20	0	3,436.24	2,818.75	1,681.00	48.92%	59.64%	48.92%
Water	CustMult	41	44.68%	846.67	846.67	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	635	283.72	285.86	33.76%	100.75%	45.02%
Water 2	CustMult	45	48.62%	1,932.68	1,932.68	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	1,449.51	704.75	694.47	35.93%	98.54%	47.91%
Water 3	Oc50/Sq50	48	85.25%	846.67	846.67	12/09/19 - 01/09/20	12/14/19 - 01/09/20	25	635	541.34	541.48	63.95%	100.03%	85.27%
Water 4	Oc50/Sq50	42	89.69%	1,932.68	1,932.68	12/13/19 - 01/14/20	12/18/19 - 01/14/20	25	1,449.51	1,300.07	1,300.20	67.27%	100.01%	89.70%
Water Base Charge	Admin	89	78.01%	108.4	108.4	12/09/19 - 01/09/20	12/14/19 - 01/09/20	0	108.4	84.63	84.01	77.50%	99.27%	77.50%
Water Base Charge 2	Admin	87	84.47%	367.1	367.1	12/13/19 - 01/14/20	12/18/19 - 01/14/20	0	367.1	310.09	306.42	83.47%	98.82%	83.47%

Post Month	Feb-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recovd	% of Expected Recovd	% of Billable Recovd
Drainage	PerApt	36	31.58%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	728.95	230.2	226.4	31.06%	98.35%	31.06%
Drainage 2	Oc50/Sq50	44	89.77%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	546.71	490.78	486.99	66.81%	99.23%	89.08%
Drainage 3	Flat	6	2.76%	728.95	728.95	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	728.95	20.12	59.1	8.11%	293.74%	8.11%
Drainage 4	PerApt	41	39.81%	721.9	721.9	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	721.9	287.39	266.65	36.94%	92.78%	36.94%
Drainage 5	Oc50/Sq50	41	100.00%	721.9	721.9	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	541.42	541.42	541.38	74.99%	99.99%	99.99%
Sewer	CustMult	36	40.08%	1,743.36	1,743.36	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	1,307.52	524.05	516.46	29.62%	98.55%	39.50%
Sewer 2	CustMult	41	46.65%	987	987	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	740.25	345.33	324.61	32.89%	94.00%	43.85%
Sewer 3	Oc50/Sq50	53	88.52%	1,743.36	1,743.36	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	1,307.52	1,157.42	1,149.68	65.95%	99.33%	87.93%
Sewer 4	Oc50/Sq50	47	92.00%	987	987	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	740.25	681.03	681	69.00%	100.00%	92.00%
Sewer Base	Admin	89	78.01%	10.3	10.3	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	10.3	8.04	7.95	77.18%	98.88%	77.18%
Sewer Base 2	Admin	88	85.44%	10.3	10.3	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	10.3	8.8	8.5	82.52%	96.59%	82.52%
Trash	Admin	170	78.34%	1,718.12	1,718.12	12/01/19 - 12/31/19	02/01/20 - 02/29/20	0	1,718.12	1,345.98	1,592.00	92.66%	118.28%	92.66%
Water	CustMult	36	40.08%	908.16	908.16	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	681.12	272.99	268.99	29.62%	98.53%	39.49%
Water 2	CustMult	41	46.65%	1,570.36	1,570.36	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	1,177.77	549.43	516.52	32.89%	94.01%	43.86%
Water 3	Oc50/Sq50	53	88.52%	908.16	908.16	11/07/19 - 12/09/19	11/17/19 - 12/14/19	25	681.12	602.93	598.68	65.92%	99.30%	87.90%
Water 4	Oc50/Sq50	47	92.00%	1,570.36	1,570.36	11/13/19 - 12/13/19	11/23/19 - 12/18/19	25	1,177.77	1,083.55	1,083.33	68.99%	99.98%	91.98%
Water Base Charge	Admin	89	78.01%	108.4	108.4	11/07/19 - 12/09/19	11/17/19 - 12/14/19	0	108.4	84.63	84	77.49%	99.26%	77.49%
Water Base Charge 2	Admin	88	85.44%	367.1	367.1	11/13/19 - 12/13/19	11/23/19 - 12/18/19	0	367.1	313.65	302.73	82.47%	96.52%	82.47%

