

From: Carbon Neutral Albany
To: Albany Sustainability Committee
Date: 16 September 2011

Re: proposed emission-based energy utility tax structure

Summary

The Albany Sustainability Committee requested that Carbon Neutral Albany analyze an emissions-based approach to an energy utility user tax increment to fund implementation of Albany's Climate Action Plan. The rationale for such an approach is that it would better align the tax to the activities that the Climate Action Plan is seeking to reduce and mitigate.

Carbon Neutral Albany has determined that the emissions charge rate should be \$0.0030/pound of CO₂ emissions in order to generate the desired \$250,000/year of funding based on the last three years of energy consumption in Albany (which have been almost constant for both electricity and natural gas). Alternately, the tax could be structured as a proxy charge on the cost of energy. Given current emission factors and energy cost, the required tax rates would be 1.1% on the cost of electricity and 3.8% on the cost of natural gas. These rates would need to be regularly revisited, such as on an annual basis, and reset if necessary to account for changes in the price of energy or emissions factors (such as due to the increasing percentage of electricity sourcing from renewable sources in California in the future). This obviously argues for a direct tax on emissions, if possible, as such would not require regular resetting. This would also have the benefit of a stable tax rate in the event of possible natural gas spikes, such as have occurred in the recent past.

The tax rates above would create average additional charges of approximately \$2/month on residential accounts and \$18/month on commercial accounts. As noted by the Sustainability Committee, these probably do not represent the median account charges though, which would likely be lower, particularly for the commercial sector.

Despite the desirability of an emissions-based tax, PG&E's billing system cannot currently provide for revenue collection using a different tax rate for each commodity. PG&E's estimate of the cost of adding this functionality indicates that doing so is within the realm of possibility. Carbon Neutral Albany is engaging in discussions with PG&E and other experts towards determining a possible successful approach to achieving such implementation.

Regardless of the tax structure, it would be advisable and good practice for the tax to sunset in 2020 at the end of the current greenhouse gas emission reduction goal period.

Introduction

The Albany Sustainability Committee (SC) has been considering whether to recommend the creation of a municipal revenue source for funding implementation of Albany's Climate Action Plan (CAP). While the SC has not considered a motion on this issue, the Committee's discussions suggest there is support for recommending the creation of such a source.

The Financial Subcommittee had previously researched and presented two options for structuring such a revenue source: a parcel tax and an energy utility tax structured as a flat of energy cost. Analysis of these two options has previously been presented to the SC in the form of a report.

After considering these options, the SC supported the energy utility user tax (UUT) approach because it targets an activity that is a source of greenhouse gas emissions, which implementation of the CAP seeks to reduce. In other words, there is a nexus between the source and purpose of an energy utility tax to fund CAP implementation.

During the SC's deliberations on this issue, Carbon Neutral Albany, a community organization focused on Albany achieving its greenhouse gas reduction goal, has advocated for an UUT based on emissions due to energy consumption rather than the cost of energy. This is because the nexus between a tax on energy utility use and the CAP is emissions rather than cost, and a tax based on electricity versus natural gas cost would be disproportional with regard to the emissions from each. Appendix 1 presents an analysis of this disproportionality based on the type water heater. This analysis shows that a tax based on utility cost would tax emissions resulting from electricity usage at approximately three and half times the rate as those from natural gas usage.

In response to this analysis, the SC determined that an emissions-based tax would be a better approach than a cost-based tax. The SC requested COA to provide the proposed structure of such a tax at its meeting on 20 July 2011. This memo responds to that request.

Proposed Emissions-based Tax Analysis

In its discussion of a cost-based UUT, the SC favored a tax rate of 2% to generate approximately \$250,000 per year in revenue. COA based the formulation of a proposed emissions-based tax on this target revenue amount.

The basis of the analysis is utility energy consumption data for the years 2004 to 2010 provided by Nicole Almaguer, City of Albany staff to the SC. This data was in turn provided to Ms. Almaguer by Pacific Gas & Electric Company (PG&E). The data is included in Appendix 2. Figure 1 shows the trends in energy utilization by commodity (electricity versus natural gas) and sector (residential versus commercial, which includes public agency).

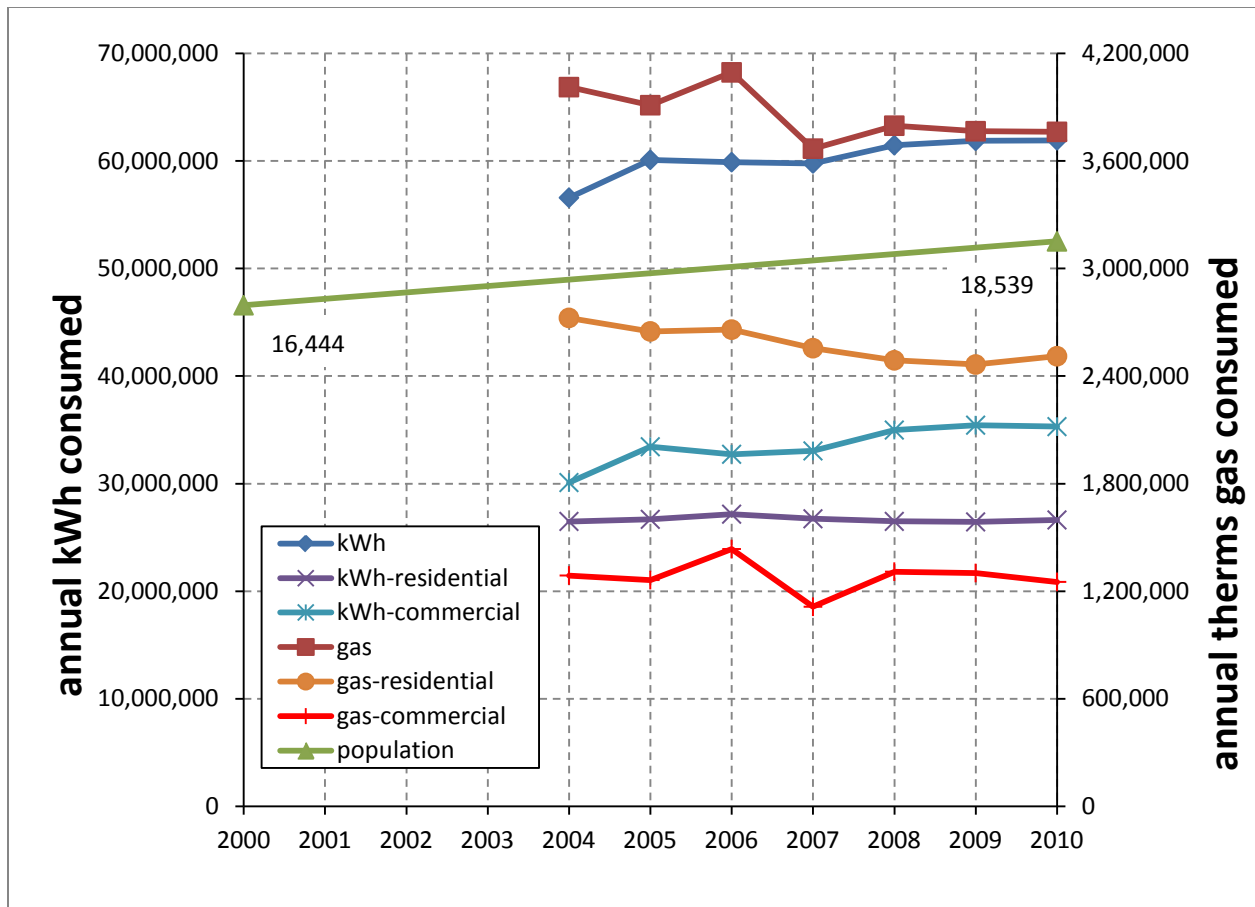


Figure 1. Albany utility energy consumption history by commodity and sector. Census population is also shown, although it is not tied to either access, but rather indicated by the numbers next to the data points.

Figure 1 indicates that utility energy consumption has been relatively constant during the time period for which data is available, with some decrease in natural gas consumption offset by some increase in electricity consumption. Consumption of each commodity individually has been relatively constant from 2008 to 2010. Consequently values average across these years were selected as the basis for the proposed emissions-based tax structuring analysis.

The most straightforward approach to an emissions-based tax is to create a uniform charge on emissions in the form of a pre-specified charge per amount of emissions. Given a revenue generation of \$250,000/year, setting this rate is as simple as dividing this dollar amount by total emissions due to energy utility consumption. Calculating the total emissions does require an emission factor for use of each type of energy.

There are various factors available. The California Public Utilities Commission (CPUC) has certified factors for use by PG&E's ClimateSmart program, which provides customers a voluntary opt-in means to offset emissions due to their usage of energy supplied by PG&E. These factors are available at <http://www.pge.com/about/environment/calculator/assumptions.shtml>.

There are some other potential considerations with the selection of an emissions factor, but at the moment the ClimateSmart factors appear to be the best choice for the purpose and have been used in the current analysis. COA has contacted PG&E to explore available emissions factors and discuss which available factors may be most appropriate as the basis for the considered tax. PG&E is setting up a conference call with COA for this purpose, with the call likely occurring next week. If this results in the understanding that some other readily available factor provides a better fit, COA will communicate that to whatever body is considering the UUT at the time and recommend a substitution.

Table 1 presents the calculation of the emissions tax rate to provide the desired revenue. The target emissions rate was iterated until the desired revenue resulted. This provided a rate of \$0.0030/pound of emissions.

