



Fiscal Year 2012-2013

Annual Report

for the



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Executive Summary

Constellation NewEnergy, Inc. (CNE), operator of the Metro Nashville District Energy System (DES), is pleased to present the tenth “*Annual Report*” to the Metropolitan Government of Nashville and Davidson County, Tennessee. This report summarizes operational and business activities related to the overall performance of the system for the past twelve months. The system, which is made up of two basic parts, the Energy Generation Facility (EGF) and the Energy Distribution System (EDS), is operated by a fully staffed work force, in a manner that continues to produce outstanding results. The availability and reliability of both steam and chilled water was above 99% again this year and CNE continued to meet all of the contractual guarantees. All parties associated with this district energy system benefit from efficient operations through lower utility costs and energy savings.

During the fiscal year July 1, 2012 through June 30, 2013, CNE continued to have a perfect environmental record with no excursions or violations. All verification data, records, reporting requirements and submittals were kept up to date and in order. During an annual site inspection, the air pollution control inspector visited the EGF with a trainee. After reviewing our records, the senior inspector commented to the trainee, “Don’t think all sites are going to be this easy. This plant’s records are exceptional. This is not the case in most places.” We were honored to receive such a compliment.

Another record I am excited to report is plant personnel have worked accident free for the past twenty-three months. There have been no reportable or lost time accidents. With the amount and type of work that takes place on a daily basis, this is a remarkable accomplishment.

CNE and Fellon-McCord continue to work closely with Metro’s fuel procurement team to purchase gas through a hedging program. A new contract was recently executed with Atmos Energy to make these purchases. Although natural gas prices have begun to increase, they are still relatively low and have resulted in a substantial cost savings to the DES steam customers.

The new Music City Convention Center opened for business on May 20, 2013. If you have the opportunity, I suggest you visit this truly amazing facility. Development around this facility is booming. Now would be a great time to consider expanding the district energy system.

As we complete our tenth year and begin our eleventh year together, I would like to congratulate everyone from Metro and CNE for their efforts and commitment toward achieving the past year’s endeavors and I look forward to our continued success in the future.

Sincerely,

Tim Hestle
General Manager



Monthly Operations Report Summary

Constellation NewEnergy, Inc. (CNE) submits a written report to the Metro Nashville District Energy System (DES) team on or about the 10th day of each month to convey the operational activities of the prior month. These reports are broken up in to four major sections. The first item included in each report is the Summary. This section gives an overview of the entire report, addresses news, events, and other business activities. The next section is Operations, which includes plant reliability and efficiency data, environmental, health & safety, accidents, personnel, and employee training. The third section of the report lists and discusses all Maintenance activities in and around the Energy Generation Facility (EGF). Items covered in this section include the building and grounds, warranty issues, preventive and predictive maintenance and construction projects. The final section of these reports is about the Energy Distribution System (EDS). Items discussed in this section are customers, sales and marketing, system maintenance and repairs, and distribution system projects.

Operations Summary

The EGF continued to furnish reliable steam and chilled water service to the DES customers over the past twelve months. There was one scheduled chilled water outage and one scheduled steam outage during the year. Some customers requested service interruptions so they could make repairs in their respective buildings. With the exception of these, service has been uninterrupted.

The plant is fully staffed with an outstanding work force. There were no reportable or lost time accidents for the year. Training classes were conducted in conjunction with the monthly Safety Meetings. Employees also received training related to plant systems, equipment and corporate programs and requirements. For the tenth consecutive year, there were no environmental excursions or violations.

Maintenance activities were performed as scheduled in the EGF and in the EDS. A great deal of planning and coordination go into the project work both in the plant and in the distribution system. Contractors continue to work to complete the open DES projects.

Communications with the DES customers are performed on a routine basis. Any issues they might have are dealt with courteously and expeditiously. All customers are reported to be satisfied with the services we are providing.

News, Events & Other Business

The Nashville District Energy System Invitational Golf Tournament took place on July 21, 2012 at Pine Creek Golf Course in Mt. Juliet, Tennessee. This year marked the 20th Anniversary of this event and was the 9th consecutive year it has been put on by Constellation Energy. This event was attended by customers, employees, contractors, vendors and friends and was a tremendous success.



A tour of the EGF was conducted on August 23, 2012 for representatives of Felda-IFFCO, a food grade oil producer from Cincinnati, Ohio. CNE also shot a short marketing video clip at the EGF on the same day. Former mayor Bill Purcell was interviewed during this video.

In September 2012, CNE Managers attended an annual meeting of the Building Owners and Managers Association and an annual meeting of the Association of Energy Engineers. CNE Managers also attended the Nashville Downtown Partnership Awards Luncheon held in the Renaissance Hotel Grand Ball Room. A group from the Metro Finance Department toured the EGF September 10, 2012. CNE's General Manager and Operations Supervisor attended a Water Treatment Seminar September 13, 2012. Baltimore Gas & Electric President/CNE SVP met with managers and toured the EGF September 17, 2012.

