

EXPENSE COMPARISON 2017 Actual 2023 Projected 2024 Budget

PWCCCA	2017 Actual	% of Actual Spending 2017	2023 Projected	% Change from 2017	2024 Budget	% of Total Budget 2024	% Change from 2017
Insurance	108,387	10%	417,059	285%	623,064	37%	475%
Operations	635,087	62%	629,026	-1%	703,303	41%	11%
Reserves	293,601	28%	340,547	16%	370,900	22%	26%
Expenses	928,688	90%	969,573	4%	1,074,203	63%	16%
Assessments/Sq Ft/Mo	0.315		0.465	48%	0.54		71%
Property Value	22,839,782		36,932,358	62%	37,413,858		64%

Consumer Price Index-U.S. City Averages comparing January of 2017 to August of 2023				
	2017 Actual		2023 Projected	% Change from 2017
Shelter	293.560		383.211	31%
Energy	199.608		294.328	47%
Total Cost of Living-U.S. Cities	242.839		307.026	26%

Electricity Savings - In 2016 and 2017 all the major equipment for the Heating and Air Conditioning and Hot Water had aged out and was replaced with the best and newest technology available. The Daikin chillers were the first of the energy saving model to be installed; their serial numbers are 0001 and 0002. The high efficiency, variable speed equipment is the primary factor in **reducing the electricity/KWH used by over 20%**. In addition, the electricity is contracted through 2030 and is currently **60% lower than market rate**. *The lower rate alone would provide projected savings of \$225,000 in 2024. The lower usage alone would provide \$75,000 savings.

Summary: Without the investment in efficient equipment and aggressive energy management, assessments for 2024 would be 9.5 cents more, or 63.5 cents per square foot per month, a 102% increase over 2017 instead of 71%.

Utilities	2017 Actual	% of Actual Spending 2017	2023 Projected	% Change from 2017	2024 Budget	% of Total Budget 2024	% Change from 2017
Elec Contract .038/KWH as of 6/2023	219,286	21%	161,643	-26%	150,000	9%	-32%
Water	134,127	13%	180,566	35%	190,000	11%	42%
Gas	54,955	5%	93,107	69%	100,000	6%	82%
Utility Total	408,368	39%	435,316	7%	440,000	26%	8%
*Electricity Market Rate Comparison = Utility Cost if Electricity was not contracted at .038 cent/KWH, current market rate is .095 cents/KWH							
Elec @ Current Mkt .095/KWH					375,000	22%	103%

Electricity Contract Rate History	
.04633/KWH 2/2015 thru 5/2019	
.04448/KWH 6/2019 thru 5/2023	4% decrease
.03768/KWH 6/2023 thru 5/2028	15% decrease
.03690/KWH 6/2023 thru 5/2030	2% decrease