

# **Zeffert & Associates**

06/04/2024

To: Regional Office

Subject: Utility Allowance Calculations

Project: Chester Townhouses II

Location: Chester, SC

Management: CAHEC Management - UA

Based on billing history data, we have analyzed the utility usage for this Project and have calculated Utility Allowances for the apartment sizes shown below.

Based on this data, we find that:

<b>Apt Size</b>	<b>2024 UA</b>	<b>Calculated Average</b>	<b>Change \$</b>	<b>Change %</b>	<b>Proposed UA</b>
<b>1</b>	136	139	3	2.2%	136
<b>2</b>	196	213	17	8.7%	213
<b>3</b>	230	247	17	7.4%	247

<b>Apt Size</b>	<b>Electric</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>
<b>1</b>	68	30	38	136
<b>2</b>	115	44	54	213
<b>3</b>	135	50	62	247

If you have any questions about these calculations, please call the UA department at (866) 760-6000

# Zeffert & Associates

## Utility Information for Chester Townhouses II

June 04, 2024

Utility Information for Chester Townhouses II							Month	W/S
June 04, 2024							Jan	W
							Feb	W
Electric Company	Duke Energy-Carolinas				Units	KWH	Mar	W
	Address 9700 David Taylor Drive, NC				Sales Tax		Apr	W
Date Rates were Effective	11/01/2023	Customer Charge		12.96	Other Tax		May	W
Summer Rate Block	0 - 1000	1001 & Up					Jun	W
Rate-class minimum	0	1001					Jul	S
Summer Rate (\$/KWH)	0.125966	0.132869					Aug	S
Winter Rate Blocks	0 - 1000	1001 & Up					Sep	S
Rate-class minimum	0	1001					Oct	S
Winter Rate (\$/KWH)	0.125966	0.132869					Nov	W
Avg Fuel Adjustment						0	Dec	W

# **Zeffert & Associates**

## One Bedroom Data Summary and Calculations Chester Townhouses II, Chester, SC

June 04, 2024

### **Electric**

Month	Sample Months	Total	Average KWH	Average Cost
Jan	6	4107	685	99.25
Feb	6	3196	533	80.10
Mar	6	2581	430	67.13
Apr	6	2071	345	56.42
May	6	2538	423	66.24
Jun	6	2313	386	61.58
Jul	6	2585	431	67.25
Aug	6	3084	514	77.71
Sep	6	2334	389	61.96
Oct	6	2051	342	56.04
Nov	6	2638	440	68.39
Dec	6	3061	510	77.20
Yearly Total				839.26
Average/Month				69.94

### **Water**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	9	12	1	27.45
Feb	9	17	2	36.61
Mar	9	15	2	36.61
Apr	9	12	1	27.45
May	9	11	1	27.45
Jun	9	13	1	27.45
Jul	9	12	1	27.45
Aug	9	12	1	27.45
Sep	9	19	2	36.61
Oct	9	16	2	36.61
Nov	9	13	1	27.45
Dec	9	12	1	27.45
Yearly Total				366.04
Average/Month				30.50

### **Sewer**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	9	12	1	34.17
Feb	9	17	2	45.25
Mar	9	15	2	45.25
Apr	9	12	1	34.17
May	9	11	1	34.17
Jun	9	13	1	34.17
Jul	9	12	1	34.17
Aug	9	12	1	34.17
Sep	9	19	2	45.25
Oct	9	16	2	45.25
Nov	9	13	1	34.17
Dec	9	12	1	34.17
Yearly Total				454.36
Average/Month				37.86

**Electric Usage**  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: One Bedroom  
Utility: Duke Energy-Carolinas  
9700 David Taylor Drive, Charlotte, NC 28262

**Zeffert & Associates**

Apartment Numbers												
	332	333	334	335	336	337	342	346	347	352	353	
May-2023												
Jun-2023	297	226		645	563	351		231				
Jul-2023	414	162		771	710	309		219				
Aug-2023	474	255		991	765	375		224				
Sep-2023	288	146		818	502	295		285				
Oct-2023	232	266		583	354	405		211				
Nov-2023	305	416		617	513	593		194				
Dec-2023	490	450		671	599	601		250				
Jan-2024	626	815		797	775	752		342				
Feb-2024	550	388		635	613	629		381				
Mar-2024	381	414		596	401	511		278				
Apr-2024	324	218		568	335	420		206				
May-2024	461	309		818	384	358		208				

