

# Case Study Bill Audit by Account: Condominium in Florida

## PROJECT OVERVIEW

Our client was a Condominium complex in Florida. As a result of the typical weather in Florida the utility costs are quite high since the building must be cooled year round.

## THE PROBLEM

A single account in the condominium complex used over \$1,000,000 annually in electricity in the 12 months preceding our analysis. Facility management wanted to find an inexpensive and fast way to reduce high electricity costs without performing an energy audit.



## THE SOLUTION

We decided that a Utility Bill Audit for the large facility electric meter would be the most appropriate solution. After collecting approximately 20 months of utility bills for the single electric meter we began to analyze current as well as historic rate tariffs. After checking for historic billing errors and searching for applicable alternate rates we used load factor analysis to identify potential meter read errors and or incorrect estimated reads.

## THE RESULT

We found that the electric meter would benefit from an alternate rate. The alternate rate switch for the meter would save approximately \$7,000 annually in electricity costs. In addition to the alternate rate it was found that the meter was also eligible to be sales tax exempt. The tax exemption will save the facility approximately \$30,000 annually. The recovered savings would be kept entirely by the client since the utility audit was priced on a per meter basis.

## BENEFITS

The facility was able to cut their electricity costs by approximately \$37,000 annually.