

## Review of Asbury First Gas & Electric Utilities Expenses (Oct 2025)

This review focuses on all-campus gas and electric utilization and costs from 2019 to present

### Summary of Findings

- Our natural gas expenses have been rising slowly, while our annual electricity costs have increased dramatically: 46% from 2023 to 2024, with an expected similar increase for 2024-2025.
- Gas and electric costs are determined by a combination of delivery and supply charges
- Delivery charges are determined by RG&E and will likely increase 15-20% next year
- Supply charges have been determined by a contract with Great American Gas & Electric (GAGE)
- By discontinuing the GAGE contract and reverting to RG&E supply rates we can decrease our costs:

| All-Campus | 2024 Actual | 2025 Original Budget | 2025 Reforecast Budget | 2025 Estimated Spend* | 2026 Draft Budget | Compared to 2025 Reforecast Budget | Compared to 2025 Estimated Spend |
|------------|-------------|----------------------|------------------------|-----------------------|-------------------|------------------------------------|----------------------------------|
| Gas        | 34,894      | 37,100               | 42,000                 | 36,802                | 37,000            | -12%                               | +1%                              |
| Electric   | 60,661      | 72,500               | 88,176                 | 91,373                | 100,500           | +14%                               | +10%                             |

\*Determined by analyzing a combination of 2025 YTD spend (through Sept) and a rolling 12 months of expenditures

### Information Sources

- Asbury First RG&E monthly invoices (June/July 2024 to Sept/Oct 2025)
- Three recent 2025 RG&E household invoices
- Manual records of Asbury First gas and electric meter reads
- Power Church income & expenses reports
- RG&E website
  - <https://energymanager.rge.com/insights>
  - <https://www.rge.com/smartenergy/rebatesandprograms/communitychoiceaggregation>
  - <https://www.rge.com/understand-your-bill/electric-pricing-and-rates>
  - <https://www.rge.com/understand-your-bill/natural-gas-pricing-and-rates>
- NYS Power to Choose: <https://documents.dps.ny.gov/PTC/home>
- Rochester Community Power: <https://www.rochestercommunitypower.com>
- Great American Gas & Electric (GAGE) Contract

### All-Campus Gas & Electric

- Includes 1010 East Avenue, 1040 East Avenue and 1050 East Avenue
- Each building has separate gas and electric meters, and separate RG&E accounts
- Asbury First is considered an RG&E residential customer (PSC19 SC1-Residential)
- We have recently had a contract with a utilities broker, Great American Gas & Electric (GAGE)
  - 12 month variable rate gas & electric supply contract (signed Jan 2024)
  - Based on this review, 30-day notice of contract cancellation was given on 10/16/25
- Overall annual costs = utilization (# units) x cost/unit
  - Units are therms for gas and kilowatt hours (kwh) for electric
- Utilization over time has been influenced by a number of factors:
  - On-campus activities
    - 2019 pre-pandemic all-campus baseline
    - 2020-2022 campus closure; gradual reopening in 2022

- 2022-2023 1010 closed for renovations
- 2023 continued return to fully activities; COC (1010) opened in April
- 2024 post-pandemic all-campus baseline
- 2025 continued increase in on-campus activities and building usage
- Upgrades and new technologies, for example:
  - Expanded use of air conditioning
  - Use of electric heat pumps
- Challenges, for example:
  - Thermostat Issues (recently remediated)
  - 1040 Education Wing windows (need replacement, not air-tight, major expense)
  - Expectations about comfortable heating and cooling

## Natural Gas Expenses

Our current all-campus natural gas utilization is ~50,000 therms/year (based on RG&E invoices review).  
Based on current utilization, each \$0.01 increase in cost/therm = \$500 in added expenses.

The total cost/therm includes a delivery charge and a supply charge, plus applicable taxes.

