

ENERGY COST EXPLAINER · SAMPLE REPORT

Why did energy costs go up at Oakview Professional Center?

Building	Oakview Professional Center (fictional)	Analysis period	Oct 2025 – Sep 2026 vs. Oct 2024 – Sep 2025
Location	Greensboro, NC	Bills analyzed	24 electric + 24 gas (monthly)
Size / type	~12,000 sq ft, 2-story office, built 1998	Occupied hours	Mon–Fri, 7 am – 6 pm
HVAC	4 rooftop units (electric cooling, gas heat)	Report date	Oct 17, 2026

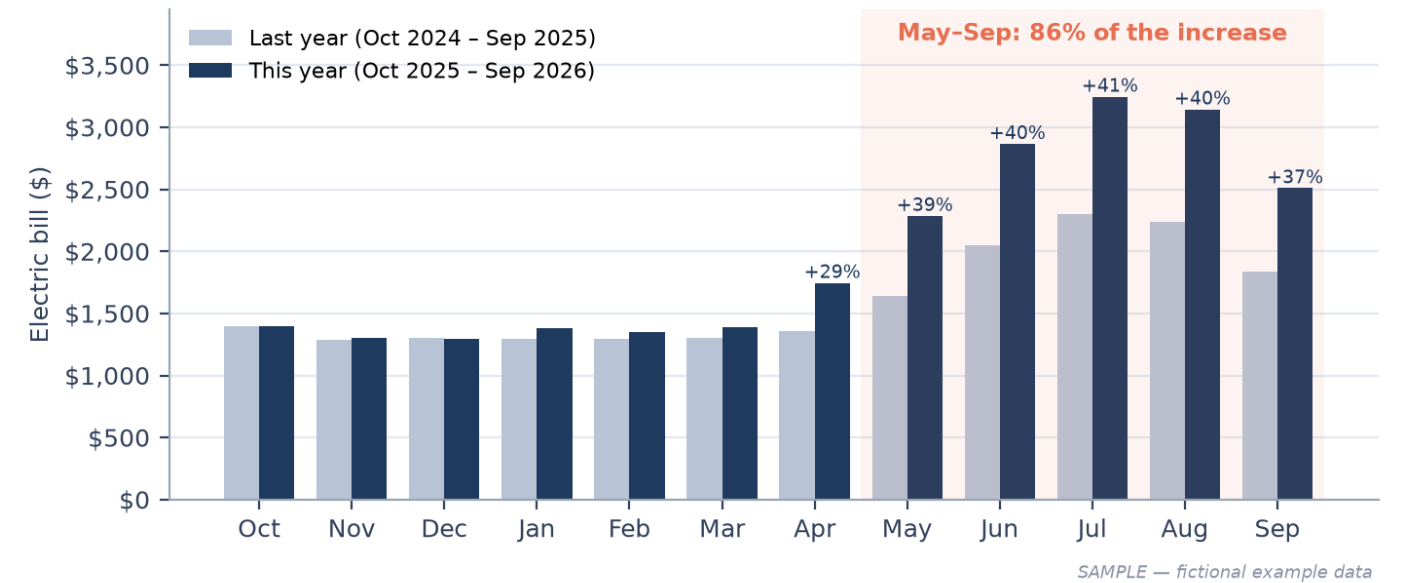
The short version

Your electricity cost went up **24% (\$4,612)** this year, and almost all of it happened in late spring and summer. The biggest cause is **extra electricity use that isn't explained by weather** — the pattern points to the HVAC running nights and weekends since about April 2026 (~\$2,409). A hotter summer added about **\$1,265** and a utility rate increase added about **\$938**. Gas costs were essentially flat.

