

Zeffert & Associates

08/31/2025

To: Regional Office

Subject: Utility Allowance Calculations

Project: Chester Townhouses I

Location: Chester, SC

Management: CAHEC Management - UA

According to Rural Development Policy, we have contacted the applicable utility companies to determine whether there has been any rate change. We have determined that the change in rates is less than 10% and therefore no additional bill histories have been obtained. The utility allowances for this year have been calculated based on prior usage with new utility rates. Note that the last submittal of an Utility Allowance, based on new billing data, had a date of 1/1/2025.

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:

Apt Size	2025 UA	Calculated Average	Change \$	Change %	Proposed UA
1	171	171		N/C	171
2	216	215	-1	-0.5%	216

Apt Size	Electric	Water	Sewer	Total
1	90	36	45	171
2	107	49	60	216

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

Zeffert & Associates

Utility Information for Chester Townhouses I

September 23, 2025

Utility Information for Chester Townhouses I							Month	W/S
September 23, 2025							Jan	W
							Feb	W
							Mar	W
Electric Company	Duke Energy-Carolinas				Units	KWH	Apr	W
					Sales Tax		May	S
Address	9700 David Taylor Drive, NC				Other Tax		Jun	S
Date Rates were Effective	11/01/2024	Customer Charge		12.78			Jul	S
Summer Rate Block	0 - 1000	1001 & Up					Aug	S
Rate-class minimum	0	1001					Sep	S
Summer Rate (\$/KWH)	0.123559	0.130810					Oct	W
Winter Rate Blocks	0 - 1000	1001 & Up					Nov	W
Rate-class minimum	0	1001					Dec	W
Winter Rate (\$/KWH)	0.123559	0.130810						
Avg Fuel Adjustment						0		

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One Bedroom Data Summary and Calculations Chester Townhouses I, Chester, SC

September 23, 2025

Electric

Month	Sample Months	Total	Average KWH	Average Cost
Jan	12	11615	968	132.39
Feb	12	8950	746	104.96
Mar	11	6570	597	86.54
Apr	11	5067	461	69.74
May	11	5311	483	72.46
Jun	12	7085	590	85.68
Jul	12	7979	665	94.95
Aug	12	8244	687	97.67
Sep	12	6826	569	83.09
Oct	12	5777	481	72.21
Nov	12	6589	549	80.61
Dec	12	8265	689	97.91
Yearly Total				1,078.20
Average/Month				89.85

Water

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	14	24	2	38.81
Feb	14	23	2	38.81
Mar	14	18	1	29.10
Apr	14	19	1	29.10
May	14	23	2	38.81
Jun	14	25	2	38.81
Jul	14	21	2	38.81
Aug	14	26	2	38.81
Sep	14	23	2	38.81
Oct	14	19	1	29.10
Nov	14	24	2	38.81
Dec	14	26	2	38.81
Yearly Total				436.59
Average/Month				36.38

Sewer

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	14	24	2	47.50
Feb	14	23	2	47.50
Mar	14	18	1	35.87
Apr	14	19	1	35.87
May	14	23	2	47.50
Jun	14	25	2	47.50
Jul	14	21	2	47.50
Aug	14	26	2	47.50
Sep	14	23	2	47.50
Oct	14	19	1	35.87
Nov	14	24	2	47.50
Dec	14	26	2	47.50
Yearly Total				535.11
Average/Month				44.59

Apartment Numbers																			
	201	208	209	216	217	224	225	230	231	236	237	242	243	248	249	256	257	262	
May-2023																			
Jun-2023	592		358	851	689		186	566	775			921		420	269		757	701	
Jul-2023	813		514	968	777		242	572	777			580		906	386		642	802	
Aug-2023	772		499	1164	915		222	482	840			958		891	469		716	316	
Sep-2023	746		363	824	726		200	354	339			645		916	314		556	843	
Oct-2023	568		208	640	578		152	431	662			565		629	318		453	573	
Nov-2023	540		329	690	700		198	309	989			719		386	534		608	587	
Dec-2023	689		456	662	793		638	260	1209			794		547	695		811	711	
Jan-2024	1100		688	995	748		1119	511	1417			1307		845	890		922	1073	
Feb-2024	1013		484	609	452		704	457	1237			749		874	719		774	878	
Mar-2024	715		326		549		556	702	853			430		527	504		620	788	
Apr-2024	562		276		395		422	323	690			354		435	319		623	668	
May-2024	498		345		616		339	483	387			607		472	263		698	603	
Jun-2024																			
Jul-2024																			
Aug-2024																			
Sep-2024																			
Oct-2024																			
Nov-2024																			
Dec-2024																			
Jan-2025																			