June 2024-Sept 2025 (15 months)

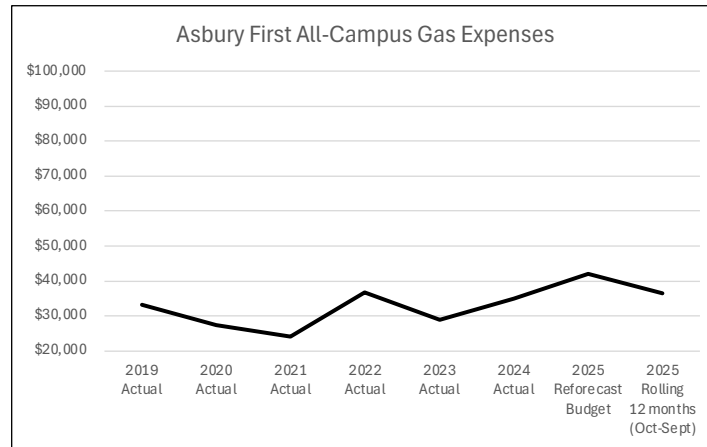
- **Delivery Charge**
  - Delivery charges are set by RG&E
  - The total delivery charge/therm is a complicated formula
  - Baseline customer charge of \$20.30/month (for each account) includes the first 3 therms/month; this charge has remained constant and matches three household invoices reviewed
  - After the first 3 therms/month (for each account), the charge/therm depends on the total number of therms utilized (tiered pricing based on utilization)
  - The first tier charge (for therms 4-100) has increased from \$0.36367/therm to \$0.41781/therm, an increase of 15% (current rate matches three other residential invoices reviewed)
    - Likewise, the second tier charge (next several hundred therms) has increased by 15%
    - Both of these 15% increases affect only a portion of the total charges
  - The average total delivery charge/therm is generally greater than the supply charge/therm
- **Supply Charge**
  - The GAGE supply charge has remained constant at \$0.460/therm since at least Sept 2024
  - Over the same time period, with the exception of Q2 2025, the RG&E quarterly trailing supply charge/therm has been significantly lower than \$0.460/therm:

| RGE<br>2023<br>Q4 | RGE<br>2024<br>Q1 | RGE<br>2024<br>Q2 | RGE<br>2024<br>Q3 | RGE<br>2024<br>Q4 | RGE<br>2025<br>Q1 | RGE<br>2025<br>Q2 | RGE<br>2025<br>Q3 |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| \$ 0.3952         | \$ 0.3730         | \$ 0.3253         | \$ 0.3253         | \$ 0.3405         | \$ 0.4101         | \$ 0.4871         | \$ 0.3861         |

- Two household invoices reviewed: cost/therm \$0.427 (July), \$0.409 (Aug), \$0.311 (Sept)
- **Total Charges (Delivery + Supply)**
  - Review of our all-campus gas expenses demonstrates a 4.8% increase from 2019 (pre-pandemic baseline) to 2024 (post-pandemic baseline line), representing a 5-year average annual rate of increase (ARI) of 0.9%

- With our current GAGE contract, the current all-campus 12 months rolling (Oct 2024-Sept 2025) predicts a 1-year 4% increase from 2024 to 2025

| All-Campus | 2019 Actual | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2024 Baseline compared to 2019 Baseline | 5-Year Annual Rate of Increase (ARI) | 2025 Reforecast Budget | 2025 Rolling 12 months (Oct-Sept) | Predicted 2024-2025 Increase |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------------------|--------------------------------------|------------------------|-----------------------------------|------------------------------|
| Gas        | \$ 33,308   | \$ 27,357   | \$ 24,026   | \$ 36,859   | \$ 28,943   | \$ 34,894   | 4.8%                                    | 0.9%                                 | \$ 42,000              | \$ 36,437                         | 4.4%                         |



#### Next Steps

- Discontinue GAGE contract (30-day notice given 10/16/25)
- Revert to standard supply RG&E rates
- Re-baseline expected annual all-campus expense based on a conservative estimate of RG&E supply charge/therm
  - Oct 2025 RG&E supply charge is \$0.311/therm (NYS Power to Choose website)
  - Recent household invoices supply cost/therm: \$0.427 (July), \$0.409 (Aug), \$0.311 (Sept)
  - RG&E average quarterly trailing supply cost/therm over the past 4 quarters has been \$0.406, while our rate over this period has been a constant \$0.460/therm, a difference of \$0.054/therm (conservative, low estimate)