Water/Sewer Usage  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: One Bedroom  
Utility: Chester Metropolitan Dist. (SC)  
P.O. Box 550, Chester, SC 29706

Zeffert & Associates

Apartment Numbers											
	332	333	334	335	336	337	342	346	347	352	353
May-2023	1	1	1	3	1	1		1		1	1
Jun-2023	1	1	2	4	1	1		1		1	1
Jul-2023	1	1	2	3	1	1		1		1	1
Aug-2023	1	1	2	3	1	1		1		1	1
Sep-2023	1	1	1	8	1	4		1		1	1
Oct-2023	1	1	2	7	1	1		1		1	1
Nov-2023	1	1	2	4	1	1		1		1	1
Dec-2023	1	1	2	3	1	1		1		1	1
Jan-2024	1	1	2	3	1	1		1		1	1
Feb-2024	6	1	2	3	1	1		1		1	1
Mar-2024	3	2	2	3	1	1		1		1	1
Apr-2024	2	1	2	2	1	1		1		1	1
May-2024											

## **Zeffert & Associates**

### Two Bedroom Data Summary and Calculations Chester Townhouses II, Chester, SC

June 04, 2024

#### **Electric**

Month	Sample Months	Total	Average KWH	Average Cost
Jan	21	20716	986	137.16
Feb	21	18130	863	121.67
Mar	21	14814	705	101.77
Apr	21	14652	698	100.88
May	21	16817	801	113.86
Jun	21	16727	797	113.35
Jul	21	18336	873	122.93
Aug	21	21046	1002	139.18
Sep	21	16420	782	111.47
Oct	21	13738	654	95.34
Nov	21	16033	763	109.07
Dec	21	16542	788	112.22
Yearly Total				1,378.91
Average/Month				114.91

#### **Water**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	18	51	3	45.77
Feb	18	58	3	45.77
Mar	18	48	3	45.77
Apr	18	45	3	45.77
May	18	49	3	45.77
Jun	18	43	2	36.61
Jul	18	53	3	45.77
Aug	18	54	3	45.77
Sep	18	48	3	45.77
Oct	18	42	2	36.61
Nov	18	46	3	45.77
Dec	18	47	3	45.77
Yearly Total				530.92
Average/Month				44.24

#### **Sewer**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	18	51	3	56.33
Feb	18	58	3	56.33
Mar	18	48	3	56.33
Apr	18	45	3	56.33
May	18	49	3	56.33
Jun	18	43	2	45.25
Jul	18	53	3	56.33
Aug	18	54	3	56.33
Sep	18	48	3	56.33
Oct	18	42	2	45.25
Nov	18	46	3	56.33
Dec	18	47	3	56.33
Yearly Total				653.80
Average/Month				54.48

**Electric Usage**  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Two Bedroom  
Utility: Duke Energy-Carolinas  
9700 David Taylor Drive, Charlotte, NC 28262

**Zeffert & Associates**

Apartment Numbers																				
	302	303	304	305	310	311	312	313	318	319	320	321	326	327	328	329	338	339	340	341
May-2023																				
Jun-2023	684	934	765	966		1204	1060	563	741	449		667	1159	357	840	1027	1028	867	533	866
Jul-2023	814	920	775	983		1508	1100	649	806	721		405	1041	578	757	949	1277	1028	542	775
Aug-2023	963	1064	941	1138		1475	1284	768	951	1032		689	1174	538	870	987	1446	1085	525	956
Sep-2023	759	964	682	895		949	1064	496	617	524		638	1120	523	648	1176	1116	843	559	637
Oct-2023	576	676	640	744		739	768	474	473	335		533	1191	326	550	1194	819	718	478	581
Nov-2023	491	974	692	707		1160	806	620	580	371		720	1548	301	690	1044	913	567	421	743
Dec-2023	688	1149	620	696		1404	627	621	663	329		818	1088	525	742	767	701	467	575	856
Jan-2024	955	1317	718	832		1371	879	779	756	807		855	1180	746	903	939	885	552	794	996
Feb-2024	658	1074	654	705		1223	773	720	751	810		659	1264	400	764	1162	884	468	882	891
Mar-2024	428	826	697	599		874	707	551	588	469		306	1074	331	484	1182	761	563	735	632
Apr-2024	583	946	678	721		838	907	557	279	371		369	1048	317	627	914	874	548	508	690
May-2024	865	853	825	941		1008	1097	496	433	501		518	1236	391	974	1043	1184	856	427	566