Table 1. Analysis of an emissions charge to provide desired revenue

	Electricity	Gas	Total
ClimateSmart emission factor (lbs/energy unit)	0.524	13.466	
average 2008-2010 energy use (kWh or therm)	61,759,162	3,775,327	
emissions (lbs)	32,362,000	50,839,000	
target emissions tax rate (cost/lb)	\$0.0030	\$0.0030	
tax revenue based on emissions tax rate	\$97,086.000	\$152,517.000	\$249,603.00

PG&E currently collects and transfers revenue from Albany’s Utility User Tax, which is 7% on the cost of energy. However it is unclear if PG&E’s billing system can collect revenue on an emissions-based calculation. Consequently it may be necessary to similarly formulate rates on the cost of electricity and natural gas as proxies for emissions-based charges in order for PG&E’s system to collect the proposed revenue. Calculating these costs is as simple as dividing the tax revenue by commodity in Table 1 by PG&E’s revenue by commodity. This is presented in Table 2.

Table 2. Analysis of cost-based tax rate proxies for an emissions-based tax to provide the desired revenue

	Electricity	Gas	Total
tax revenue based on emissions tax rate	\$97,086.000	\$152,517.000	\$249,603.00
average 2008-2010 PG&E revenues	\$8,748,931.11	\$4,023,713.26	
proposed tax rate (% of PG&E revenues)	1.1%	3.8%	
tax revenue based on proposed tax rate	\$96,238.24	\$152,901.10	\$249,139.35

The cost-based proxy rates in Table 2 have been rounded to the nearest tenth percent for reasons of practical application and simplicity. This rounding introduces negligible difference in the amount of revenue generated.

Sector and Average Account Analysis

The Financial Subcommittees tax structure analysis included analysis of the sector and average account breakdown of the tax. Table 3 presents a similar analysis.

Table 3. Breakdown of proposed emissions-based tax by sector and average account

	Electricity			Gas			Combined		
	Residential	Commercial	Total	Residential	Commercial	Total	Res.	Com.	Total
average # of accounts billed	6,785	631	7,416	5,702	343	6,045			
2006-2010 average annual use (kWh or therms)	26,518,127	35,241,035	61,759,162	2,487,890	1,287,437	3,775,327			
PG&E revenue	\$3,830,036	\$4,918,895	\$8,748,931	\$2,824,978	\$1,198,735	\$4,023,713			
proposed UUT revenue	\$42,130	\$54,108	\$96,238	\$107,349	\$45,552	\$152,901			
% of total proposed UUT revenue	17%	22%	39%	43%	18%	61%	60%	40%	100%
average cost/kWh	\$0.144	\$0.140	\$0.142	\$1.135	\$0.931	\$1.066			
average monthly use (kWh or therm)	325.71	4,651.67	693.98	36.36	312.97	52.05			
average monthly emissions (lbs)	170.67	2,437.47	363.65	19.05	163.99	27.27			
average monthly bill	\$47.04	\$649.27	\$98.31	\$41.29	\$291.40	\$55.47	\$88.33	\$940.68	\$153.78
average monthly CAP UUT tax rate on cost	\$0.52	\$7.14	\$1.08	\$1.57	\$11.07	\$2.11	\$2.09	\$18.22	\$3.19
							2.36%	1.94%	2.07%

Figure 2 shows UUT revenue generated by each commodity in each sector. Even though the total cost of electricity is higher in both the residential and commercial sector, the revenue generated from natural gas is much higher than electricity in the residential sector and almost the same in the commercial sector. This is because natural gas is more emission-intensive on a cost basis, meaning consumption of a dollar of natural gas creates substantially more emissions than does a dollar's worth of electricity. This is largely because PG&E's electricity generation portfolio is relatively "clean" already compared to much of the rest of the country, which generally receives a significant portion of its electricity from coal-fired power plants. Consequently an emissions-based tax applied in most places in the country would result in revenue generation predominantly from electricity consumption.

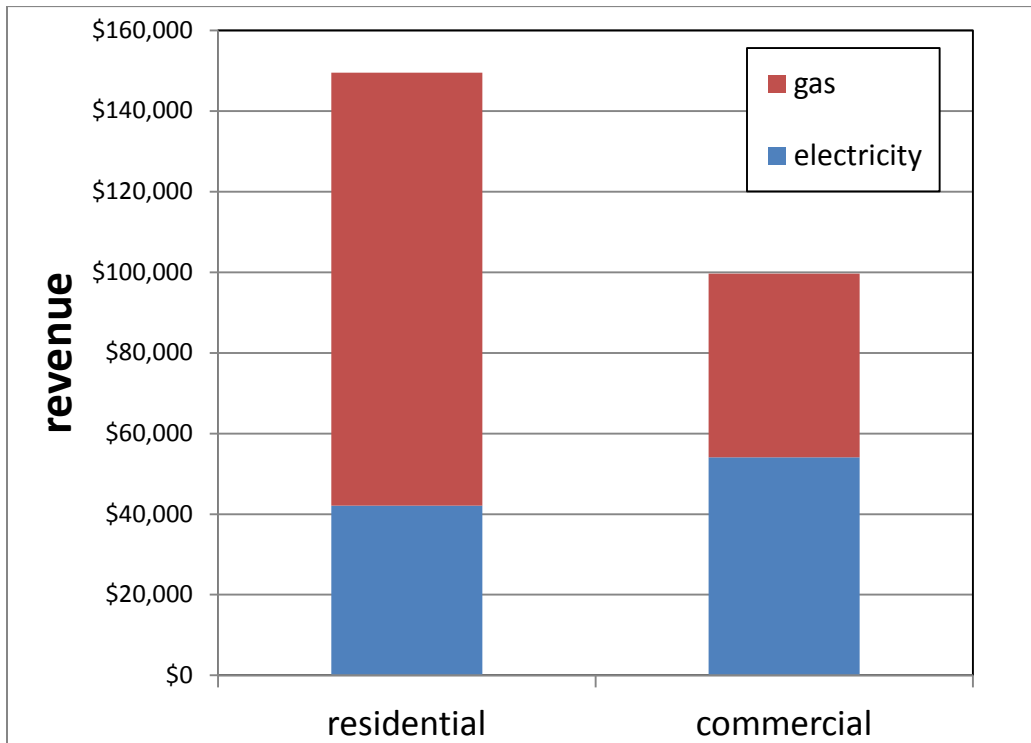


Figure 2. Albany emission-based utility user tax revenue by sector and commodity

The proposed UUT cost relative to the cost of energy for an average residential and commercial account is shown on Figure 3. The cost increment is relatively low. The cost increment by commodity for an average account in each sector is shown in Figure 4. The proportion of natural gas charges to total charges is higher in this figure than in Figure 3. This occurs because a large number of accounts do not utilize natural gas. So the natural gas revenue generation is spread across fewer accounts. Accounts utilizing only electricity would only pay a charge on electricity, which is suggested by the average charge on Figure 4.

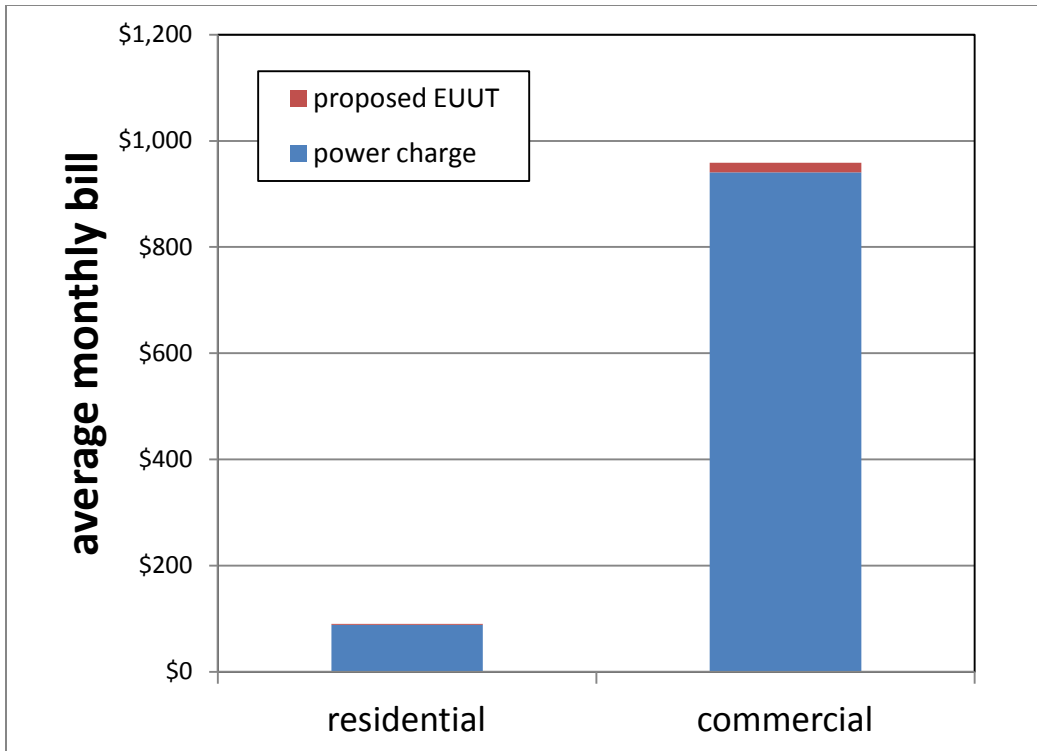


Figure 3. Average charges for an account utilizing both electricity and natural gas