Property	The Gallery (gl070)
Management Co	Roscoe Properties Inc
Post Month	Jan-20

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	31	27.19%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	728.95	198.2	195.28	26.79%	98.53%	26.79%
Drainage 2	Oc50/Sq50	47	94.97%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	546.71	519.21	519.03	71.20%	99.97%	94.94%
Drainage 3	Flat	8	3.69%	728.95	728.95	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	728.95	26.9	78.8	10.81%	292.94%	10.81%
Drainage 4	PerApt	33	32.04%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	721.9	231.3	224.32	31.07%	96.98%	31.07%
Drainage 5	Oc50/Sq50	41	97.65%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	541.42	528.7	528.62	73.23%	99.98%	97.64%
Sewer	CustMult	31	34.16%	2,079.32	2,079.32	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	1,559.49	532.72	522.84	25.14%	98.15%	33.53%
Sewer 2	CustMult	33	36.87%	987	987	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	740.25	272.93	264.18	26.77%	96.79%	35.69%
Sewer 3	Oc50/Sq50	59	91.40%	2,079.32	2,079.32	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	1,559.49	1,425.37	1,425.19	68.54%	99.99%	91.39%
Sewer 4	Oc50/Sq50	51	86.92%	987	987	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	740.25	643.43	643.41	65.19%	100.00%	86.92%
Sewer Base	Admin	90	78.95%	10.3	10.3	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	10.3	8.13	8.06	78.25%	99.14%	78.25%
Sewer Base 2	Admin	84	81.55%	10.3	10.3	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	10.3	8.4	8.3	80.58%	98.81%	80.58%
Storm Water Drainage	Flat	2	0.92%	721.9	721.9	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	721.9	6.64	17.96	2.49%	270.48%	2.49%
Trash	Admin	163	75.12%	1,715.31	1,715.31	11/01/19 - 11/30/19	01/01/20 - 01/31/20	0	1,715.31	1,288.54	1,516.00	88.38%	117.65%	88.38%
Water	CustMult	31	34.16%	1,083.17	1,083.17	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	812.38	277.51	272.38	25.15%	98.15%	33.53%
Water 2	CustMult	33	36.87%	1,224.61	1,224.61	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	918.46	338.64	327.69	26.76%	96.77%	35.68%
Water 3	Oc50/Sq50	59	91.40%	1,083.17	1,083.17	10/09/19 - 11/07/19	10/24/19 - 11/17/19	25	812.38	742.52	742.59	68.56%	100.01%	91.41%
Water 4	Oc50/Sq50	51	86.92%	1,224.61	1,224.61	10/14/19 - 11/13/19	10/29/19 - 11/23/19	25	918.46	798.33	798.18	65.18%	99.98%	86.90%
Water Base Charge	Admin	90	78.95%	108.4	108.4	10/09/19 - 11/07/19	10/24/19 - 11/17/19	0	108.4	85.58	85.08	78.49%	99.42%	78.49%
Water Base Charge 2	Admin	84	81.55%	367.1	367.1	10/14/19 - 11/13/19	10/29/19 - 11/23/19	0	367.1	299.37	295.48	80.49%	98.70%	80.49%