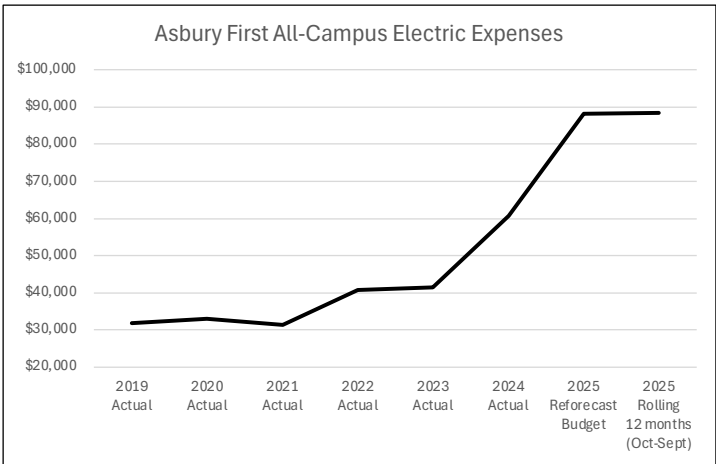
|                    | RGE 2023- Q4 | RGE 2024- Q1 | RGE 2024 Q2 | RGE 2024 Q3 | RGE 2024 Q4 | RGE 2025 Q1 | RGE 2025 Q2 | RGE 2025 Q3 | RGE Average over past 4 quarters | Contract rate over past 4 quarters | Difference per therm |
|--------------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------------------|------------------------------------|----------------------|
| RG&E Supply Charge | \$ 0.3952    | \$ 0.3730    | \$ 0.3253   | \$ 0.3253   | \$ 0.3405   | \$ 0.4101   | \$ 0.4871   | \$ 0.3861   | \$ 0.406                         | \$ 0.460                           | \$ 0.054             |

- With utilization of 50,000 therms/year, each \$0.01 decrease/therm = \$500 savings
- Again, conservatively estimate that by using RG&E our 2024-2025 gas cost would have been (at least) \$0.030/therm lower, representing an annual savings of (at least) \$1,500
  - 12 months rolling estimate (Oct 2024-Sept 2025) \$36,437 - \$1,500 = \$34,937
- Conservatively estimate that 2026 total gas costs (Delivery + Supply) will be 3% higher in 2026
  - \$34,937 x 1.03 = \$35,982
- Conservatively budget 2026 all-campus gas as \$37,000
- COC (1010) accounts for approximately 15% of gas utilization (based on review of RG&E invoices); therefore, budget as follows:
  - General Budget \$32,480 (6% less than 2025 reforecast budget)
  - COC Budget \$4,520 (38% less than 2025 reforecast budget)

Electricity Expenses

Our all-campus electric expenses have grown rapidly, starting in 2024:

| All-Campus | 2019 Actual | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Actual | 2024 Actual | 2024 Baseline compared to 2019 Baseline | 2025 Reforecast Budget | 2025 Rolling 12 months (Oct-Sept) | Predicted 2024-2025 Increase |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------------------|------------------------|-----------------------------------|------------------------------|
| Electric   | \$ 31,705   | \$ 32,895   | \$ 31,380   | \$ 40,751   | \$ 41,546   | \$ 60,661   | 91%                                     | \$ 88,176              | \$ 88,542                         | 46%                          |



The steep increases from 2023 to 2024 (46%) and 2024 to 2025 (46%) are alarming, unsustainable and seem out of proportion to both household rate increases and increases in campus activities.

Based on review of invoices our current all-campus utilization of electricity is approximately 432,400 kwh/yr

- General Budget (1040, 1050, area lights) = 306,400 kwh/yr
- COC Budget (1010) = 126,000 kwh/yr
- These numbers closely match manual meter reads over same time period

Based on current utilization of 432,400 kwh/yr, each \$0.01 increase in total cost/kwh = \$4,324 increased expenses.

The total cost/kwh includes a DELIVERY charge and a SUPPLY charge, plus applicable taxes.

June 2024-Sept 2025 (15 months)

- **Delivery Charge**
  - Delivery charges are set by RG&E
  - The total delivery charge/kwh is a complicated formula and includes the following components:
    - A base Delivery Charge (which accounts for 75-80% of total delivery charge)
    - Transition, Revenue Decoupling, SBC and Recovery Charges- all variable by month (and many invoices cross two months)
    - 5.26% tax on the total delivery charges
  - RG&E base delivery charge/kwh
    - After being stable at \$0.07388/kwh for many months, the base delivery charge recently increased to \$0.08537/kwh (16% increase) and is expected to continue to increase
    - Current base rate matches three other residential invoices reviewed