On October 27, 2012, several employees from the Nashville, Hendersonville, Old Hickory, Fort Washington, New York, North Carolina and Pittsburgh offices participated in a Constellation sponsored Habitat for Humanity build in Antioch, TN.

Miller-Motte Technical College students toured the EGF on November 3, 2012. The Fall 2012 MNDES e-Newsletter was distributed on November 8, 2012. This issue contained a new interactive feature; a video tour of the EDS tunnels. <http://e2.ma/message/9y54c/pv9d1>

In February 2013, the Siemens control software was upgraded and the computers were replaced in the Control Room.

The Annual DES Customer Meeting was held in the Nashville Downtown Partnership meeting room on March 21, 2013. Kevin Jacobs and Dan Coyle from TEG gave a review of the DES for the past year and anticipated upcoming events.

During April 2013, The Tennessee 811 Annual Meeting in Mt. Juliet, Tennessee was attended by plant managers. The Metropolitan Government of Davidson County celebrated its 50th Anniversary on April 6, 2013.

The Music City Center Grand Opening and ribbon cutting was held on May 20, 2013. On May 23, 2013, CNE issued the Spring Newsletter.

Plant Manager's attended the annual National Boiler meeting in Alabama on June 7, 2013 and students from Miller-Motte Technical College toured the EGF June 25, 2013.

As usual, teleconferences were held on Friday mornings to discuss Natural Gas purchases and Monthly CNE/DES operations meetings were held on the third Wednesday of each month. The Metro DES Advisory Board met quarterly on the third Thursday of August, November, February and May in the EGF conference room.



Plant Performance

Facility Operations

Plant Reliability

The EGF continued to provide reliable service to the DES customers. The following items describe minor incidents, short in duration, when the EGF experienced an excursion outside parameters of the performance guarantees. With the exception of uncontrollable circumstances, the guarantees are to maintain 150 psig of export steam pressure leaving the EGF and to deliver 43.3 degree chilled water to each customer were met.

On July 23, 2012, while starting an additional chiller, the chilled water temperature rose to 45.0° F. It was back to normal within 24 minutes.

On September 23, 2012, at approximately 2:00 a. m., the Siemens, MBC, Panel 4, failed and shutdown all of the chillers. Operations personnel restarted the chillers manually and called in CNE I & E personnel. The temperature was above 43.3° F for approximately 65 minutes with a peak of 49.9° F. The panel was replaced and the plant was returned to normal operation.

On October 12, 2012, as temperatures rose, one of the two boilers that were in operation was taken offline. Later in the day, the system load increased which required an additional boiler to be placed back online. Before this could be accomplished, the plant experienced a steam pressure drop below 150 psi down for approximately 45 minutes with a low of 143 psi.

On November 15, 2012 a system malfunction caused a relief valve to open. The pressure was reduced to 147 psi and was below 150 psi for approximately 90 minutes to allow the valve to re-seat.

On January 8, 2013 the steam pressure dropped to 140 psi when the safety relief valve lifted on #1 Boiler. The cause could not be determined, so #2 Boiler was put on line, and the safety valve on #1 Boiler was replaced. The pressure was below 150 psi for approximately 45 minutes.

As the steam load increased on January 13, 2013, operators attempted to put #1 Boiler on line. The burner would not light due to a failed flame scanner. Another boiler was put in service in its place. The pressure dropped to 139 psi and was below 150 psi for approximately 45 minutes before the system recovered. The flame scanner was replaced.

On January 30, 2013, operators attempted to put #3 Boiler on line. It would not light due to a failed flame scanner. The system pressure dropped to 145 psi before another boiler was put on in its place. The pressure was below 150 psi for approximately 45 minutes. This flame scanner has been replaced.



On February 8, 2013, while installing a new battery on the server back-up power supply, the cable to the Siemens Insight System was inadvertently disconnected. This caused the chillers to trip off line. The chillers were immediately restarted and were outside of plant guarantees for 36 minutes. The supply temperature peaked at 46.4° F.

On February 26, 2013 the steam pressure dropped below 150 psi for approximately 45 minutes, with a low pressure of 147 psi. This occurred while rotating Boilers to even out run time.

On March 17, 2013, while putting an additional boiler online, the steam pressure dropped below our 150 psi for approximately 60 minutes. It reached a low point of 136 psi during this timeframe.

A leak was discovered in #1 Expansion Tank bladder. Repairs will be made as soon as safe access is established.

On March 25, 2013, #1 Boiler tripped off line while CNE I & E personnel were checking the O2 Sensor. The steam pressure was below plant guarantees for approximately 45 minutes with a low pressure reading of 124 psi.

On May 2, 2013, the chilled water supply temperature rose above the guarantee for approximately 40 minutes. After performing maintenance on Chiller 6A, water had to be passed through the machine in order to prevent the tubes from freezing while transferring refrigerant back in to the unit. The highest temperature recorded was 45.8° F.

On May 4, 2013, the steam pressure fluctuated over a period of 60 minutes. This was caused while putting on an additional boiler due to a higher than normal steam load at the MCC. The lowest pressure recorded was 141 psi.