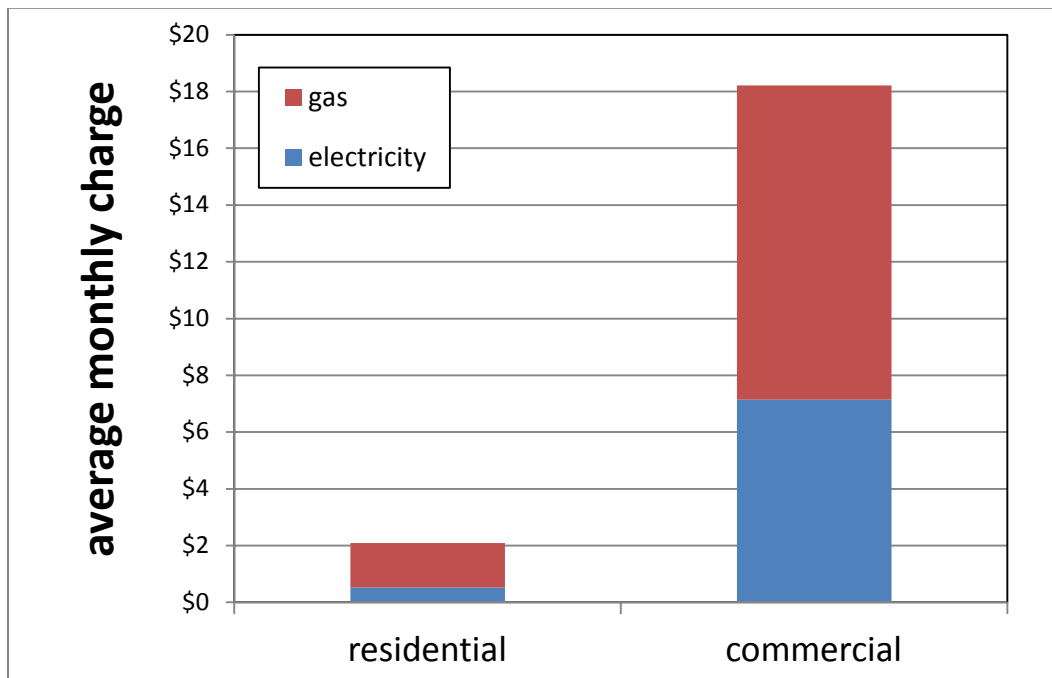


Figure 4. Average proposed UUT charges by commodity for an account utilizing both electricity and natural gas

Emission-based UUT Implementation

Ms. Almaguer has asked PG&E if it can charge different tax rates on electricity versus natural gas. PG&E has responded that it cannot at this time. It has roughly estimated that adding this functionality would cost between \$140,000 and \$200,000.

This cost is not so high that is outside the realm of possibility to find an approach to getting this functionality implemented. In its conversations with PG&E, COA will discuss various approaches to implementing this functionality. Such approaches included sharing the cost between Albany and PG&E. There are various reasons PG&E might be interested in cost sharing. Implementing this functionality has some public relations benefit, which could be of particular value to PG&E now given various recent events (including the San Bruno pipeline explosion, some public concern about various aspects of smart meter technology, and PG&E's almost exclusive support of a State initiative to increase the difficulty of implementing community choice aggregation districts). If Albany adopts the proposed emissions-based UUT to fund CAP implementation, it is likely that some other community or communities may do the same. So Albany should not bear the entire cost of providing this functionality. Rather PG&E could bear some of the cost with the knowledge that there is a reasonable probability it will be able to charge some of the cost to future jurisdictions that adopt similar measures. For instance an advocate in Oakland has already expressed interest in implementing the same tax in that city.

In approaching these discussions, COA is all performing due diligence in seeking independent expert perspective on PG&E's cost estimate. At this point, consultation with Michelle Jordan, a former financial analyst with Kaiser Permanente Health Plan, indicates that PG&E's estimate is within the range of reasonable given the business systems likely involved and importance of seeking a high likelihood of a flawless rollout with high subsequent reliability. COA will seek the opinion of an expert or experts with direct experience regarding energy utility billing system costs will be sought in the coming weeks, and already has some leads in this regard.

Conclusion and Recommendations

An emission-based UUT provides the best means to target a tax to fund CAP implementation to the activities the CAP is seeking to reduce. The tax rate necessary to provide the desired revenue is relatively small, particularly on electricity consumption. The proposed tax is so low that it would not even replace the decline in tax rate if the State fails to reinstate the public goods charge on electricity, which is currently bundled into the electricity rate schedule. This charge is 1.5% until the end of the calendar, at which time it will expire because the State Senate failed to pass an extension. It is possible this charge may be renewed during the next legislative session starting in the next calendar year.

Besides securing passage of UUT to fund CAP implementation, the main impediment to structuring this tax on an emissions basis is arranging for PG&E to implement commodity-differentiated tax rates in its billing system. COA is pursuing conversations with PG&E on this topic.

Given the uncertainty regarding implementation of the necessary billing system change, it would be prudent to propose the cost-based UUT as a backup. This could either be a backup with a decision made on how to structure the tax and the measure for the ballot. In this case the decision deadline would be late

spring 2012 in order to meet the August deadline for the Council to approve the final measure language. Alternately, the measure itself could be structured to incorporate both approaches if resolution with PG&E has not been reached by late spring. In this case the measure could be structured with a cost-based tax converting to an emissions-based tax at such time as PG&E's billing system has the necessary functionality. This approach would probably only be advisable if discussions with PG&E are looking significantly promising by late spring.

Further regarding this tax, it should likely be structured to sunset at the end of the current Albany greenhouse gas reduction goal period, which is 2020. This is reasonable with regard to the purpose of the tax, would likely attract some votes in favor of the tax, and in general is a good practice in order to motivate periodic reconsideration of any tax provision.

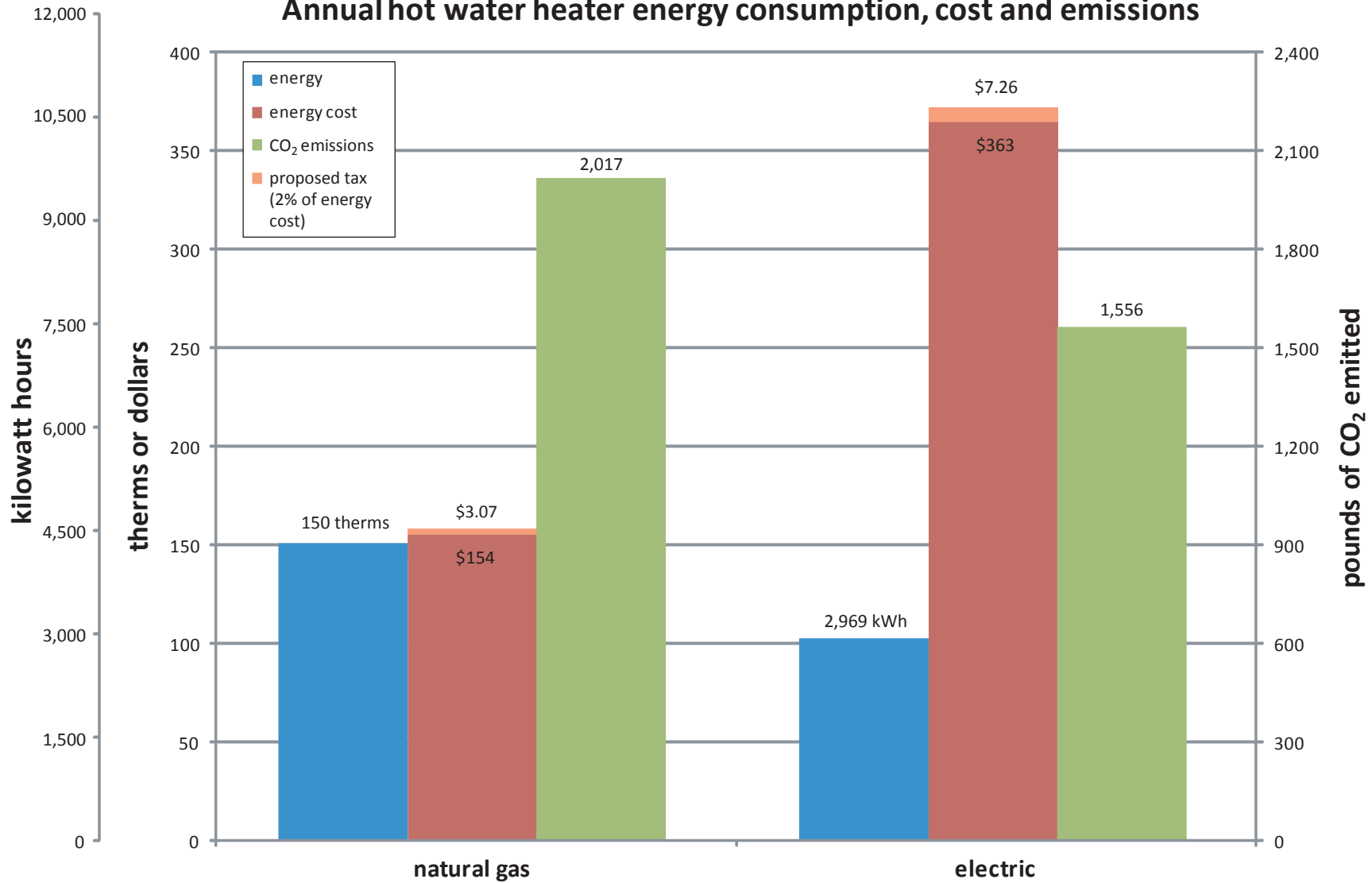
In closing, COA thanks the SC for considering recommending a CAP implementation fund, considering how to structure the tax to generate such a fund, and considering COA's position in favor of an emissions-based UUT leading to the SC's request that COA develop this document. COA looks forward to continuing to advocate for creation of this implementation fund at the City Council level, and then campaigning for the resulting measure should the Council decide to put it on the ballot.