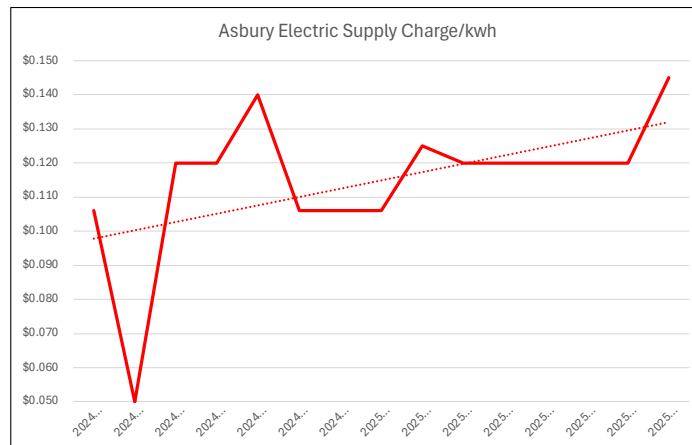
| RG&E Invoices- Electricity | 2024<br>June-July | 2024<br>July-Aug | 2024<br>Aug-Sept | 2024<br>Sept-Oct | 2024<br>Oct-Nov | 2024<br>Nov-Dec | 2024<br>Dec-Jan | 2025<br>Jan-Feb | 2025<br>Feb-Mar | 2025<br>Mar-Apr | 2025<br>Apr-May | 2025<br>May-June | 2025<br>June-July | 2025<br>July-Aug | 2025<br>Aug-Sept | Recent<br>Increase |
|----------------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|------------------|------------------|--------------------|
| DELIVERY base charge/kwh   | \$ 0.0739         | \$ 0.0739        | \$ 0.0739        | \$ 0.0739        | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0854        | \$ 0.0854         | \$ 0.0854        | \$ 0.0854        | 16%                |

- RG&E total delivery charges/kwh, including taxes
  - Total delivery charges were estimated by averaging Transition, Revenue Decoupling, SBC and Recovery Charges within each invoice

| RG&E Invoices- Electricity                              | 2024<br>June-July | 2024<br>July-Aug | 2024<br>Aug-Sept | 2024<br>Sept-Oct | 2024<br>Oct-Nov | 2024<br>Nov-Dec | 2024<br>Dec-Jan | 2025<br>Jan-Feb | 2025<br>Feb-Mar | 2025<br>Mar-Apr | 2025<br>Apr-May | 2025<br>May-June | 2025<br>June-July | 2025<br>July-Aug | 2025<br>Aug-Sept | Recent<br>Increase | 12 Months<br>Increase | 15 Months<br>Increase |
|---------------------------------------------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|------------------|------------------|--------------------|-----------------------|-----------------------|
| DELIVERY base charge/kwh                                | \$ 0.0739         | \$ 0.0739        | \$ 0.0739        | \$ 0.0739        | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0739       | \$ 0.0854        | \$ 0.0854         | \$ 0.0854        | \$ 0.0854        | 16%                |                       |                       |
| TOTAL DELIVERY charge/kwh<br>(best estimate), including | \$ 0.0914         | \$ 0.0925        | \$ 0.0946        | \$ 0.0947        | \$ 0.0952       | \$ 0.0954       | \$ 0.0949       | \$ 0.1004       | \$ 0.1021       | \$ 0.1025       | \$ 0.1082       | \$ 0.1140        | \$ 0.1138         | \$ 0.1091        | \$ 0.1077        |                    | 14%                   | 18%                   |

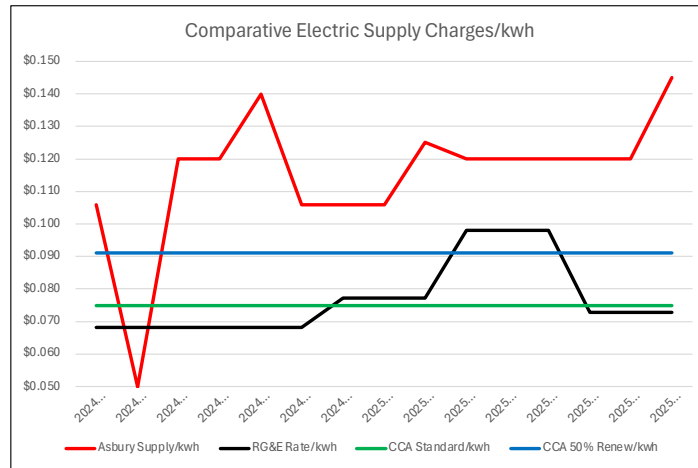
- Over the past 3 months (June-Sept) our total delivery charges have averaged \$0.110/kwh, up from \$0.093 for the same 3-month period in 2024, representing an 18% increase
  - For 2026 we will anticipate another 18% increase (at some point during the year)
  - We will budget for  $\$0.110 \times 1.18 = \$0.130/\text{kwh}$  for 2026 RG&E total delivery charges
- **Supply Charge**
  - Our current GAGE variable supply charge/kwh is increasing over time, reaching a high of \$0.145/kwh in our Aug-Sept invoice (up 21% from Aug-Sept 2024)