On June 12, 2013, the chilled water supply temperature rose above the guarantee for 8 minutes. While starting a chiller due to increased load another chiller tripped offline. Both of these chillers were re-started immediately. The highest temperature recorded was 44.7° F.

Constellation Energy is not required to report any upset that lasts less than thirty minutes. The following availability percentages include every minute the plant was outside the contractual service delivery parameters; not necessarily down. Reliability does not include the scheduled outages allowed per the ARMA.

	Downtime		Availability	Reliability
	Scheduled	Unscheduled		
Boilers	1580 minutes	480 minutes	99.61%	99.91%
Chillers	390 minutes	181 minutes	99.89%	99.97%



Plant Efficiency

As usual, following the annual boiler inspections at the end of July 2012, two boilers were placed in wet lay-up, one in stand-by, and one de-aerator tank was isolated due to the reduced steam demand during the summer months. One boiler and one de-aerator were left on line. This equipment is rotated monthly. This is done to increase steam efficiency during the cooling season. Stand-by boilers are taken out of wet lay-up and the second DA Tank was put back in service during the month of November in preparation for the heating season.

Constellation submitted the final version of the Metro DES annual reconciliation for Fiscal Year 2012 - 2013 on September 24, 2013. The annual reconciliation for this time period consisted primarily of a true-up for chemicals. For reference, the annual reconciliation is included in Appendix 4 of this report.

Constellation Energy’s efficiency guarantees consist of five key conversion rates:

1. Electric-to-Steam (kWh per klb-sold)
2. Fuel-to-Steam (Dekatherm per klb-send-out)
3. Water-to-Steam (gallons)
4. Electric-to-Chilled Water (kWh per ton-hr-sold)
5. Water-to-Chilled Water (gallon per ton-hr-sold)

The table below represents the efficiency guarantees from July 1, 2012 through June 30, 2013:

	Units of Measure	Contractual Guarantee	Actual Rate
1. Electricity-to-Steam	kWh per klb	6.000	2.735
2. Fuel-to-Steam	Dth per klb	1.684	1.362
3. Water-to-Steam	Gallons	12,840,719	12,458,471
4. Electricity-to-Chilled Water	kWh per ton-hr	1.055	0.857
5. Water-to-Chilled Water	Gallons per ton-hr	5.250	1.780



Environmental, Health and Safety

Environmental

There have been no environmental violations since the plant began commercial operations in December 2003.

Storm water samples were collected, inspections conducted and a report was generated quarterly. Storm Water Pollution Prevention Plan (SWPPP) refresher training is also conducted annually.

Regulatory Compliance

Required reporting activities were submitted as follows:

- The Semi-Annual Emissions Report was sent to the Metro Nashville Health Department on July 11, 2012.
- The Semi-Annual Air Emissions Report was sent to the Metro Health Department on January 10, 2013.
- The Title V Certificate of Compliance was sent to the EPA on January 10, 2013.
- The Annual Emissions Report and Emission Fees were sent to the Metro Health Department on January 25, 2013.
- The Annual Tier II Reports were sent to the Nashville Fire Department, Davidson County Local Emergency Planning Commission (LEPC) and the State Emergency Response Commission on January 31, 2013.
- The Annual Greenhouse Gas Report was sent to the EPA on March 1, 2013.
- The CNE EHS Supervisor performed an internal EHS Audit on June 12-13, 2013.



Health

Due to the increasing cost of health insurance and Constellation’s commitment to their employee’s wellbeing, several programs are offered throughout the year. Many Nashville employees have taken advantage of a walking fitness program.

Safety

CNE plant personnel continue to conduct themselves in a safe manner. There have been no reportable or lost time accidents for the past 23 months.

Monthly safety meetings were coordinated and scheduled by the CEPS Operations Manager/Safety Officer. Training classes are conducted in conjunction with each safety meeting. Safety and accident reports are issued and posted each month.

The refrigerant alarm, escape devices and gas monitors are checked weekly. Preventative maintenance and calibrations are performed monthly on the portable gas monitors used in the EDS. Fire extinguishers are also checked monthly.

Per OSHA standards regarding the electrical code and arc flash hazards, our “hot stick” and “High Voltage Glove Kits” were sent out for inspection and recertification.

Accident Report

	Total Accidents	OSHA Reportable	Lost Time Accidents	Total Lost Days
July 2012	0	0	0	0
August	0	0	0	0
September	0	0	0	0
October	0	0	0	0
November	0	0	0	0
December	0	0	0	0
January 2013	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	0	0	0	0
May	0	0	0	0
June	0	0	0	0
Total	0	0	0	0



System Assessment and Status

Personnel

The plant is fully staffed with an exceptional work force. CNE prides itself on keeping employees engaged which results in a very low turnover rate. There were no personnel changes during FY 2012-13.

