

Know what your energy bill is telling you.

A practical guide for business owners and commercial property managers. Use your actual utility, tariff, account class, and contract to confirm the details.

1. Separate the costs before comparing prices.

Component	What to review
Energy supply	Usage multiplied by the commodity rate, plus any applicable supply components or separate fees. Supplier choice depends on the actual utility and account.
Utility delivery	Service, distribution, and other tariff charges. Supply procurement does not automatically reduce these charges.
Billing demand	Tariff-specific demand in kW, measurement interval, demand charge, and any ratchet or minimum billing rule.
Taxes and adjustments	Check the bill and tariff for riders, tax treatment, credits, and adjustment periods. Do not assume a universal percentage.

2. Check the account picture.

- Confirm service address, utility, account class, billing dates, number of days, and whether meter readings are actual or estimated.
- Identify the current supplier and locate the signed supply agreement. An expired contract or changed rate deserves review, but does not prove that a cheaper offer is available.

Protect account information. Keep bill documents secure and arrange an intake method with Jaken before sending account numbers or attachments.

Build a comparison you can actually use.

3. Gather like-for-like inputs.

Record from your bill or agreement	Your account notes
Utility, commodity, and account class	_____
Current supply rate and its unit	_____
Charges included / excluded in that rate	_____
Twelve months of usage, or a monthly average	_____
Separate annual or monthly supply fees	_____
Billing demand and applicable demand charge	_____
Expiration, notice period, and notice method	_____
Meter owner and tenant reimbursement terms	_____

4. Avoid the two most common comparison mistakes.

- Supply versus total bill: a supply-only offer cannot be compared directly with a total-bill cost per kWh. Align the included charges first.
- Fees counted twice: if broker compensation or another fee is already embedded in the offered rate, do not add it again as a separate expense.

5. Keep gas units explicit.

A therm is an energy unit; one MMBtu equals ten therms. CCF is a volume unit and requires the heat-content conversion factor used on your bill. Confirm both the usage unit and price unit before calculating cost.

Use the online calculators at jakenenergy.com/calculators/. Inputs run in your browser. Results are entered scenarios, not live supplier offers.

Keep the contract and owner share in view.

6. Read the contract alongside the rate.

- Check what "fixed" includes, variable or pass-through components, usage tolerance, cancellation terms, and renewal provisions.
- Confirm who must send notice, the notice window, whether days are calendar or business days, the delivery method, and any receipt requirement.
- Document who monitors the account after enrollment and who owns the next renewal decision.

7. Count the savings the owner actually retains.

For property accounts, tenant-paid bills or reimbursements may mean that some or all of a cost reduction benefits the tenant. Use the lease and accounting records to determine the owner-retained share before modeling NOI.

Illustrative arithmetic - not a client result or market quote

Entered scenario	Calculation
20,000 kWh per month at 9.0 cents/kWh	240,000 kWh/year x \$0.09 = \$21,600
Same usage at 7.5 cents/kWh	240,000 kWh/year x \$0.075 = \$18,000
Annual supply cost difference	\$3,600, excluding other charges and fees
Owner retains 50% of that difference	\$1,800 before any additional owner costs

Sources and next steps

U.S. EIA - electricity prices and cost drivers
U.S. EIA - natural gas heat-content conversion
ENERGY STAR - building benchmarking

Request a Business Energy Review: jakenenergy.com/contact/
Email: jason@jakenenergy.com

Reviewed October 12, 2026. Educational guidance. Confirm current utility tariffs, programs, eligibility, and signed contract terms. No universal savings percentage is promised.