Key numbers

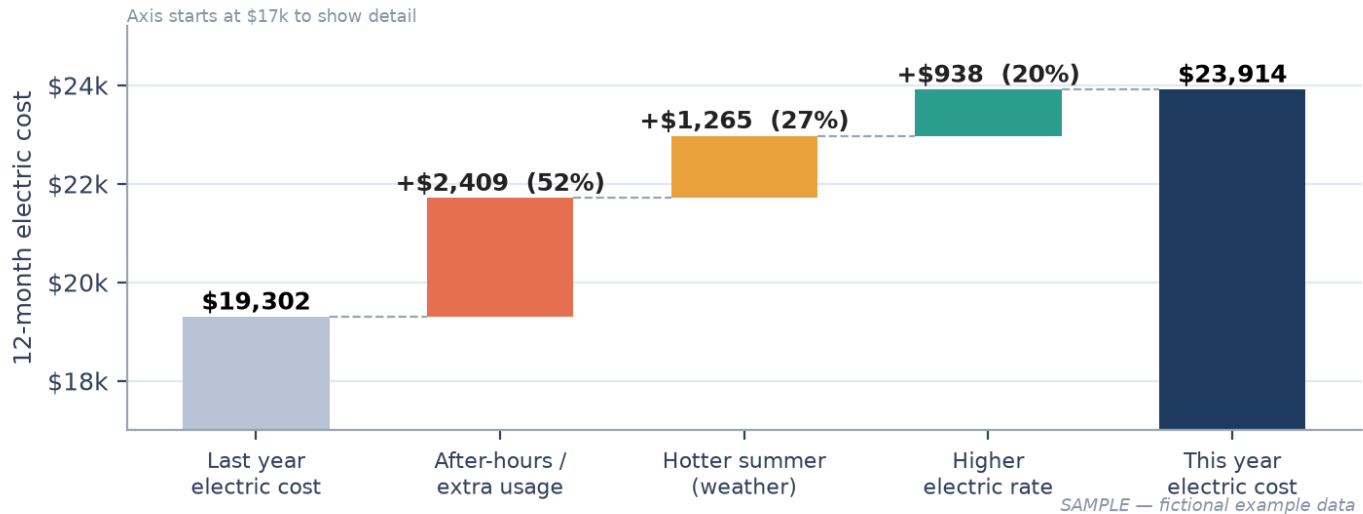
+24% Electric cost \$19,302 → \$23,914	+19% Electric use 171,200 → 203,790 kWh	+4.1% Avg. electric price 11.27¢ → 11.73¢ per kWh	+29% Cooling degree days 1,730 → 2,240 (example)	+2.4% Gas cost (about flat) \$5,217 → \$5,342
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Monthly electric cost: this year vs. last year



Fall and winter bills were nearly identical to last year (the small rise from January is the rate change). Starting in April, every month ran 25–41% higher.

Where the \$4,612 increase came from

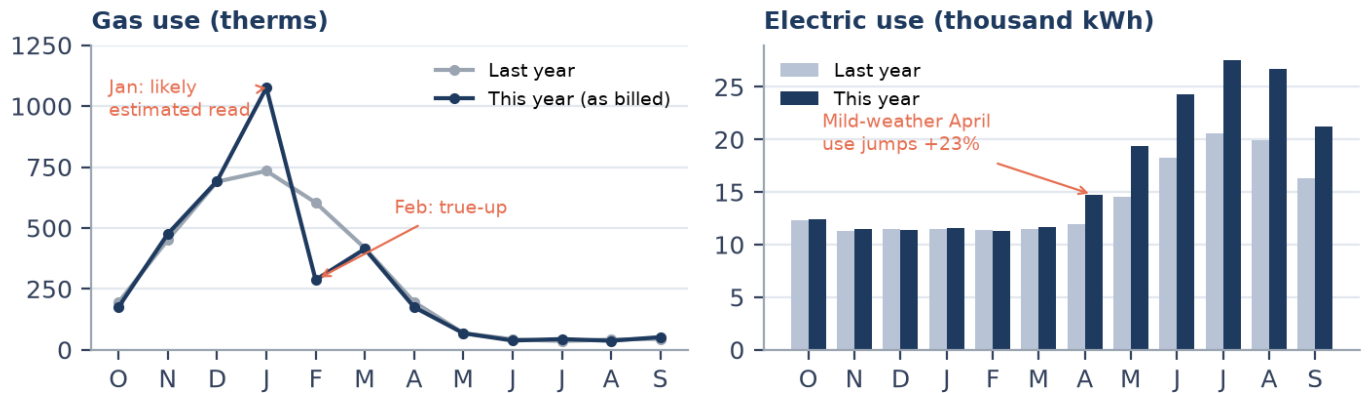


We split the change into three parts: (1) **weather** — how much more cooling a hotter summer would normally require at this building, (2) **rate** — paying more per kWh for the electricity you used, and (3) **extra usage** — everything left over, i.e. use that weather and price can't explain. The three parts add up exactly to the total change.