Training

In order to maintain and operate the facility safely, reliably and efficiently a significant amount of employee training is required. The following demonstrates some of the training that was conducted throughout the year:

- All employees completed Exelon Ethics training. This included three courses; Code of Business Conduct, Preventing Work Place Violence and NERC General Awareness.
- A Water Treatment Seminar was attended by CNE's Operations Supervisor and Plant Manager on September 13, 2012 at Gaylord Opryland.
- CNE employees completed corporate Retail Power Compliance Training
- CNE employees completed corporate Environmental Management Training
- The Maintenance Supervisor, Operations Supervisor and I & E Supervisor completed annual Building Warden Training on November 28, 2012.
- CNE Managers completed Hyperion Training for corporate Financial Reporting
- CNE employees completed a Diversity and Inclusion on-line survey during the month of January
- A CNE Electrician attended Arc Flash Training provided by Siemens on April 3, 2013.
- CNE Administrative Operations Representative attended continuing education classes to keep his CPA Certification current
- CNE Office Coordinator attended computer classes at New Horizons



Training classes conducted in conjunction with our monthly safety meetings included:

- Annual Fire Extinguisher Training (conducted by the Metro Fire Department)
- Hazardous Communications & Blood borne Pathogens
- AED, Adult First Aid and Adult CPR Training and Annual Certification (conducted by the American Red Cross)
- Confined Space Entry
- Storm Water Pollution Prevention Plan Annual Certification (SWPPP) & Spill Prevention Controls and Countermeasures (SPCC) (conducted by Greg Morris, CNE EHS Manager)
- Slips, Trips, & Falls
- Lock Out/Tag Out
- Emergency Preparedness, Recovery and Contingency
- Workplace Violence, Harassment and Safety
- Heat Stress
- MSDS & Chemical Safety
- Personal Protective Equipment – Eye Safety, Hearing Protection, etc.

All classes, unless otherwise specified, were conducted by Hazmat Training, our safety consultant.



Customer Service

CNE personnel routinely communicate with the customers each month through e-mails, phone calls or visits. When customers have heating or cooling issues inside their buildings, we assist them with trouble-shooting and attempt to resolve their problems. When a service interruption is required, whether it is project related or an emergency, activities are coordinated closely with the customers to keep the impact to a minimum.

The annual DES customer meeting took place March 21, 2013 in the Downtown Partnership conference room. The state of the EDS, upcoming projects, fuel costs and many other issues were discussed.

DES customers are routinely invited to participate in the CNE/Nashville District Energy System Annual Golf Tournament, attend Titans football games or meet for breakfast or lunch. These relationships help further a positive image of the DES in the community and promote existing building owners to assist us in our sales efforts.

CNE's Customer Service Representative reviews each customers meter readings monthly. For those who do not meet their contractual chilled water return temperature requirements, a Thermal-Inefficiency-Fuel-Surcharge (TIFS) penalty is assessed. TIFS are added directly to customer invoices.

When a customer habitually exceeds their contractual demand capacity, the meter data is sent to the DES Contract Administrator for review and evaluation. If a capacity adjustment is deemed appropriate, CNE assists by setting up a meeting with the customer. During these meetings an explanation of the adjustment is discussed. The reason for the excursion is investigated and suggestions are made to keep it from reoccurring.

Metro issued letters to the DES customers regarding the re-distribution of engineering and insurance costs. Another letter was issued regarding chilled water delta T control modifications. Both of these proposed changes benefit the customer.



Facility and Equipment Maintenance

During the course of normal operation, preventative, predictive and routine maintenance items must be scheduled and completed. During the summer months the lawn is mowed weekly and landscaping is routinely manicured. This includes trimming trees and shrubs, putting pine straw in the beds, maintaining the irrigation system and replacing dead plants. The building and grounds are policed and the lighting is maintained year round. The carpets are shampooed in the office areas, the tile floors are stripped and waxed and the restroom floors are cleaned and sealed annually.

Preventive and Predictive Maintenance

The following items were accomplished to increase equipment life, reliability, efficiency and safety:

CNE personnel perform daily equipment inspections, check bearing temperatures, oil levels, belt tensions, etc. In addition, preventative maintenance is performed on the following equipment monthly: HVAC units, cooling towers cell, condenser water pumps, chilled water pumps, boiler feed water pumps, condensate pumps, motors, instrument air compressors and driers. The roof surface is inspected and cleaned. The propane system is also test fired and leak checked monthly.

Annual pressure vessel inspections are scheduled to be completed during the cooling season. The inspections are conducted by Arise Incorporated. They are State Certified Boiler Inspectors, working as a subcontractor to our insurance carrier. These inspections are required in order to renew our operating permits. Boiler inspections consist of a visual examination of the mud drum, steam drum, economizer, tubes and fire box. #2 and #4 boilers and #1 de-aerator tanks were inspected in July 2012. #1 and #3 boilers and #2 de-aerator tanks were recently inspected in June 2013. All units received a passing grade and their respective permits have been renewed. #2 and #4 boilers are scheduled to be re-inspected in July 2013.