Appendices

Appendix 1. A comparison of different tax approaches based on a typical tank water heater

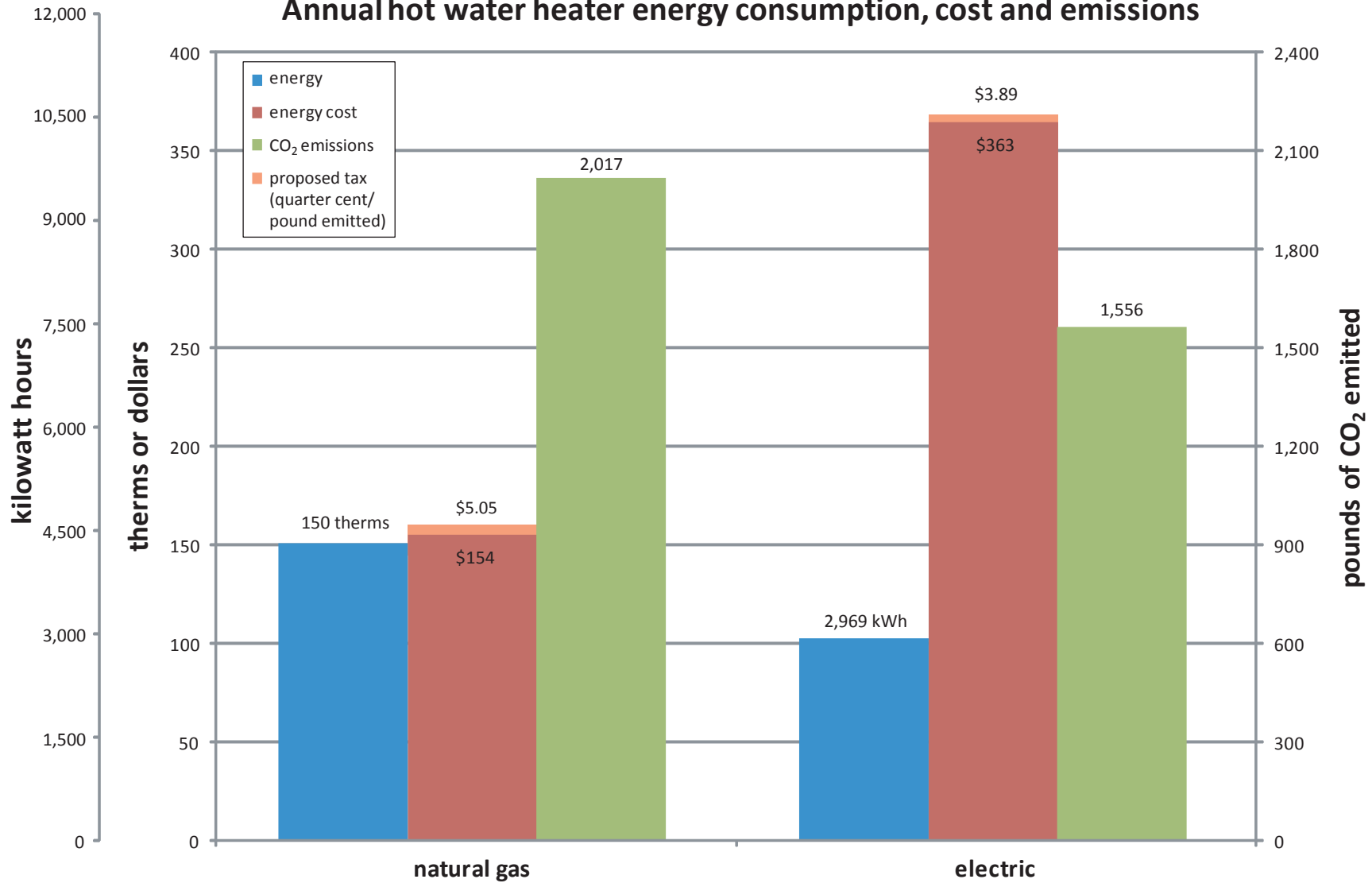
Appendix 2. Workbook with historic energy consumption and emissions-based tax analysis

Annual hot water heater energy consumption, cost and emissions



End use annual energy consumption calculated by http://www1.eere.energy.gov/femp/technologies/eep_waterheaters_calc.html assuming hot water flow of 40 gallons per day, natural gas water heater EF of 0.62, and electrical water heater EF of 0.92. Energy cost calculated using average PG&E residential base gas price from January 2010 to July 2011 (\$1.02433) and PG&E base electricity rate of \$0.1223/kWh. Emissions calculated using current PG&E emission rates of 13.446 pounds CO₂/therm gas and 0.524 pounds CO₂/kWh.

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Findings

Within PG&E's territory heating a gallon of water with electricity costs more than twice as much as with natural gas because of the higher cost of electricity versus natural gas.

In PG&E's area heating a gallon of water with electricity creates about a quarter less greenhouse gas emissions as heating it with natural gas.

Conclusions

Because electricity from PG&E has a lower emission factor than is typical for the rest of the country (due to greater use of hydro, nuclear, natural gas and wind and less use of coal), heating with electricity results in fewer greenhouse gas emissions than heating with natural gas.

However, the significantly greater cost of electrical energy makes switching from natural gas to electricity for heating not financially feasible.

A carbon tax of a quarter cent/pound of CO₂ emitted (\$5/ton) would result in only a slightly larger tax on water heating by natural gas versus electricity in absolute dollars (typically about \$1/household/year).

Compared to the hundreds of dollars greater cost of electric versus natural gas water heating, the proposed tax differential is so nominal that no impact on energy choice is expected.

A tax on emissions is preferred over a tax on cost because it allows the tax to adjust annually to account for electricity becoming progressively cleaner as well as the emissions differences per dollar cost of electricity versus natural gas, and an emissions tax has an educational/rhetorical advantage.

A tax of a quarter cent/pound of CO₂ emitted (\$5/ton) is equivalent to about 3.3% of the cost of natural gas and 1.1% of the cost of electricity at current energy prices.

Comparison of water heating energy sources

	energy type	
	natural gas	electricity
energy per year (primary unit) ¹	150 therms	2,969 kWh
energy unit conversion factor ²	29.3 kWh/therm	0.034129693 therm/kWh
energy per year (secondary unit)	4,395 kWh	101.331058 therm
energy cost per unit	\$1.02433 /therm ³	\$0.1223 /kWh ⁴
energy cost per year	\$153.65	\$363.20
CO ₂ emission factors ⁵	13.466 pounds/therm	0.524 pounds/kWh
CO ₂ emissions per year	2,020 pounds	1,556 pounds
proposed cost tax rate	2%	2%
proposed cost tax per year	\$3.07	\$7.26
equivalent emission tax rate	\$0.0015 /pound	\$0.0047 /pound
proposed emission tax rate	\$0.0025 /pound	\$0.0025 /pound
proposed emission tax per year	\$5.05	\$3.89
tax rate as % of energy cost	3.3%	1.1%

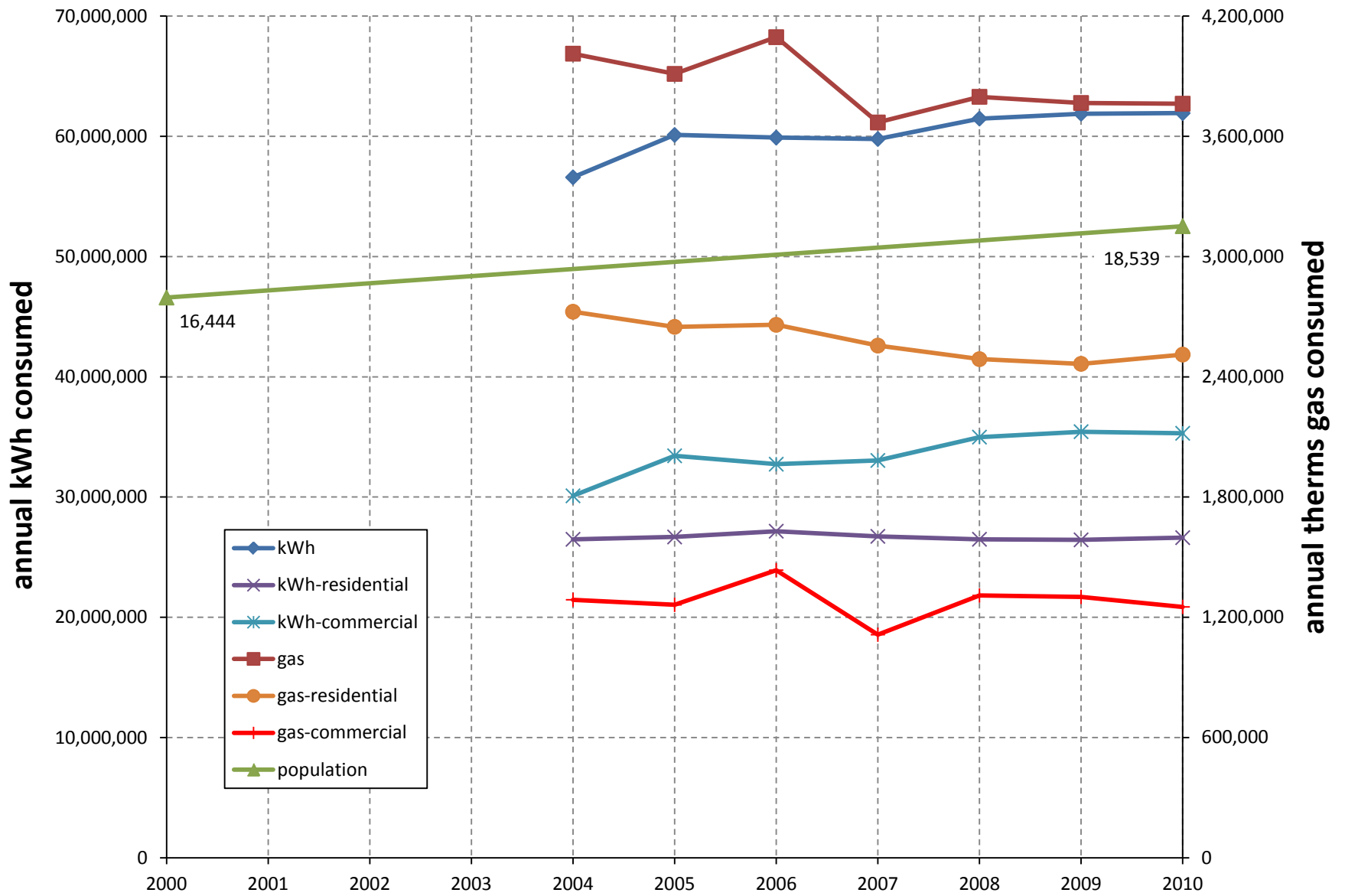
¹www1.eere.energy.gov/femp/technologies/eep_waterheaters_calc.html assuming 40 gallons per day, natural gas water heater EF = 0.62, electric water heater EF = 0.95