Post Month	Dec-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	27	23.68%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	728.95	172.62	172.53	23.67%	99.95%	23.67%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	546.71	546.71	546.69	75.00%	100.00%	100.00%
Drainage 3	Flat	10	4.61%	728.95	728.95	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	728.95	33.6	98.5	13.51%	293.15%	13.51%
Drainage 4	PerApt	29	28.16%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	721.9	203.29	197.58	27.37%	97.19%	27.37%
Drainage 5	Oc50/Sq50	43	100.00%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	541.42	541.42	541.29	74.98%	99.98%	99.98%
Sewer	CustMult	27	28.95%	2,170.12	2,170.12	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	1,627.59	471.19	471.21	21.71%	100.00%	28.95%
Sewer 2	CustMult	29	31.47%	987	987	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	740.25	232.96	225.87	22.88%	96.96%	30.51%
Sewer 3	Oc50/Sq50	62	86.06%	2,170.12	2,170.12	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	1,627.59	1,400.70	1,400.63	64.54%	100.00%	86.06%
Sewer 4	Oc50/Sq50	56	88.97%	987	987	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	740.25	658.6	658.76	66.74%	100.02%	88.99%
Sewer Base	Admin	89	78.07%	10.3	10.3	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	10.3	8.04	8.01	77.77%	99.63%	77.77%
Sewer Base 2	Admin	85	82.52%	10.3	10.3	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	10.3	8.5	8.42	81.75%	99.06%	81.75%
Storm Water Drainage	Flat	5	2.30%	721.9	721.9	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	721.9	16.6	44.9	6.22%	270.48%	6.22%
Trash	Admin	161	74.19%	1,719.45	1,719.45	10/01/19 - 10/31/19	12/01/19 - 12/31/19	0	1,719.45	1,275.66	1,468.50	85.41%	115.12%	85.41%
Water	CustMult	27	28.95%	1,242.80	1,242.80	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	932.1	269.84	269.96	21.72%	100.04%	28.96%
Water 2	CustMult	29	31.47%	1,104.48	1,104.48	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	828.36	260.68	252.84	22.89%	96.99%	30.52%
Water 3	Oc50/Sq50	62	86.06%	1,242.80	1,242.80	09/10/19 - 10/09/19	09/30/19 - 10/24/19	25	932.1	802.17	802.29	64.56%	100.01%	86.07%
Water 4	Oc50/Sq50	56	88.97%	1,104.48	1,104.48	09/13/19 - 10/14/19	10/03/19 - 10/29/19	25	828.36	736.99	737.03	66.73%	100.01%	88.97%
Water Base Charge	Admin	89	78.07%	108.4	108.4	09/10/19 - 10/09/19	09/30/19 - 10/24/19	0	108.4	84.63	84.55	78.00%	99.91%	78.00%
Water Base Charge 2	Admin	85	82.52%	367.1	367.1	09/13/19 - 10/14/19	10/03/19 - 10/29/19	0	367.1	302.93	299.69	81.64%	98.93%	81.64%