Inspections were witnessed by our chemical vendor's representative and plant personnel. When units are off line for inspection, preventative maintenance is performed on the forced draft fans, low water cut out switches and other associated equipment.

Annual chiller inspections, although not required, are scheduled and executed during the heating season as a good maintenance practice. These inspections include opening the condensers and cleaning the tubes, performing vibration analysis and taking oil sample analysis on each chiller. Eddy Current testing was conducted on Chillers 7, 8 and 9. Controls and purge units are also checked for proper operation.



As part of the Preventive and Predictive maintenance program CNE had a contractor take alignment and vibration readings on all pumps, fans and motors. These readings are compared to the previous year's readings. All readings were within the normal range; however, the readings on #5A Chiller were close enough to warrant additional testing. This was performed on May 23, 2013 and it is within acceptable limits.

The infrared testing conducted on the chiller motor starters found two loose connections on Chillers 1B and 6B. The fuses were removed, cleaned and checked for tightness. A follow up test indicated the repairs were successful.

The high-voltage switch gear preventive maintenance was scheduled and executed during the fall. Inspections and testing was conducted on the following equipment: transformers, vacuum breakers, relays, load break switches, infrared inspections and oil sample analysis.

Repairs and Replacements

From time to time emergency repairs and replacements must be made. The following are examples of the routine maintenance and emergency repairs that have been performed in the EGF in the past 12 months:

July 2012

- Replaced 8 inch isolation valve on # 2 DA Tank.
- Repaired sight glass on Flash Tank
- Repaired leak on CWT 8941 chemical line
- Installed bypass on # 2 Boiler Mud Drum blow down line
- Replaced isolation valve on # 3 Water Softener

August 2012

- Replaced batteries in the Siemens MBC Panels
- Replaced the flow sensor on # 1 Softener
- Calibrated O2 Analyzer on # 4 Boiler
- Calibrated O2 Analyzer on # 1 Boiler
- PGTI replaced faulty relay on Switchgear 3A
- Installed new mud drum blow down valve on # 2 Boiler
- Painted Floors in Boiler, Pump and Chiller Alleys
- Replaced drive belt on # 9 Cooling Tower

September 2012

- Installed new signs on exterior of Plant
- Trimmed trees
- Painted chiller, pump and boiler area floors
- Repaired Switchgear 1 exhaust fan
- Calibrated the O2 Analyzer on # 2 Boiler
- Installed new actuator on # 4 Boiler Blow down

October 2012

- Replaced belts on # 6 and # 15 Cooling Towers
- Trane replaced purge unit compressor on # 6 B Chiller
- Trane replaced capacitors and relays on # 6B and # 9B chiller oil pumps
- Installed new main backflow preventer on domestic water line

November 2012

- Replaced batteries in Switchgear 2
- Rebuilt #3 Softener Controls
- Replaced exhaust fan in Switchgear 1
- Winterization of Boiler Room
- Repaired Sprinkler System Air Compressor

December 2012

- Replaced Compressor on Fire Sprinkler System
- Repaired strainer on Flash Tank
- Replaced condenser water thermometer on # 1 Chiller
- Purchased and began installing new computer hardware

January 2013

- Installed new gasket on #5 Chiller Condenser Head
- Replaced #1 Boiler Safety Relief Valve
- Replaced diaphragm on #2 Phosphate Pump
- Continue installing new computer hardware
- Replace leaving water temperature sensor on #2 Chiller
- Replace gauge on #1 Phosphate Pump
- Replaced Oil Pump Capacitor and Relay on #7A Chiller
- Replaced Flame Scanners on #1 and #3 Boilers.
- Replaced batteries in UPS for Switchgear 5

February 2013

- Replaced belt on # 2 Cooling Tower
- Repaired sight glass on Flash Tank
- Replaced coupling on # # BFWP
- Replace coupling on # 3 Condensate Pump
- Repaired # 3 Camera
- Installed Oil Heaters in the following Chillers: 1A, 1B, 2B, 4A, 4B, 7A

March 2013

- Replaced Gas Vent Valve on # 3 Boiler
- Replaced foot valve on # 3 Boiler Phosphate Pump
- Replaced Purge suction sensors on the following Chillers: 2A, 7A, 7B & 9B
- Repaired junction box on #10 Cooling Tower fan motor
- Repaired igniter on # 3Boiler Burner
- Inspected and calibrated O2 Analyzer on # 1 Boiler

April 2013

- Replaced actuator on # 3 Chiller Condenser Water Inlet Valve
- Rebuilt 2 actuators for future use on Chiller Valves
- Started up irrigation system for EGF lawn
- Weatherproof cable tray wall penetration from switchyard in top building
- Trane replaced all flat gaskets on #6 Chiller
- Replaced Bearings on #12 Cooling Tower Fan Shaft
- PGTI replaced meters on Switchgear 5B and Switchgear 6B
- Had carpets cleaned and tile floors stripped and waxed