|                   | 2024<br>June-July | 2024<br>July-Aug | 2024<br>Aug-Sept | 2024<br>Sept-Oct | 2024<br>Oct-Nov | 2024<br>Nov-Dec | 2024<br>Dec-Jan | 2025<br>Jan-Feb | 2025<br>Feb-Mar | 2025<br>Mar-Apr | 2025<br>Apr-May | 2025<br>May-June | 2025<br>June-July | 2025<br>July-Aug | 2025<br>Aug-Sept |
|-------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|------------------|------------------|
| Asbury Supply/kwh | \$ 0.106          | \$ 0.050         | \$ 0.120         | \$ 0.120         | \$ 0.140        | \$ 0.106        | \$ 0.106        | \$ 0.106        | \$ 0.125        | \$ 0.120        | \$ 0.120        | \$ 0.120         | \$ 0.120          | \$ 0.120         | \$ 0.145         |



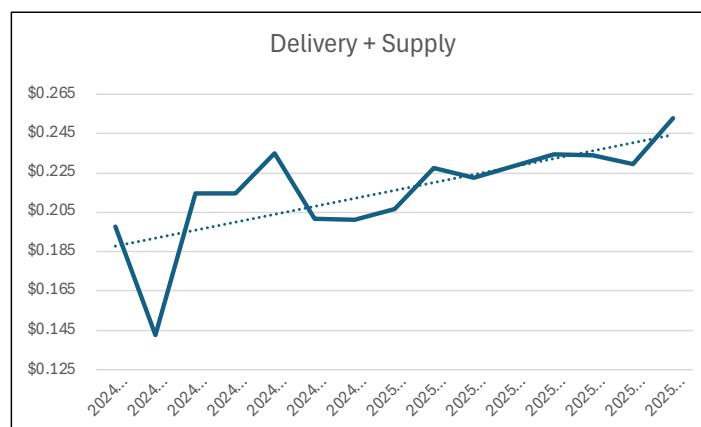
- Our variable rates are also considerably higher than available alternatives
  - RG&E Standard Electric Supply (trailing quarterly rates)
  - Rochester Community Power- CCA Standard Supply (confirm AFUMC eligibility)
  - Rochester Community Power- CCA 50% Renewable Supply (confirm AFUMC eligibility)

|                   | 2024<br>June-July | 2024<br>July-Aug | 2024<br>Aug-Sept | 2024<br>Sept-Oct | 2024<br>Oct-Nov | 2024<br>Nov-Dec | 2024<br>Dec-Jan | 2025<br>Jan-Feb | 2025<br>Feb-Mar | 2025<br>Mar-Apr | 2025<br>Apr-May | 2025<br>May-June | 2025<br>June-July | 2025<br>July-Aug | 2025<br>Aug-Sept |
|-------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|------------------|------------------|
| Asbury Supply/kwh | \$ 0.106          | \$ 0.050         | \$ 0.120         | \$ 0.120         | \$ 0.140        | \$ 0.106        | \$ 0.106        | \$ 0.106        | \$ 0.125        | \$ 0.120        | \$ 0.120        | \$ 0.120         | \$ 0.120          | \$ 0.120         | \$ 0.145         |
| RG&E Rate/kwh     |                   | \$ 0.068         |                  |                  | \$ 0.068        |                 |                 | \$ 0.077        |                 |                 |                 |                  |                   | \$ 0.073         |                  |
| CCA Standard/kwh  | \$ 0.075          | \$ 0.075         | \$ 0.075         | \$ 0.075         | \$ 0.075        | \$ 0.075        | \$ 0.075        | \$ 0.075        | \$ 0.075        | \$ 0.075        | \$ 0.075        | \$ 0.075         | \$ 0.075          | \$ 0.075         | \$ 0.075         |
| CCA 50% Renew/kwh | \$ 0.091          | \$ 0.091         | \$ 0.091         | \$ 0.091         | \$ 0.091        | \$ 0.091        | \$ 0.091        | \$ 0.091        | \$ 0.091        | \$ 0.091        | \$ 0.091        | \$ 0.091         | \$ 0.091          | \$ 0.091         | \$ 0.091         |