Top findings, ranked by likely dollar impact

#	Finding	What the bills show	Est. annual impact	Confidence
1	HVAC likely running nights and weekends	In mild April, when little heating or cooling is needed, use jumped from 11,980 to 14,710 kWh (+23%). From April on, use ran ~2,400–4,300 kWh/month above what weather explains. A steady, always-on increase that started suddenly is the classic sign of a schedule or thermostat override (e.g., after spring maintenance or a thermostat swap).	+\$2,409 (52% of increase)	High
2	Hotter summer	Example cooling degree days were 29% higher. At this building, each extra cooling degree day adds about 22 kWh (based on last year's bills). That explains ~11,220 kWh of the increase. Not a problem to fix — but useful context.	+\$1,265 (27%)	Medium-High
3	Electric rate went up in January 2026	The energy charge rose from 11.05¢ to 11.65¢ per kWh starting with the January bill. Your average all-in price rose 4.1%. Same rate schedule as last year; worth a quick check that it's still the best option.	+\$938 (20%)	High
4	Gas: one likely estimated bill	January gas was billed at 1,075 therms (vs. 734 last year), then February dropped to 287. Jan + Feb combined (1,362) matches last year (1,338) — a typical estimate-then-correct pattern. Annual gas use is flat (+0.4%).	~\$0 net (\$450 timing swing)	Medium

The usage pattern behind the findings



SAMPLE — fictional example data

Left: gas use tracks last year closely except the January spike and February dip. Right: electric use matched last year through March, then stepped up — before the hottest months arrived.

What to check first

Step	What to do	Who / effort	Est. savings
1	Check HVAC schedules on all 4 rooftop units. Confirm thermostats/controls set back after 6 pm and on weekends. Look for any unit in “hold” or “permanent on” mode, and ask whether anything was changed during spring 2026 maintenance.	Building engineer or HVAC contractor; ~1–2 hours	\$2,000 – \$2,800/yr
2	Spot-check after hours. Visit (or check the thermostat app) on a weeknight and a Sunday: are fans or compressors running in an empty building? If available, request 15-minute interval data from the utility to confirm the nightly pattern.	Property manager; 30 min	Confirms #1
3	Tighten setpoints and add a fan schedule. Once schedules are fixed, set unoccupied cooling to 80–85°F and make sure supply fans aren't set to run continuously.	HVAC contractor; part of a service visit	\$400 – \$1,000/yr
4	Review your electric rate schedule. Ask the utility (or a broker) whether a different small-commercial rate fits your usage better.	Property manager; 1 phone call	\$0 – \$400/yr
5	Ask the gas utility about January. Confirm the January bill was an estimate (often marked “E”) and that February was the correction. Ask for actual meter reads going forward.	Property manager; 1 phone call	\$0 (avoids cash-flow surprises)

Bottom line: fixing the after-hours HVAC alone could recover roughly half of this year's increase — about **\$2,000–\$2,800 per year**, typically for the cost of a short service visit. Combined with setpoint tuning, total potential savings are roughly **\$2,400–\$4,200 per year**. Weather and the rate change are mostly outside your control.

How we figured this out

We read 24 months of electric and gas bills (usage, charges, rates and billing-period dates). Using last year's bills, we measured how this building's electricity use responds to cooling degree days (a standard measure of how hot it was) — about 22 kWh per degree day. We then split the year-over-year change into **weather** (extra degree days × that sensitivity × last year's price), **rate** (this year's kWh × the change in average price), and **extra usage** (the remaining kWh × last year's price); these sum exactly to the total. Findings are ranked by dollar impact; confidence reflects how clearly the bill pattern points to one cause. Savings ranges are estimates and should be confirmed on site. Monthly bills can't see inside the building, so recommendations start with quick, low-cost checks. *All figures, including weather data, are fictional examples for demonstration.*