May 2013

- Replaced 1” gate valve on #3 Boiler Steam Blanket
- Replaced sight glass on #1 & #3 Boilers
- Landscaped around EGF (trimmed trees & shrubs and put pine straw in beds)
- Trane replaced purge exhaust solenoid on #7 Chiller
- Replaced Bearings on #13 Cooling Tower Fan Shaft
- Replaced the pneumatic actuator on #4 Chiller Condenser Water Valve
- Replaced Breaker on #17 Cooling Tower
- MRG in process of replacing the fill in #6 and #14 Cooling Towers



June 2013

- Replaced #1 Boiler Mud Drum Blow down Valve
- Replaced sight glass on #2 Boiler
- Landscaped around EGF (trimmed trees on north side of Plant)
- Replaced the pneumatic actuators on #2 and # 6 Chiller Condenser Water Valves
- Replaced Breaker on #17 Cooling Tower
- MRG replaced the fill in #1 and #9 Cooling Towers
- Replaced outboard bearing on #6 Chilled Water Pump
- Removed and cleaned strainer on cooling tower blow down line

Modifications and Improvements

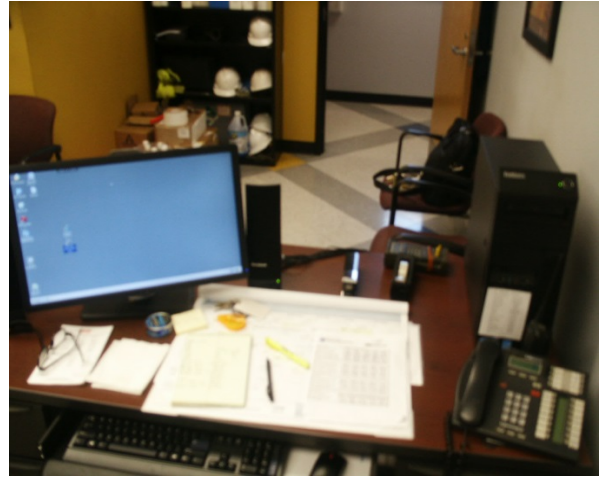
The following improvements were performed in and around the generation facility:



Installed new fill in Cooling Towers 1, 6, 9 and 14



Re-coated the basins and riser pipes in Cooling Towers 1, 6, 9 and 14



Purchased and installed new computers and monitors for plant



Installed new signs on building which included the new Constellation Logo



Energy Distribution System

Preventive and Predictive Maintenance

All the direct buried portions of the EDS are checked monthly by means of thermographic imaging. When a hot spot or cool spot is detected, it indicates a possible leak in our piping. Depending on the severity of the thermal temperature variance from the surrounding area, a determination is made whether to dig up the affected area.

Constellation Energy maintenance personnel perform monthly inspections of EDS tunnels, as well as, the State steam tunnel and the A.A. Birch building tunnel. Monthly manhole inspections are also conducted. The condition of the structures, piping, supports, insulation, seals, lighting and ventilation is documented. Any deficiencies noted are prioritized and scheduled for repair accordingly.

CNE personnel have been very diligent in monitoring condensate return quality. When unacceptable levels of iron and hardness contamination are discovered, the condensate return is placed to drain either in the customers building or in the EDS tunnel. This water is not suitable for use in the boilers. Since Constellation Energy has limited control over what the DES customers return, alternative remedies continue to be explored for this problem.

When the customer meter readings are taken for the preceding month, the readings are reviewed. If they vary 30% high or low, from the three year average, Instrumentation personnel check the questionable metering devices for calibration as required in the customer buildings.

An air compressor was installed in the Andrew Jackson Building mechanical room to operate the Pressure Reducing Valve on the State steam loop. This unit is inspected monthly and maintenance is performed as required.

An alarm on this air compressor is tested on a regular basis. Sump pump alarms at the A.A. Birch Building, CJC and Manhole 18 are also tested periodically.

Tempering Stations have been installed on the condensate return system in the Regions Bank Building, located at 401 Union Street and in the Municipal Auditorium. These units are inspected for proper operation monthly.



Routine Maintenance and Emergency Repairs

Some repairs can be made without disrupting service to the customers while others require sections of the system to be shut down. When possible, CNE will hire an on-line leak repair contractor to facilitate steam leak repairs without interrupting service to the DES customers. Several expansion joints, valves and flanges were repaired throughout the system during the past year using this technique.

The majority of jobs performed in the EDS require off duty policemen to perform traffic control. The following are examples of the routine maintenance and emergency repairs that have been performed on the EDS in FY12-13.

July 2012

- Repaired leak on steam trap strainer in Wells Fargo Bank building.

August 2012

- CNE I & E personnel repaired conduit and lighting in the Broadway Tunnel.
- CNE I & E personnel pulled new wire from the EGF to sump pump in Manhole B.
- CNE I & E personnel removed the RTD's and pressure transmitters from the State Capitol Building so that renovations could be performed.

September 2012

- CNE I & E personnel met with Comcast to troubleshoot a Cx Panel communication issue at Wells Fargo.
- CNE I & E personnel re-installed the RTD's and pressure transmitters at the State Capitol Building and re-energized the Cx Panel.