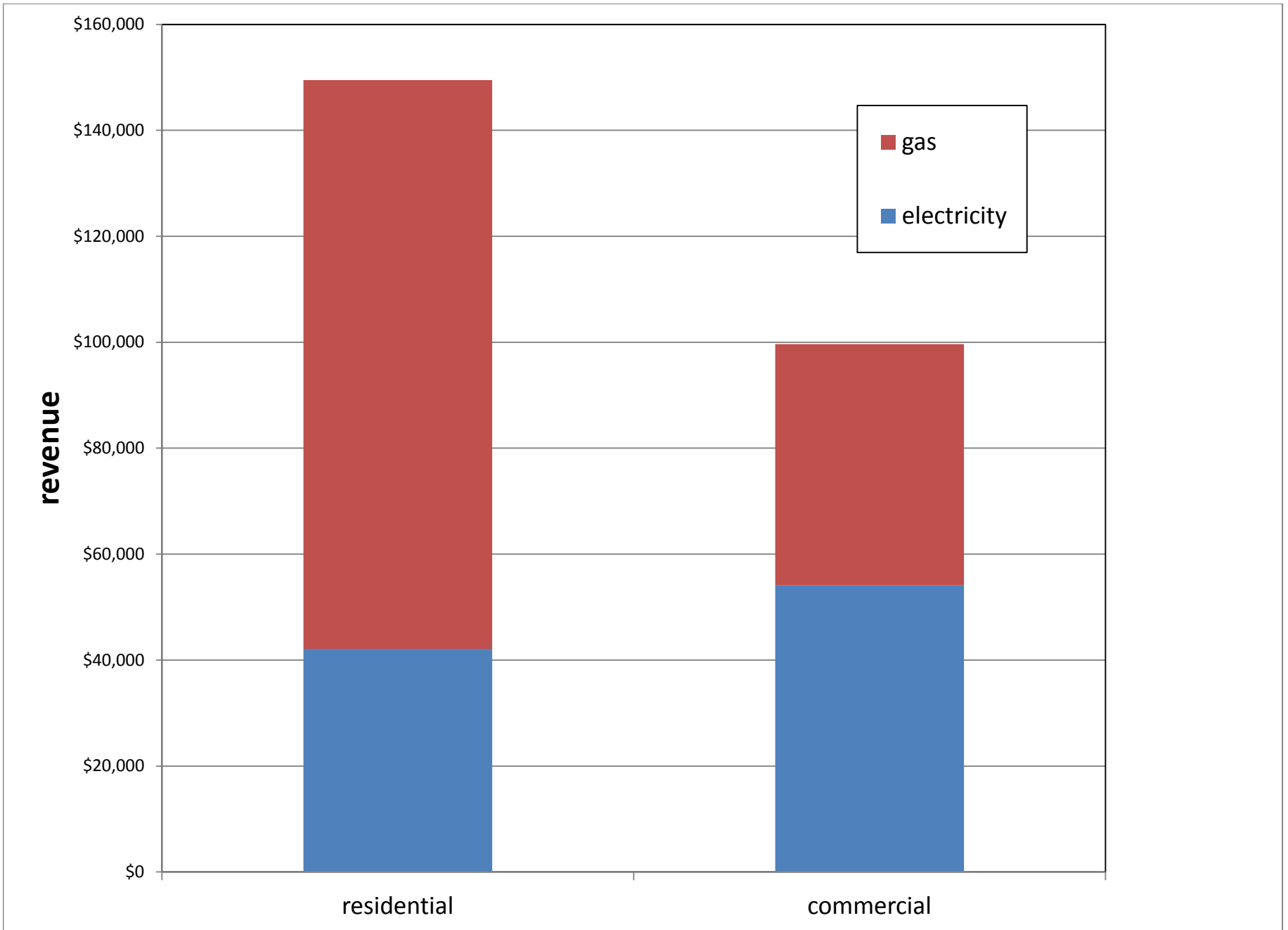
²en.wikipedia.org/wiki/Therm

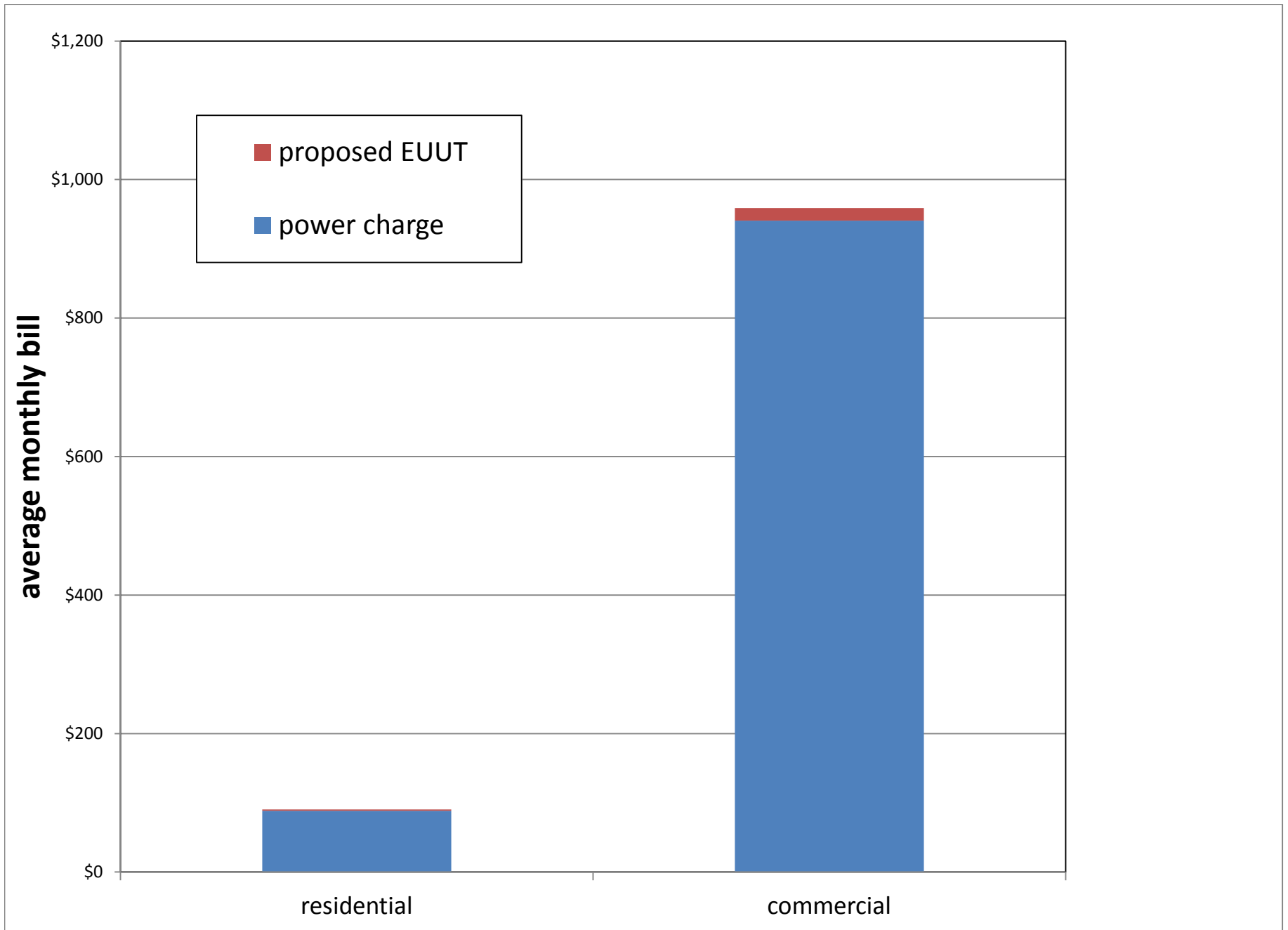
³average of PG&E's residential baseline gas price from January 2010 to July 2011 from http://www.pge.com/tariffs/Res_Current.xls