Property	The Gallery (gl070)
Management Co	Roscoe Properties, Inc
Post Month	Nov-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	23	20.18%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	728.95	147.1	136.93	18.78%	93.09%	18.78%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	546.71	546.71	546.69	75.00%	100.00%	100.00%
Drainage 3	Flat	17	7.83%	728.95	728.95	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	728.95	57.08	167.45	22.97%	293.36%	22.97%
Drainage 4	PerApt	28	27.18%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	720.7	195.89	180.92	25.10%	92.36%	25.10%
Drainage 5	Oc50/Sq50	43	100.00%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	540.53	540.53	540.72	75.03%	100.04%	100.04%
Sewer	CustMult	22	22.18%	2,587.80	2,587.80	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,940.85	430.48	396.34	15.32%	92.07%	20.42%
Sewer 2	CustMult	27	29.03%	987	987	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	740.25	214.89	196.17	19.88%	91.29%	26.50%
Sewer 3	Oc50/Sq50	73	95.82%	2,587.80	2,587.80	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,940.85	1,859.72	1,859.77	71.87%	100.00%	95.82%
Sewer 4	Oc50/Sq50	63	90.65%	987	987	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	740.25	671.04	671.31	68.02%	100.04%	90.69%
Sewer Base	Admin	95	83.33%	10.3	10.3	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	10.3	8.58	8.41	81.65%	98.02%	81.65%
Sewer Base 2	Admin	90	87.38%	10.3	10.3	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	10.3	9	8.78	85.24%	97.56%	85.24%
Storm Water Drainage	Flat	8	3.69%	720.7	720.7	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	720.7	26.59	71.84	9.97%	270.18%	9.97%
Trash	Admin	162	74.65%	1,717.13	1,717.13	09/01/19 - 09/30/19	11/01/19 - 11/30/19	0	1,717.13	1,281.84	1,446.00	84.21%	112.81%	84.21%
Water	CustMult	22	22.18%	1,482.00	1,482.00	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,111.50	246.53	226.99	15.32%	92.07%	20.42%
Water 2	CustMult	27	29.03%	1,342.13	1,342.13	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	1,006.60	292.22	266.85	19.88%	91.32%	26.51%
Water 3	Oc50/Sq50	73	95.82%	1,482.00	1,482.00	08/09/19 - 09/10/19	09/03/19 - 09/30/19	25	1,111.50	1,065.04	1,064.83	71.85%	99.98%	95.80%
Water 4	Oc50/Sq50	63	90.65%	1,342.13	1,342.13	08/14/19 - 09/13/19	09/08/19 - 10/03/19	25	1,006.60	912.48	912.49	67.99%	100.00%	90.65%
Water Base Charge	Admin	95	83.33%	108.4	108.4	08/09/19 - 09/10/19	09/03/19 - 09/30/19	0	108.4	90.33	88.76	81.88%	98.26%	81.88%
Water Base Charge 2	Admin	90	87.38%	367.1	367.1	08/14/19 - 09/13/19	09/08/19 - 10/03/19	0	367.1	320.77	312.73	85.19%	97.49%	85.19%

Post Month	Oct-19

Utility	Method	# of Bills	Method Pen	Billable Expense	Total Expense	Provider Cycle	Conservice Cycle	CAD	Billable To Residents	Expected Based on Pen	Billed	% of Total Expense Recov'd	% of Expected Recov'd	% of Billable Recov'd
Drainage	PerApt	22	19.30%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	728.95	140.69	118.96	16.32%	84.55%	16.32%
Drainage 2	Oc50/Sq50	48	100.00%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	546.71	546.71	546.69	75.00%	100.00%	100.00%
Drainage 3	Flat	18	8.29%	728.95	728.95	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	728.95	60.43	177.3	24.32%	293.40%	24.32%
Drainage 4	PerApt	24	23.30%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	720.7	167.92	156.95	21.78%	93.47%	21.78%
Drainage 5	Oc50/Sq50	43	100.00%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	540.53	540.53	540.71	75.03%	100.03%	100.03%
Sewer	CustMult	20	20.00%	2,288.16	2,288.16	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	1,716.12	343.22	297.2	12.99%	86.59%	17.32%
Sewer 2	CustMult	20	21.70%	987	987	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	740.25	160.63	147.04	14.90%	91.54%	19.86%
Sewer 3	Oc50/Sq50	76	100.51%	2,288.16	2,288.16	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	1,716.12	1,724.87	1,716.15	75.00%	99.49%	100.00%
Sewer 4	Oc50/Sq50	70	100.00%	987	987	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	740.25	740.25	740.53	75.03%	100.04%	100.04%
Sewer Base	Admin	96	84.21%	10.3	10.3	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	10.3	8.67	8.34	80.97%	96.19%	80.97%
Sewer Base 2	Admin	90	87.38%	10.3	10.3	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	10.3	9	8.84	85.83%	98.22%	85.83%
Storm Water Drainage	Flat	12	5.53%	720.7	720.7	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	720.7	39.85	107.76	14.95%	270.41%	14.95%
Trash	Admin	163	75.12%	1,716.78	1,716.78	08/01/19 - 08/31/19	10/01/19 - 10/31/19	0	1,716.78	1,289.65	1,433.50	83.50%	111.15%	83.50%
Water	CustMult	20	20.00%	1,310.40	1,310.40	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	982.8	196.56	170.18	12.99%	86.58%	17.32%
Water 2	CustMult	20	21.70%	828.37	828.37	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	621.28	134.82	123.45	14.90%	91.57%	19.87%
Water 3	Oc50/Sq50	76	100.51%	1,310.40	1,310.40	07/10/19 - 08/09/19	08/09/19 - 09/03/19	25	982.8	987.81	982.83	75.00%	99.50%	100.00%
Water 4	Oc50/Sq50	70	100.00%	828.37	828.37	07/15/19 - 08/14/19	08/14/19 - 09/08/19	25	621.28	621.28	621.24	75.00%	99.99%	99.99%
Water Base Charge	Admin	96	84.21%	108.4	108.4	07/10/19 - 08/09/19	08/09/19 - 09/03/19	0	108.4	91.28	87.98	81.16%	96.38%	81.16%
Water Base Charge 2	Admin	90	87.38%	367.1	367.1	07/15/19 - 08/14/19	08/14/19 - 09/08/19	0	367.1	320.77	314.78	85.75%	98.13%	85.75%