- The Oct 2025 standard supply charge offered by RG&E is a variable rate which is currently \$0.0942/kwh (higher than recent quarterly trailing rates); rate has no minimum term and no cancellation fee
  - See <https://documents.dps.ny.gov/PTC/zipcode/14607>
- The Rochester Community Power plan offers fixed rates (also no minimum term and no cancellation fee), and their rates have been remained the same for 3 years (2023-2025):
  - CCA Standard Supply \$0.075/kwh (fixed)
  - CCA 50% Renewable Supply \$0.091/kwh (fixed)
  - The current offer expires in Nov 2025, and new rates for 2026 have not yet been published
- **Total Charges (Delivery + Supply)**
  - Our total delivery + supply charges have averaged \$0.239/kwh over the past three months; this is a 30% increase compared to the same three month period last year
  - If this trend continues we are on a path to exceed \$0.30/kw (20% increase) next year

|                   | 2024<br>June-July | 2024<br>July-Aug | 2024<br>Aug-Sept | 2024<br>Sept-Oct | 2024<br>Oct-Nov | 2024<br>Nov-Dec | 2024<br>Dec-Jan | 2025<br>Jan-Feb | 2025<br>Feb-Mar | 2025<br>Mar-Apr | 2025<br>Apr-May | 2025<br>May-June | 2025<br>June-July | 2025<br>July-Aug | 2025<br>Aug-Sept |
|-------------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|------------------|------------------|
| Delivery + Supply | \$ 0.198          | \$ 0.142         | \$ 0.214         | \$ 0.215         | \$ 0.235        | \$ 0.202        | \$ 0.201        | \$ 0.207        | \$ 0.227        | \$ 0.223        | \$ 0.228        | \$ 0.234         | \$ 0.234          | \$ 0.229         | \$ 0.253         |



▪ **Next Steps**

- Discontinue GAGE contract (30-day notice given 10/16/25)
- Revert to standard variable RG&E rate
  - Consider switching to one of the Rochester Community Power fixed rate options once a new rate schedule is published
- 2026 delivery charges
  - Assume a rate increase of 18% (same as 2024-2025 increase)
  - Budget for 2026 total delivery charges = \$0.130/kwh (calculated above)
- 2026 supply charges
  - Re-baseline our supply charges based on the RG&E standard charges, based on the average of the most recent four quarters = \$0.079

| Electric Supply Rate/kwh | 2024<br>Q2 | 2024<br>Q3 | 2025<br>Q1 | 2025<br>Q2 | 2025<br>Q3 | Rolling<br>Average | 20%<br>Increase |
|--------------------------|------------|------------|------------|------------|------------|--------------------|-----------------|
| RG&E Standard            | \$ 0.068   | \$ 0.068   | \$ 0.077   | \$ 0.098   | \$ 0.073   | \$ 0.079           | \$ 0.095        |

- Assume a supply charge increase of 20%
  - Budget for 2026 supply charges of  $\$0.079 \times 1.2 = \$0.095$
- 2026 total delivery + supply charges
  - $\$0.130 + \$0.095 = \$0.225$ 
    - A delivery charge of \$0.130/kwh = 18% increase compared to current rate
    - A supply charge of \$0.095/kwh = 26% **decrease** compared to our current delivery rate (average of most recent three months)
  - Conservatively budget for 2026 total delivery + supply charges = \$0.230
  - $\$0.230/\text{kwh} \times 432,400 \text{ kwh/year} = \$99,452$ 
    - Conservatively round up to \$100,500
    - General Budget 306,400kwh/yr estimated at \$71,200
      - 10% increase compared to 2025 reforecast budget
    - COC Budget 126,000 kwh/yr estimated at \$29,300
      - 24% increase compared to 2025 reforecast budget
  - If we can find a better supply charge option, for each \$0.01 decrease in total cost/kwh = \$4,324 savings

Dawn Riedy (22 October 2025)