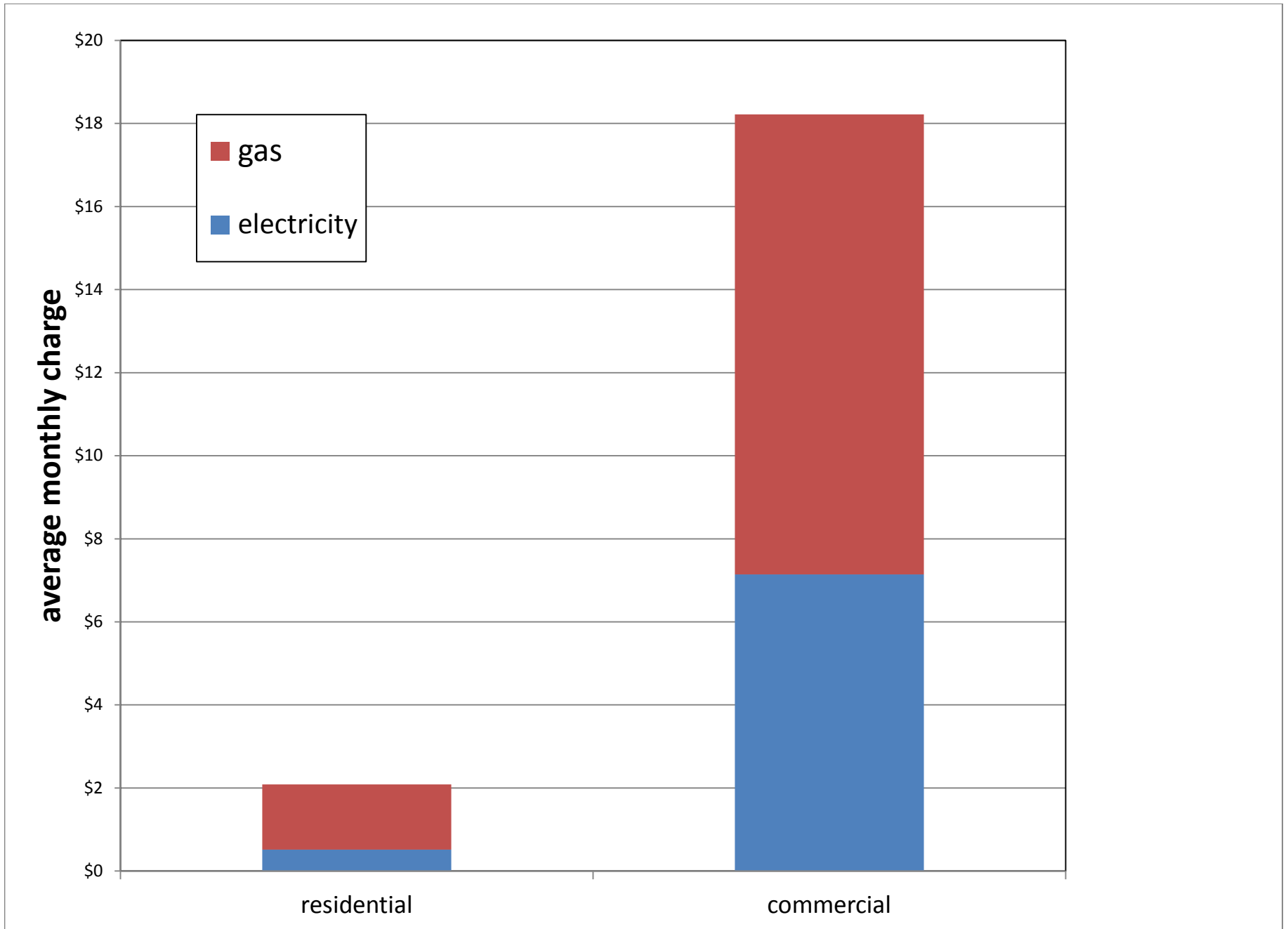
⁴PG&E's baseline electricity price from http://www.pge.com/tariffs/tm2/pdf/ELEC_SCHS_E-1.pdf

⁵www.pge.com/about/environment/calculator/assumptions.shtml









	electricity	gas	total
average 2008-2010 energy use (kWh or therm)	61,759,162	3,775,327	
ClimateSmart emission factor (lbs/energy unit)	0.524	13.466	
emissions (lbs)	32,362,000	50,839,000	
target emissions tax rate (cost/lb)	\$0.0030	\$0.0030	0.003
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average 2008-2010 PG&E revenues	\$8,748,931.11	\$4,023,713.26	
proposed tax rate (% of PG&E revenues)	1.1%	3.8%	
tax revenue based on proposed tax rate	\$96,238.24	\$152,901.10	\$249,139.35

	residential	electricity commercial	total	residential	gas commercial	total	res.
average # of accounts billed	6,785	631	7,416	5,702	343	6,045	
2006-2010 average annual use (kWh or therms)	26,518,127	35,241,035	61,759,162	2,487,890	1,287,437	3,775,327	
PG&E revenue	\$3,830,036	\$4,918,895	\$8,748,931	\$2,824,978	\$1,198,735	\$4,023,713	
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% of total proposed UUT revenue	17%	22%	39%	43%	18%	61%	60%
average cost/kWh	\$0.144	\$0.140	\$0.142	\$1.135	\$0.931	\$1.066	
average monthly use (kWh or therm)	325.71	4,651.67	693.98	36.36	312.97	52.05	
average monthly emissions (lbs)	170.67	2,437.47	363.65	19.05	163.99	27.27	
average monthly bill	\$47.04	\$649.27	\$98.31	\$41.29	\$291.40	\$55.47	\$88.33
average monthly CAP UUT tax rate on cost	\$0.52	\$7.14	\$1.08	\$1.57	\$11.07	\$2.11	\$2.09 2.36%

combined
com. total

40% 100%

\$940.68 \$153.78

\$18.22 \$3.19

1.94% 2.07%

		latest 3-yr average	2010	2009	2008	2007	
electric	residential	Avg Billed SA Count	6,785	6,755	6,785	6,815	6,773
		FS Kh Usage	26,518,127	26,623,930	26,440,956	26,489,496	26,731,575
		Revenue	\$3,830,036.47	\$4,017,697.60	\$3,764,190.26	\$3,708,221.56	\$3,729,224.30
		emissions	13,895,499	13,950,939	13,855,061	13,880,496	14,007,345
		Avg Cost/kWh	\$0.144				
	commercial	Avg Billed SA Count	631	634	624	636	635
		FS Kh Usage	35,241,035	35,301,696	35,437,345	34,984,064	33,043,870
		Revenue	\$4,918,894.64	\$5,232,683.89	\$4,898,267.17	\$4,625,732.85	\$4,547,372.96
		emissions	18,466,302	18,498,089	18,569,169	18,331,650	17,314,988
		Avg Cost/kWh	\$0.140				
	total	Avg Billed SA Count	7,416	7,389	7,409	7,451	7,408
		FS Kh Usage	61,759,162	61,925,626	61,878,301	61,473,560	59,775,445
Revenue		\$8,748,931.11	\$9,250,381.49	\$8,662,457.43	\$8,333,954.41	\$8,276,597.26	
emissions		32,361,801	32,449,028	32,424,230	32,212,145	31,322,333	
	Avg Cost/kWh	\$0.142					
electric	residential	Avg Billed SA Count	5,702	5,676	5,711	5,719	5,676
		FS Kh Usage	2,487,890	2,510,841	2,464,710	2,488,118	2,555,753
		Revenue	\$2,824,977.80	\$2,661,405.57	\$2,506,359.95	\$3,307,167.88	\$3,120,166.24
		emissions	33,501,922	33,810,985	33,189,785	33,504,997	34,415,770
		Avg Cost/kWh	\$1.135				
	commercial	Avg Billed SA Count	343	341	342	345	343
		FS Kh Usage	1,287,437	1,251,824	1,301,578	1,308,910	1,113,222
		Revenue	\$1,198,735.46	\$1,023,112.72	\$1,030,989.65	\$1,542,104.00	\$1,289,034.63
		emissions	17,336,631	16,857,062	17,527,049	17,625,782	14,990,647
		Avg Cost/kWh	\$0.931				
	total	Avg Billed SA Count	6,045	6,018	6,053	6,064	6,019
		FS Thm Usage	3,775,327	3,762,665	3,766,288	3,797,028	3,668,975
Revenue		\$4,023,713.26	\$3,684,518.29	\$3,537,349.60	\$4,849,271.88	\$4,409,200.87	
emissions		50,838,553	50,668,047	50,716,834	51,130,779	49,406,417	
	Avg Cost/therm	\$1.066					
	total emissions	83,200,354	83,117,075	83,141,064	83,342,924	80,728,751	
	population		18,539				

2006	2005	2004	2003	2002	2001	2000
6,777	6,773	6,774				
27,160,857	26,680,938	26,486,319				
\$3,723,419.70	\$3,364,148.70	\$3,288,262.18				
14,232,289	13,980,812	13,878,831				
632	636	636				
32,731,354	33,431,354	30,102,161				
\$4,613,369.58	\$4,578,241.53	\$4,262,706.42				
17,151,229	17,518,029	15,773,532				
7,409	7,409	7,410				
59,892,211	60,112,292	56,588,480				
\$8,336,789.28	\$7,942,390.23	\$7,550,968.60				
31,383,519	31,498,841	29,652,364				
5,685	5,627	5,552				
2,659,365	2,649,309	2,724,708				
\$3,278,212.31	\$3,165,733.38	\$2,570,481.05				
35,811,009	35,675,595	36,690,918				
352	354	352				
1,435,238	1,262,108	1,287,536				
\$1,625,061.37	\$1,475,910.33	\$1,222,964.92				
19,326,915	16,995,546	17,337,960				
6,037	5,981	5,904				
4,094,603	3,911,417	4,012,244				
\$4,903,273.68	\$4,641,643.71	\$3,793,445.97				
55,137,924	52,671,141	54,028,878				
86,521,443	84,169,982	83,681,241				

16,444

CITY OF ALBANY - REVENUE YEAR 2010

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>
<u>ELECTRIC</u>								
2010	RESIDENTIAL	CARE	964	3,663,772	0	\$316,515.70		
2010	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00		
2010	RESIDENTIAL	OTHER	5,791	22,960,158	28,013	\$3,701,181.90		
			<u>6,755</u>	<u>26,623,930</u>	<u>28,013</u>	<u>\$4,017,697.60</u>	\$49.57	\$3.47
2010	AGRICULTURAL	CARE	0	0	0	\$0.00		
2010	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00		
2010	AGRICULTURAL	OTHER	0	0	0	\$0.00		
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>		
2010	COMMERCIAL	CARE	0	0	0	\$0.00	\$0.00	
2010	COMMERCIAL	PUBLIC AGENCY	73	15,694,144	4,733	\$2,015,741.56		
2010	COMMERCIAL	OTHER	561	19,607,552	3,735,515	\$3,216,942.33		
			<u>634</u>	<u>35,301,696</u>	<u>3,740,248</u>	<u>\$5,232,683.89</u>	\$687.79	\$48.15
<u>TOTAL ELECTRIC</u>			<u>7,389</u>	<u>61,925,626</u>	<u>3,768,261</u>	<u>\$9,250,381.49</u>		