Water/Sewer Usage
Zeffert Project # 7853, Date: September 23, 2025
Project: Chester Townhouses I
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																			
	201	208	209	216	217	224	225	230	231	236	237	242	243	248	249	256	257	262	
May-2023	2	2	1		1		1	2	3	2	2	2		1	1		1	2	
Jun-2023	2	2	1		1		1	3	3	2	1	2		2	1		1	3	
Jul-2023	2	2	1		1		1	1	3	2	1	1		2	1		1	2	
Aug-2023	2	2	1		4		1	1	3	3	1	2		2	1		1	2	
Sep-2023	2	2	1		2		1	1	1	3	1	2		2	1		1	3	
Oct-2023	2	1	1		1		1	1	2	2	1	2		1	1		1	2	
Nov-2023	2	1	1		1		1	1	2	4	1	4		1	1		1	3	
Dec-2023	2	1	1		1		1	1	3	4	1	4		2	1		1	3	
Jan-2024	2	1	1		1		2	1	2	4	2	2		1	1		1	3	
Feb-2024	2	1	1		1		2	2	2	2	2	2		1	1		1	3	
Mar-2024	2	1	1		1		1	1	2	1	1	2		1	1		1	2	
Apr-2024	2	2	1		1		1	2	2	1	1	1		1	1		1	2	
May-2024																			
Jun-2024																			
Jul-2024																			
Aug-2024																			
Sep-2024																			
Oct-2024																			
Nov-2024																			
Dec-2024																			
Jan-2025																			

Zeffert & Associates

Two Bedroom Data Summary and Calculations Chester Townhouses I, Chester, SC

September 23, 2025

Electric

Month	Sample Months	Total	Average KWH	Average Cost
Jan	30	30110	1004	136.85
Feb	30	25678	856	118.55
Mar	30	19203	640	91.86
Apr	30	17981	599	86.79
May	30	22529	751	105.57
Jun	30	22163	739	104.09
Jul	30	24840	828	115.09
Aug	30	28583	953	130.53
Sep	30	21382	713	100.88
Oct	30	17076	569	83.09
Nov	30	19956	665	94.95
Dec	30	23776	793	110.76
Yearly Total				1,279.00
Average/Month				106.58

Water

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	32	89	3	48.52
Feb	32	97	3	48.52
Mar	32	85	3	48.52
Apr	32	81	3	48.52
May	32	93	3	48.52
Jun	32	93	3	48.52
Jul	32	91	3	48.52
Aug	32	89	3	48.52
Sep	32	97	3	48.52
Oct	32	83	3	48.52
Nov	32	85	3	48.52
Dec	32	87	3	48.52
Yearly Total				582.24
Average/Month				48.52

Sewer

Month	Sample Months	Total	Average K Gallons	Average Cost
Jan	32	89	3	59.13
Feb	32	97	3	59.13
Mar	32	85	3	59.13
Apr	32	81	3	59.13
May	32	93	3	59.13
Jun	32	93	3	59.13
Jul	32	91	3	59.13
Aug	32	89	3	59.13
Sep	32	97	3	59.13
Oct	32	83	3	59.13
Nov	32	85	3	59.13
Dec	32	87	3	59.13
Yearly Total				709.56
Average/Month				59.13

Zeffer Project # 7853, Date: September 23, 2025
Project: Chester Townhouses I
Location: Chester, SC
Mgmt Co: CAHEC Management - UA
Unit Size: Two Bedroom
Utility: Duke Energy-Carolinas
9700 David Taylor Drive, Charlotte, NC 28262

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[illegible]

Electric Usage
Zeffert Project # 7853, Date: September 23, 2025
Project: Chester Townhouses I
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		228	229	232	233	234	235	238	239	240	241	244	245	246	247	250	251	252	253	254	255
May-2023																					
Jun-2023		728	523	633	1250			796	570	763	780		579	1166		956		600	200	600	
Jul-2023		795	676	703	1373			697	669	867	929		922	961		874		619	255	803	
Aug-2023		1076	819	921	1580			848	757	1085	1127		989	1017		1053		766	360	949	
Sep-2023		840	538	611	1276			622	599	776	780		655	978		782		544	334	593	
Oct-2023		643	283	494	1010			627	458	672	635		332	408		734		547	176	409	
Nov-2023		702	603	543	997			742	673	708	823		693	378		874		759	202	707	
Dec-2023		774	797	495	698			875	886	769	911		897	926		1067		881	433	908	
Jan-2024		913	1039	710	532			776	1151	976	1328		1460	1116		1361		1283	542	1154	
Feb-2024		651	811	515	656			601	784	749	1063		1217	856		1323		1028	401	949	
Mar-2024		593	563	450	624			441	663	589	970		271	507		817		682	260	634	
Apr-2024		689	342	588	952			421	492	569	943		402	480		630		590	254	417	
May-2024		976	448	815	1335			739	625	775	793		381	877		717		508	306	447	
Jun-2024																					
Jul-2024																					
Aug-2024																					
Sep-2024																					
Oct-2024																					
Nov-2024																					
Dec-2024																					
Jan-2025																					