October 2012

- CNE Maintenance personnel assisted the State Capitol restore steam service to their building on October 3, 2012 and Chilled Water service on October 17, 2012.
- CNE Maintenance personnel assisted Colt Atlantic with online leak repairs to steam expansion joints in Manholes 2 and 10.

November 2012

- CNE Maintenance personnel replaced the steam traps in Manhole 11 and Manhole A.

January 2013

- CNE Maintenance personnel pumped out Manhole B2 16 days and Manhole S5 19 days during the month. The increase was due to the additional rainfall. Normally, these would only be pumped out once per month.



February 2013

- CNE Maintenance personnel replaced a failed level transmitter on the Manhole 18 Condensate Tanks on February 5, 2013.
- CNE I & E Personnel replaced the temperature control valve on the tempering station at the Municipal Auditorium on February 14, 2013.
- CNE Maintenance personnel assisted TEG and SE Engineering with review of Manholes 1, 2,6,10 and 13 for possible structural repairs on February 21, 2013.
- CNE Maintenance personnel assisted CNE's Operations Manager and representatives from TEG and Civil Design Group to review the distribution lines from the Plant to Manhole K on February 25, 2013.

March 2013

- CNE Maintenance personnel restored steam service to the Andrew Jackson Building following contractor repairs on March 2, 2013.
- CNE Maintenance personnel restored chilled water service to the Andrew Jackson Building following contractor repairs on March 4, 2013.
- On March 7th and March 21st, CNE Maintenance personnel assisted TEG with their review of the leaking condensate line from the 4th & Church Building in the 4th Avenue EDS Tunnel.
- CNE Maintenance personnel began the disassembly of the south exhaust fan in the 4th Avenue EDS Tunnel.
- CNE Maintenance personnel responded to a water main break at 3rd Avenue South and Molloy Street on March 12th that flooded Manhole B4. This required monitoring and pumping throughout the night and the following day to prevent damage to the steam line. Additionally, the condensate line insulation was damaged at this intersection while MWS was excavating. The insulation was repaired by our insulation contractor with CNE supervision on March 15, 2013.

April 2013

- The 4th Avenue Tunnel south side exhaust fan repairs were completed and a new motor was installed.
- Metro events personnel anchored something in the lid to Manhole K in Riverfront Park. As a result, the concrete lid of the vault was stenciled with the following message:

**Property of MNDES
DO NOT DRILL**



May 2013

- CNE Maintenance and I & E personnel replaced the Temperature Control Valve (TCV) at the Metro Public Library on May 11, 2013.
- CNE Maintenance personnel isolated the chilled water to the State Loop on May 11, 2013 to allow the State Supreme Court Building personnel to remove a strainer on the chilled water return line in their building.
- CNE Maintenance personnel assisted the contractors with a review of Manholes 1, 2 and 10 on May 30, 2013 for the **DES-100 Manhole 10 Roof Replacement** and **DES-101 Manhole 1 Abandonment Projects**.

June 2013

- CNE I&E personnel repaired the HP steam transmitter at the Bridgestone Arena
- CNE Maintenance personnel isolated the steam to the Andrew Jackson Building on June 13, 2013 to allow their contractor to make repairs. Service was restored on June 16, 2013.

DES Projects

A lack of funding kept several projects from being initiated during the past year; however, the following were performed:

DES-033 Manhole Lid and Ring Replacement

This is an open ended project. From time to time it becomes necessary to replace manhole rings and lids, either due to normal wear or Metro Public Works paving projects. The castings are manufactured in Nashville by John Bouchard & Sons and Constellation Energy usually contracts with C.K. Masonry to perform the installations.

DES-077 Music City Center Service Connection

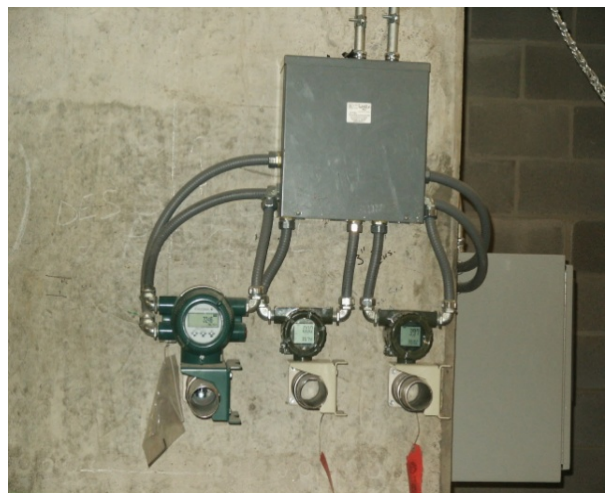
Metro's contractor completed repairs in Manholes B9 and B10 on July 18, 2012. The manholes were inspected and the steam was initiated between Manhole B4 and Manhole B10. The expansion joints were checked for proper movement and steam traps were checked for proper operation. Steam service from Manhole 10 into the MCCC was provided on July 24, 2012.