Electric Usage  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Two Bedroom  
Utility: Duke Energy-Carolinas  
9700 David Taylor Drive, Charlotte, NC 28262

Zeffert & Associates

Apartment Numbers							
	348	349	350	351			
May-2023							
Jun-2023		979	578	460			
Jul-2023		1232	859	617			
Aug-2023		1592	874	694			
Sep-2023		1032	736	442			
Oct-2023		1097	463	363			
Nov-2023		1286	818	581			
Dec-2023		1589	916	701			
Jan-2024		2284	1303	865			
Feb-2024		1752	911	725			
Mar-2024		1747	758	502			
Apr-2024		1626	773	478			
May-2024		1185	895	523			



Water/Sewer Usage  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Two Bedroom  
Utility: Chester Metropolitan Dist. (SC)  
P.O. Box 550, Chester, SC 29706

Zeffert & Associates

Apartment Numbers																				
	302	303	304	305	310	311	312	313	318	319	320	321	326	327	328	329	338	339	340	341
May-2023	4	6		4	3	3	2	3	4	1			3	1		3	2	1	2	3
Jun-2023	3	5		5	2	3	2	2	3	1			3	1		2	2	1	2	3
Jul-2023	4	5		11	1	4	2	3	4	2			2	1		2	2	1	2	3
Aug-2023	4	5		7	2	3	3	3	5	2			3	1		2	3	1	2	4
Sep-2023	4	5		3	2	2	3	3	4	1			5	1		2	2	1	2	4
Oct-2023	4	5		3	2	2	2	3	2	1			3	1		3	3	1	2	3
Nov-2023	4	5		3	2	2	2	4	3	1			3	1		3	3	1	2	3
Dec-2023	3	5		3	3	2	3	3	3	1			4	1		2	3	1	2	3
Jan-2024	2	5		4	3	2	2	5	4	1			5	1		3	3	1	2	3
Feb-2024	4	5		4	3	2	3	4	4	1			5	1		3	5	1	2	5
Mar-2024	4	4		3	4	2	3	3	3	1			4	1		2	3	1	2	3
Apr-2024	3	4		3	2	2	3	3	2	1			4	1		3	3	1	2	3
May-2024																				

Water/Sewer Usage  
Zeffert Project # 7854, Date: June 04, 2024  
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Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Two Bedroom  
Utility: Chester Metropolitan Dist. (SC)  
P.O. Box 550, Chester, SC 29706

Zeffert & Associates

Apartment Numbers							
	348	349	350	351			
May-2023			2	2			
Jun-2023			1	2			
Jul-2023			2	2			
Aug-2023			2	2			
Sep-2023			2	2			
Oct-2023			1	1			
Nov-2023			2	2			
Dec-2023			3	2			
Jan-2024			3	2			
Feb-2024			4	2			
Mar-2024			3	2			
Apr-2024			3	2			
May-2024							

## **Zeffert & Associates**

### Three Bedroom Data Summary and Calculations Chester Townhouses II, Chester, SC

June 04, 2024

#### **Electric**

Month	Sample Months	Total	Average KWH	Average Cost
Jan	11	13313	1210	166.82
Feb	11	11171	1016	141.05
Mar	11	8862	806	114.49
Apr	11	9134	830	117.51
May	11	10680	971	135.27
Jun	11	10656	969	135.02
Jul	11	10974	998	138.67
Aug	11	12505	1137	157.12
Sep	11	9869	897	125.95
Oct	11	8533	776	110.71
Nov	11	10930	994	138.17
Dec	11	11385	1035	143.57
Yearly Total				1,624.36
Average/Month				135.36