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>		
<u>GAS</u>								
2010	RESIDENTIAL	CARE	779	299,486	4,055	\$251,117.62		
2010	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00		
2010	RESIDENTIAL	OTHER	4,897	2,211,355	193,868	\$2,410,287.95		
			<u>5,676</u>	<u>2,510,841</u>	<u>197,923</u>	<u>\$2,661,405.57</u>	\$39.07	\$2.74
2010	COMMERCIAL	CARE	0	0	0	\$0.00	\$0.00	
2010	COMMERCIAL	PUBLIC AGENCY	27	639,118	406,599	\$452,149.13		
2010	COMMERCIAL	OTHER	314	612,706	134,076	\$570,963.59		
			<u>341</u>	<u>1,251,824</u>	<u>540,675</u>	<u>\$1,023,112.72</u>	\$249.84	\$17.49
<u>TOTAL GAS</u>			<u>6,018</u>	<u>3,762,665</u>	<u>738,598</u>	<u>\$3,684,518.29</u>		

Estimated Electric and Gas UUT at 7%: \$905,442.98
Estimated Electric and Gas UUT at 8%: \$1,034,791.98
Estimated Electric and Gas UUT at 9%: \$1,164,140.98

Estimated Exempt UUT at 7% (current rate): \$189,152.07
Estimated Exempt UUT at 8% (1% increase): \$216,173.79
Estimated Exempt UUT at 9% (2% increase): \$243,195.52

<u>Imputed</u> <u>UUT</u> <u>at 8%</u>	<u>Imputed</u> <u>UUT</u> <u>at 9%</u>
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\$3.97	\$4.46
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\$55.02	\$61.90
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\$3.13	\$3.52
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\$19.99	\$22.49
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CITY OF ALBANY - REVENUE YEAR 2009

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>
<u>ELECTRIC</u>									
2009	RESIDENTIAL	CARE	850	3,119,969	0	\$267,741.96			
2009	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00			
2009	RESIDENTIAL	OTHER	5,935	23,320,987	28,463	\$3,496,448.30			
			<u>6,785</u>	<u>26,440,956</u>	<u>28,463</u>	<u>\$3,764,190.26</u>	\$46.24	\$3.24	\$3.70
2009	AGRICULTURAL	CARE	0	0	0	\$0.00			
2009	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00			
2009	AGRICULTURAL	OTHER	0	0	0	\$0.00			
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>			
2009	COMMERCIAL	CARE	0	0	0	\$0.00			
2009	COMMERCIAL	PUBLIC AGENCY	70	15,231,420	4,720	\$1,844,221.65			
2009	COMMERCIAL	OTHER	554	20,205,925	3,757,560	\$3,054,045.52			
			<u>624</u>	<u>35,437,345</u>	<u>3,762,280</u>	<u>\$4,898,267.17</u>	\$654.15	\$45.79	\$52.33
<u>TOTAL ELECTRIC</u>			<u>7,409</u>	<u>61,878,301</u>	<u>3,790,743</u>	<u>\$8,662,457.43</u>			

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>			
<u>GAS</u>									
2009	RESIDENTIAL	CARE	682	249,328	2,475	\$199,616.57			
2009	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00			
2009	RESIDENTIAL	OTHER	5,030	2,215,382	195,308	\$2,306,743.38			
			<u>5,711</u>	<u>2,464,710</u>	<u>197,783</u>	<u>\$2,506,359.95</u>	\$36.57	\$2.56	\$2.93
2009	COMMERCIAL	CARE	0	0	0	\$0.00			
2009	COMMERCIAL	PUBLIC AGENCY	29	678,314	447,480	\$472,342.28			
2009	COMMERCIAL	OTHER	314	623,264	125,895	\$558,647.37			
			<u>342</u>	<u>1,301,578</u>	<u>573,375</u>	<u>\$1,030,989.65</u>	\$251.09	\$17.58	\$20.09
<u>TOTAL GAS</u>			<u>6,053</u>	<u>3,766,288</u>	<u>771,158</u>	<u>\$3,537,349.60</u>			

Estimated Electric and Gas UUT at 7% (current rate): \$853,986.49
Estimated Electric and Gas UUT at 8% (1% increase): \$975,984.56
Estimated Electric and Gas UUT at 9% (2% increase): \$1,097,982.63

Estimated Exempt UUT at 7% (current rate): \$192,625.91
Estimated Exempt UUT at 8% (1% increase): \$220,143.89
Estimated Exempt UUT at 9% (2% increase): \$247,661.88

Imputed
UUT at 9%

\$4.16

\$58.87

\$3.29

\$22.60

CITY OF ALBANY - REVENUE YEAR 2008

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>	<u>Imputed UUT at 9%</u>
<u>ELECTRIC</u>										
2008	RESIDENTIAL	CARE	853	3,102,962	3,129	\$267,874.92				
2008	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2008	RESIDENTIAL	OTHER	5,962	23,386,534	29,587	\$3,440,346.64				
			<u>6,815</u>	<u>26,489,496</u>	<u>32,716</u>	<u>\$3,708,221.56</u>	\$45.34	\$3.17	\$3.63	\$4.08
2008	AGRICULTURAL	CARE	0	0	0	\$0.00				
2008	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00				
2008	AGRICULTURAL	OTHER	0	0	0	\$0.00				
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>				
2008	COMMERCIAL	CARE	0	0	0	\$0.00				
2008	COMMERCIAL	PUBLIC AGENCY	72	15,872,528	4,707	\$1,778,954.42				
2008	COMMERCIAL	OTHER	564	19,111,536	4,043,624	\$2,846,778.43				
			<u>636</u>	<u>34,984,064</u>	<u>4,048,331</u>	<u>\$4,625,732.85</u>	\$606.10	\$42.43	\$48.49	\$54.55
<u>TOTAL ELECTRIC</u>			<u>7,451</u>	<u>61,473,560</u>	<u>4,081,047</u>	<u>\$8,333,954.41</u>				

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>				
<u>GAS</u>										
2008	RESIDENTIAL	CARE	672	248,577	973	\$262,144.21				
2008	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2008	RESIDENTIAL	OTHER	5,047	2,239,541	198,787	\$3,045,023.67				
			<u>5,719</u>	<u>2,488,118</u>	<u>199,760</u>	<u>\$3,307,167.88</u>	\$48.19	\$3.37	\$3.86	\$4.34
2008	COMMERCIAL	CARE	0	0	0	\$0.00				
2008	COMMERCIAL	PUBLIC AGENCY	28	654,137	483,651	\$707,566.80				
2008	COMMERCIAL	OTHER	317	654,773	97,071	\$834,537.20				
			<u>345</u>	<u>1,308,910</u>	<u>580,722</u>	<u>\$1,542,104.00</u>	\$372.49	\$26.07	\$29.80	\$33.52
<u>TOTAL GAS</u>			<u>6,064</u>	<u>3,797,028</u>	<u>780,482</u>	<u>\$4,849,271.88</u>				

Estimated Electric and Gas UUT at 7%: \$922,825.84
Estimated Electric and Gas UUT at 8%: \$1,054,658.10
Estimated Electric and Gas UUT at 9%: \$1,186,490.37

Estimated Exempt UUT at 7% (current rate): \$188,126.56
Estimated Exempt UUT at 8% (1% increase): \$215,001.79
Estimated Exempt UUT at 9% (2% increase): \$241,877.01

CITY OF ALBANY - REVENUE YEAR 2007

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>	<u>Imputed UUT at 9%</u>
<u>ELECTRIC</u>										
2007	RESIDENTIAL	CARE	836	3,076,987	6,425	\$266,241.07				
2007	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2007	RESIDENTIAL	OTHER	5,937	23,654,588	27,768	\$3,462,983.23				
			<u>6,773</u>	<u>26,731,575</u>	<u>34,193</u>	<u>\$3,729,224.30</u>	\$45.88	\$3.21	\$3.67	\$4.13
2007	AGRICULTURAL	CARE	0	0	0	\$0.00				
2007	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00				
2007	AGRICULTURAL	OTHER	0	0	0	\$0.00				
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>				
2007	COMMERCIAL	CARE	0	0	0	\$0.00				
2007	COMMERCIAL	PUBLIC AGENCY	68	16,547,728	4,707	\$1,837,846.84				
2007	COMMERCIAL	OTHER	567	16,496,142	7,644,279	\$2,709,526.12				
			<u>635</u>	<u>33,043,870</u>	<u>7,648,986</u>	<u>\$4,547,372.96</u>	\$596.77	\$41.77	\$47.74	\$53.71
<u>TOTAL ELECTRIC</u>			<u>7,408</u>	<u>59,775,445</u>	<u>7,683,179</u>	<u>\$8,276,597.26</u>				

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>				
<u>GAS</u>										
2007	RESIDENTIAL	CARE	663	256,535	623	\$252,172.23				
2007	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2007	RESIDENTIAL	OTHER	5,013	2,299,218	103,010	\$2,867,994.01				
			<u>5,676</u>	<u>2,555,753</u>	<u>103,633</u>	<u>\$3,120,166.24</u>	\$45.81	\$3.21	\$3.66	\$4.12
2007	COMMERCIAL	CARE	0	0	0	\$0.00				
2007	COMMERCIAL	PUBLIC AGENCY	27	482,282	449,423	\$506,619.16				
2007	COMMERCIAL	OTHER	316	630,940	369,722	\$782,415.47				
			<u>343</u>	<u>1,113,222</u>	<u>819,145</u>	<u>\$1,289,034.63</u>	\$313.18	\$21.92	\$25.05	\$28.19
<u>TOTAL GAS</u>			<u>6,019</u>	<u>3,668,975</u>	<u>922,778</u>	<u>\$4,409,200.87</u>				