CONSERVICE The Utility Experts

Dear The Gallery Resident,

The ever-increasing cost of utilities, tied with the impact utility consumption has on the environment, has made conservation an important concern at The Gallery. When residents are aware of their utility usage, they will be more likely to conserve. Because of this, you will be billed for your utility usage each month.

When it comes to the billing of utility costs, we all want to ensure that utility usage is billed accurately and fairly. That's why The Gallery is a direct customer of Conservice, a worldwide leader in utility billing for the Water/Sewer utilities consumed by residents. The utility providers send bills to The Gallery which include charges for Water/Sewer that you consume in your apartment. These utility costs are passed on to our residents through Conservice. You will receive a utility bill from Conservice every month.

How is my Conservice Utility Bill Calculated?

Post Month 10/2019

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$828.37 – $207.09 = $621.28
The adjusted expense is divided in half.	$621.28 / 2 = $310.64
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$310.64 / 78 occupants = $3.98 per occupant
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$3.98 X 1 occupants = $3.98
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$310.64 / 42459 square feet = $0.007316 per square foot
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$0.007316 X 694 square feet = $5.08

CONSERVICE The Utility Experts

Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$3.98 + $5.08 = $9.06

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$987.00 – $246.75 = $740.75
The adjusted expense is divided in half.	$740.75 / 2 = $370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$370.13 / 78 occupants = $4.75 per occupant
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$4.75 X 1 occupants = $4.75
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$370.13 / 42459 square feet = $0.008717 per square foot
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$0. 008717 X 694 square feet = $6.05
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$4.75 + $6.05 = $10.80

service@conservice.com
750 S. Gateway Drive River Heights, UT 84321
conservice.com

CONSERVICE The Utility Experts

Post Month 05/2020

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$1640.85 – $410.21 = $1230.64
The adjusted expense is divided in half.	$1230.64 / 2 = $615.32
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$615.32 / 44 occupants = $13.98 per occupant
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$13.98 X 1 occupants = $13.98
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$615.32 / 22900 square feet = $0.026870 per square foot
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$0.026870 X 694 square feet = $18.65
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$13.98 + $18.65= $32.63

service@conservice.com
750 S. Gateway Drive River Heights, UT 84321
conservice.com

CONSERVICE The Utility Experts

Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$987.00 – $246.75 = $740.75
The adjusted expense is divided in half.	$740.75 / 2 = $370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$370.13 / 44 occupants = $8.41 per occupant
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$8.41 X 1 occupants = $8.41
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$370.13 / 22900 square feet = $0.016163 per square foot
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$0.016163 X 694 square feet = $11.22
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$8.41 + $11.22 = $19.63

service@conservice.com
750 S. Gateway Drive River Heights, UT 84321
conservice.com