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Apartment Numbers							
	258	259	260	261			
May-2023							
Jun-2023	413	363		669			
Jul-2023	640	511		1069			
Aug-2023	711	576		1278			
Sep-2023	313	449		1027			
Oct-2023	274	344		682			
Nov-2023	609	545		471			
Dec-2023	841	711		931			
Jan-2024	1011	843		1250			
Feb-2024	1381	697		1308			
Mar-2024	1115	453		1019			
Apr-2024	950	321		637			
May-2024	1268	268		547			
Jun-2024							
Jul-2024							
Aug-2024							
Sep-2024							
Oct-2024							
Nov-2024							
Dec-2024							
Jan-2025							

Water/Sewer Usage
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Apartment Numbers																				
	202	203	204	205	206	207	210	211	212	213	214	215	218	219	220	221	222	223	226	227
May-2023	3	1	6		3			5	3			6	2	3	1	3	4	2	1	
Jun-2023	3	1	7		4			5	4			5	2	4	1	3	6	2	2	
Jul-2023	3	1	6		3			5	3			6	3	3	1	4	5	2	2	
Aug-2023	4	1	6		3			5	3			5	2	3	1	4	4	3	1	
Sep-2023	4	1	5		4			5	3			6	2	4	1	4	5	2	2	
Oct-2023	2	1	5		4			5	3			5	3	3	1	4	5	1	2	
Nov-2023	2	1	5		3			4	3			5	3	3	3	4	4	1	2	
Dec-2023	3	1	6		4			4	3			5	3	4	1	4	4	1	2	
Jan-2024	3	1	6		3			3	3			5	4	3	1	4	4	1	1	
Feb-2024	3	1	5		4			4	3			4	6	4	3	4	5	2	1	
Mar-2024	4	1	5		4			5	2			5	3	3	1	4	4	1	1	
Apr-2024	2	1	5		4			5	3			4	4	3	1	4	4	1	1	
May-2024																				
Jun-2024																				
Jul-2024																				
Aug-2024																				
Sep-2024																				
Oct-2024																				
Nov-2024																				
Dec-2024																				
Jan-2025																				

Water/Sewer Usage
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Apartment Numbers																				
	228	229	232	233	234	235	238	239	240	241	244	245	246	247	250	251	252	253	254	255
May-2023	2	3	2	3	3		12	2	3	2		1	2		4		4	1	1	
Jun-2023	2	3	2	2	3		5	2	3	2		1	2		4		5	1	1	
Jul-2023	2	2	2	2	3		3	2	3	2		2	2		4		5	1	1	
Aug-2023	3	2	2	2	3		4	2	3	2		3	2		3		4	1	1	
Sep-2023	2	3	2	3	3		4	2	4	2		1	8		4		3	1	1	
Oct-2023	2	3	2	3	3		3	2	3	2		1	2		3		3	1	1	
Nov-2023	2	2	2	4	3		6	2	3	2		1	2		3		2	1	1	
Dec-2023	2	2	2	3	4		3	3	3	2		1	2		3		4	1	1	
Jan-2024	2	4	2	3	3		5	3	3	2		1	2		3		5	1	2	
Feb-2024	3	4	2	3	3		3	3	3	3		3	2		4		3	1	1	
Mar-2024	1	3	2	3	2		3	2	3	2		1	2		3		4	1	1	
Apr-2024	1	4	2	3	2		3	2	3	4		1	2		3		3	1	1	
May-2024																				
Jun-2024																				
Jul-2024																				
Aug-2024																				
Sep-2024																				
Oct-2024																				
Nov-2024																				
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Water/Sewer Usage
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Apartment Numbers							
	258	259	260	261			
May-2023	1	2		2			
Jun-2023	1	2		3			
Jul-2023	1	3		4			
Aug-2023	1	2		4			
Sep-2023	1	2		3			
Oct-2023	1	2		2			
Nov-2023	1	2		3			
Dec-2023	2	2		2			
Jan-2024	1	2		3			
Feb-2024	1	3		3			
Mar-2024	1	6		2			
Apr-2024	1	1		2			
May-2024							
Jun-2024							
Jul-2024							
Aug-2024							
Sep-2024							
Oct-2024							
Nov-2024							
Dec-2024							
Jan-2025							