Estimated Electric and Gas UUT at 7%: \$888,005.87
Estimated Electric and Gas UUT at 8%: \$1,014,863.85
Estimated Electric and Gas UUT at 9%: \$1,141,721.83

Estimated Exempt UUT at 7% (current rate): \$161,202.29
Estimated Exempt UUT at 8% (1% increase): \$184,231.19
Estimated Exempt UUT at 9% (2% increase): \$207,260.09

CITY OF ALBANY - REVENUE YEAR 2006

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>	<u>Imputed UUT at 9%</u>
<u>ELECTRIC</u>										
2006	RESIDENTIAL	CARE	786	2,915,353	8,898	\$249,440.76				
2006	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2006	RESIDENTIAL	OTHER	5,991	24,245,504	43,787	\$3,473,978.94				
			<u>6,777</u>	<u>27,160,857</u>	<u>52,685</u>	<u>\$3,723,419.70</u>	\$45.79	\$3.20	\$3.66	\$4.12
2006	AGRICULTURAL	CARE	0	0	0	\$0.00				
2006	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00				
2006	AGRICULTURAL	OTHER	0	0	0	\$0.00				
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>				
2006	COMMERCIAL	CARE	0	0	0	\$0.00				
2006	COMMERCIAL	PUBLIC AGENCY	68	16,098,390	4,707	\$1,799,229.95				
2006	COMMERCIAL	OTHER	564	16,632,964	8,289,146	\$2,814,139.63				
			<u>632</u>	<u>32,731,354</u>	<u>8,293,853</u>	<u>\$4,613,369.58</u>	\$608.30	\$42.58	\$48.66	\$54.75
<u>TOTAL ELECTRIC</u>			<u>7,409</u>	<u>59,892,211</u>	<u>8,346,538</u>	<u>\$8,336,789.28</u>				

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>				
<u>GAS</u>										
2006	RESIDENTIAL	CARE	635	249,200	1,014	\$247,910.27				
2006	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2006	RESIDENTIAL	OTHER	5,050	2,410,165	25,318	\$3,030,302.04				
			<u>5,685</u>	<u>2,659,365</u>	<u>26,332</u>	<u>\$3,278,212.31</u>	\$48.05	\$3.36	\$3.84	\$4.32
2006	COMMERCIAL	CARE	0	0	0	\$0.00				
2006	COMMERCIAL	PUBLIC AGENCY	27	761,283	504,190	\$752,995.48				
2006	COMMERCIAL	OTHER	325	673,955	599,641	\$872,065.89				
			<u>352</u>	<u>1,435,238</u>	<u>1,103,831</u>	<u>\$1,625,061.37</u>	\$384.72	\$26.93	\$30.78	\$34.62
<u>TOTAL GAS</u>			<u>6,037</u>	<u>4,094,603</u>	<u>1,130,163</u>	<u>\$4,903,273.68</u>				

Estimated Electric and Gas UUT at 7%: \$926,804.41
Estimated Electric and Gas UUT at 8%: \$1,059,205.04
Estimated Electric and Gas UUT at 9%: \$1,191,605.67

Estimated Exempt UUT at 7% (current rate): \$184,537.12
Estimated Exempt UUT at 8% (1% increase): \$210,899.56
Estimated Exempt UUT at 9% (2% increase): \$237,262.01

CITY OF ALBANY - REVENUE YEAR 2005

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>	<u>Imputed UUT at 9%</u>
<u>ELECTRIC</u>										
2005	RESIDENTIAL	CARE	624	2,335,852	12,654	\$201,627.69				
2005	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2005	RESIDENTIAL	OTHER	6,149	24,345,086	57,479	\$3,162,521.01				
			<u>6,773</u>	<u>26,680,938</u>	<u>70,133</u>	<u>\$3,364,148.70</u>	\$41.39	\$2.90	\$3.31	\$3.73
2005	AGRICULTURAL	CARE	0	0	0	\$0.00				
2005	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00				
2005	AGRICULTURAL	OTHER	0	0	0	\$0.00				
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>				
2005	COMMERCIAL	CARE	0	0	0	\$0.00				
2005	COMMERCIAL	PUBLIC AGENCY	69	16,575,189	4,707	\$1,810,295.83				
2005	COMMERCIAL	OTHER	567	16,856,165	7,428,021	\$2,767,945.70				
			<u>636</u>	<u>33,431,354</u>	<u>7,432,728</u>	<u>\$4,578,241.53</u>	\$599.87	\$41.99	\$47.99	\$53.99
<u>TOTAL ELECTRIC</u>			<u>7,409</u>	<u>60,112,292</u>	<u>7,502,861</u>	<u>\$7,942,390.23</u>				

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>				
<u>GAS</u>										
2005	RESIDENTIAL	CARE	510	202,289	530	\$195,730.08				
2005	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2005	RESIDENTIAL	OTHER	5,117	2,447,020	4,807	\$2,970,003.30				
			<u>5,627</u>	<u>2,649,309</u>	<u>5,337</u>	<u>\$3,165,733.38</u>	\$46.88	\$3.28	\$3.75	\$4.22
2005	COMMERCIAL	CARE	0	0	0	\$0.00				
2005	COMMERCIAL	PUBLIC AGENCY	26	586,805	449,249	\$632,373.26				
2005	COMMERCIAL	OTHER	328	675,303	534,266	\$843,537.07				
			<u>354</u>	<u>1,262,108</u>	<u>983,515</u>	<u>\$1,475,910.33</u>	\$347.44	\$24.32	\$27.79	\$31.27
<u>TOTAL GAS</u>			<u>5,981</u>	<u>3,911,417</u>	<u>988,852</u>	<u>\$4,641,643.71</u>				

Estimated Electric and Gas UUT at 7%: \$880,882.38
Estimated Electric and Gas UUT at 8%: \$1,006,722.72
Estimated Electric and Gas UUT at 9%: \$1,132,563.05

Estimated Exempt UUT at 7% (current rate): \$174,101.76
Estimated Exempt UUT at 8% (1% increase): \$198,973.44
Estimated Exempt UUT at 9% (2% increase): \$223,845.12

CITY OF ALBANY - REVENUE YEAR 2004

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Kh Usage</u>	<u>DA Kwh Usge</u>	<u>Revenue</u>	<u>Average Monthly Bill Excluding UUT</u>	<u>Imputed UUT at 7%</u>	<u>Imputed UUT at 8%</u>	<u>Imputed UUT at 9%</u>
<u>ELECTRIC</u>										
2004	RESIDENTIAL	CARE	591	2,187,748	14,112	\$189,697.89				
2004	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2004	RESIDENTIAL	OTHER	6,183	24,298,571	69,364	\$3,098,564.29				
			<u>6,774</u>	<u>26,486,319</u>	<u>83,476</u>	<u>\$3,288,262.18</u>	\$40.45	\$2.83	\$3.24	\$3.64
2004	AGRICULTURAL	CARE	0	0	0	\$0.00				
2004	AGRICULTURAL	PUBLIC AGENCY	0	0	0	\$0.00				
2004	AGRICULTURAL	OTHER	0	0	0	\$0.00				
			<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0.00</u>				
2004	COMMERCIAL	CARE	0	0	0	\$0.00				
2004	COMMERCIAL	PUBLIC AGENCY	72	16,587,807	4,759	\$1,873,332.91				
2004	COMMERCIAL	OTHER	564	13,514,354	8,545,318	\$2,389,373.51				
			<u>636</u>	<u>30,102,161</u>	<u>8,550,077</u>	<u>\$4,262,706.42</u>	\$558.53	\$39.10	\$44.68	\$50.27
<u>TOTAL ELECTRIC</u>			<u>7,410</u>	<u>56,588,480</u>	<u>8,633,553</u>	<u>\$7,550,968.60</u>				

<u>Revenue Year</u>	<u>Class</u>	<u>Customer Category</u>	<u>Avg Billed SA-Count</u>	<u>FS Thm Usage</u>	<u>DA Thm Usage</u>	<u>Revenue</u>				
<u>GAS</u>										
2004	RESIDENTIAL	CARE	487	200,009	223	\$149,281.48				
2004	RESIDENTIAL	PUBLIC AGENCY	0	0	0	\$0.00				
2004	RESIDENTIAL	OTHER	5,065	2,524,699	3,506	\$2,421,199.57				
			<u>5,552</u>	<u>2,724,708</u>	<u>3,729</u>	<u>\$2,570,481.05</u>	\$38.58	\$2.70	\$3.09	\$3.47
2004	COMMERCIAL	CARE	0	0	0	\$0.00				
2004	COMMERCIAL	PUBLIC AGENCY	28	612,893	479,516	\$544,720.51				
2004	COMMERCIAL	OTHER	324	674,643	465,558	\$678,244.41				
			<u>352</u>	<u>1,287,536</u>	<u>945,074</u>	<u>\$1,222,964.92</u>	\$289.53	\$20.27	\$23.16	\$26.06
<u>TOTAL GAS</u>			<u>5,904</u>	<u>4,012,244</u>	<u>948,803</u>	<u>\$3,793,445.97</u>				

Estimated Electric and Gas UUT at 7%: \$794,109.02
Estimated Electric and Gas UUT at 8%: \$907,553.17
Estimated Electric and Gas UUT at 9%: \$1,020,997.31

Estimated Exempt UUT at 7% (current rate): 174,739.71
Estimated Exempt UUT at 8% (1% increase): 199,702.53
Estimated Exempt UUT at 9% (2% increase): 224,665.34