#### **Water**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	15	58	4	54.93
Feb	15	57	4	54.93
Mar	15	48	3	45.77
Apr	15	48	3	45.77
May	15	48	3	45.77
Jun	15	51	3	45.77
Jul	15	52	3	45.77
Aug	15	52	3	45.77
Sep	15	56	4	54.93
Oct	15	54	4	54.93
Nov	15	57	4	54.93
Dec	15	59	4	54.93
Yearly Total				604.20
Average/Month				50.35

#### **Sewer**

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	15	58	4	67.41
Feb	15	57	4	67.41
Mar	15	48	3	56.33
Apr	15	48	3	56.33
May	15	48	3	56.33
Jun	15	51	3	56.33
Jul	15	52	3	56.33
Aug	15	52	3	56.33
Sep	15	56	4	67.41
Oct	15	54	4	67.41
Nov	15	57	4	67.41
Dec	15	59	4	67.41
Yearly Total				742.44
Average/Month				61.87

**Electric Usage**  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Three Bedroom  
Utility: Duke Energy-Carolinas  
9700 David Taylor Drive, Charlotte, NC 28262

**Zeffert & Associates**

Apartment Numbers																		
	306	307	308	309	314	315	316	317	322	323	324	325	330	331	343	344	345	
May-2023																		
Jun-2023	1175	1194	646	1438		677	1285	852	638	897	927					927		
Jul-2023	920	1288	609	1268		671	1314	1174	595	1163	891					1081		
Aug-2023	1200	1288	592	1516		718	1521	1182	757	1241	1158					1332		
Sep-2023	916	1286	526	1322		594	1245	719	559	793	919					990		
Oct-2023	982	1056	467	984		659	953	523	626	566	938					779		
Nov-2023	1248	1148	641	1276		913	984	729	981	732	1152					1126		
Dec-2023	1703	1114	719	1229		954	1214	789	1177	696	937					853		
Jan-2024	2119	1189	861	1248		1253	1484	1048	1556	649	943					963		
Feb-2024	1530	1059	868	1200		967	1142	719	1184	599	932					971		
Mar-2024	1260	1059	631	962		652	845	361	934	611	684					863		
Apr-2024	1079	1085	558	1116		590	846	496	761	715	856					1032		
May-2024	1207	1268	535	1377		834	1032	663	647	975	901					1241		

Water/Sewer Usage  
Zeffert Project # 7854, Date: June 04, 2024  
Project: Chester Townhouses II  
Location: Chester, SC  
Mgmt Co: CAHEC Management - UA  
Unit Size: Three Bedroom  
Utility: Chester Metropolitan Dist. (SC)  
P.O. Box 550, Chester, SC 29706

Zeffert & Associates

Apartment Numbers																	
	306	307	308	309	314	315	316	317	322	323	324	325	330	331	343	344	345
May-2023	6	3	2	4		3	4	2	3	2	2	3		5	4	2	3
Jun-2023	7	4	2	4		3	6	1	3	2	2	3		5	4	2	3
Jul-2023	5	3	2	4		3	6	1	3	5	2	3		5	4	3	3
Aug-2023	6	3	2	4		2	8	1	3	3	2	3		5	4	2	4
Sep-2023	7	3	2	6		2	8	1	3	2	3	3		5	4	3	4
Oct-2023	6	4	2	5		3	6	1	3	2	2	4		5	4	3	4
Nov-2023	6	4	2	5		3	6	1	3	3	2	5		6	4	2	5
Dec-2023	5	5	2	7		3	7	1	4	3	3	4		6	3	3	3
Jan-2024	6	5	1	5		3	8	1	2	2	3	4		8	4	3	3
Feb-2024	7	5	2	5		3	6	1	3	2	3	4		7	3	2	4
Mar-2024	7	5	2	3		2	4	1	3	2	2	2		6	4	2	3
Apr-2024	4	4	2	3		3	4	1	3	2	2	3		6	5	2	4
May-2024																	