DES-077C Steam and Chilled Water Metering

C-Tech checked out the steam metering during the startup on July 24, 2012 and found a bad valve actuator on the main steam line. This was removed and sent back to the factory. A replacement actuator was installed in August 2012.



MCCC Cx Panel



MCCC Metering Devices

DES-080 **Miscellaneous Manhole and Tunnel Safety Repairs**
This project, carried over from last year, included Change Order #2. A walkthrough was conducted on October 25, 2012. There were two punch list items which were satisfactorily completed in January 2013.

DES-094 **Exploratory Excavation & Repairs on Molloy Street**
Due to an Independence Day celebration, the paving for this project had to be delayed into FY12-13. The final paving across First Avenue was completed August 10, 2012. All backup documentation was delivered to TEG for review and was approved in October 2012.



Final paving on First Avenue

DES-095A **Manhole B2 Water Infiltration Remediation - Vault Leak Repairs**
C.K. Masonry sealed the area around the steam penetration on the west side of the manhole on July 3, 2012. This work, along with the repair of the city water line leak, reduced the amount of water entering the manhole significantly.

DES-097 **Cooling Tower Performance Test 2**
Metro had a second cooling tower performance test conducted by McHale and Associates, Inc. the week of July 23, 2012. TEG shared the final test results with CNE on September 27, 2012. The towers were found to be performing adequately.

DES-098 Hyatt Place Hotel Service Connections

A pre-bid meeting was held on August 9, 2012 to review the drawings and project specifications with potential contractors. The bids were submitted August 24, 2012 and the project was awarded August 31, 2012. John E. Green was the successful bidder. A coordination meeting was held on September 19, 2012 at the offices of Hunt Hardin Construction to review the project. Installation of the chilled water supply and return lines as well as steam and condensate began as scheduled on October 15, 2012. On November 30, 2012, the project reached substantial completion. The ability to furnish service is in place. A final walkthrough was completed on December 5, 2012 for the service connection portion of this project with no punch list items. The metering was delivered to the mechanical contractor for installation. C-Tech is scheduled to complete the installation and setup of the metering equipment in July 2013 after permanent power provided.



Service lines entering building on Molloy Street



Service lines stubbed out in parking garage

DES-099 2012 Steam Outage

A system wide steam outage was required to remove an 8 inch isolation valve from Manhole B and replace it with a spool piece. This work occurred on July 8th and 9th. Additional work completed during this outage included:

- Cleaning out a drip leg and drain valve and replacing a trap assembly at Station 7-81 in the EDS Tunnel.
- An existing steam trap assembly and isolation valves were replaced at Station B-65 in the EDS Tunnel.
- Packing was replaced in the steam isolation valve to the War Memorial Building in the State Tunnel.
- An existing steam trap assembly and isolation valves were replaced in Manhole 10.
- The hand wheel was replaced on the steam drain valve in Manhole 18.
- Isolation valves were replaced on 3 drip legs and trap assemblies in Manhole L at Riverfront Park. (This was warranty work performed by JEG at no charge)
- Replaced the drain valve on the drip leg in Manhole 23.

The steam outage took longer than expected due to several factors:

- Depressurizing of the steam system took approximately 1 ½ hours longer than anticipated because of the low customer load
- Two major thunderstorms required additional pumping of manholes
- Due to safety concerns, personnel had to be removed from work site during the lightning storm.
- The contractor had an issue passing a weld x-ray test in Manhole B.

DES-100 Manhole 10 Vault Lid Replacement and Sump Pump Installation

The Pre-bid meeting was held on May 23, 2013 and a site walkthrough was conducted on May 30, 2013. This project was put on hold until design modifications can be completed. In the meantime, Piedmont Gas relocated the natural gas line that ran across the manhole lid. This portion of the project was completed on June 24, 2013.

DES-101 Manhole 1 Abandonment

A Pre-bid meeting was held on May 23, 2013 and a walkthrough to review the project was conducted on May 30, 2013. Bids were received on June 10, 2013 and the project was awarded to Beltline Construction on June 24, 2013. This project is scheduled to be complete by August 1, 2013.



Outstanding Issues and Recommendations

Each year CNE meets with Metro representatives to discuss outstanding issues and project recommendations. Below is a list of those items.

Outstanding Issues

Potential projects that should be customer funded:

- Polisher on Condensate return system
- Oxygen Trim on burners
- Capacitor Bank on Electrical feed to plant
- Reverse Osmosis system on boiler make-up water
- Chilled Water or Ice storage

Recommendations for FY 2013-2014

- A. A. Birch Tunnel Structural Repairs and Water Infiltration Remediation
- Continue Pipe insulation restoration in manholes
- Continue Pipe insulation restoration in tunnels
- Replace Bellows Expansion Joint in Manhole 23
- Manhole & Tunnel Structural Steel Rehabilitation & Corrosion Prevention
- Repair Manhole 6 concrete vault
- Repair Manhole 13 concrete vault
- Replace condensate line from Manhole 6 to Manhole 23
- Replace steam and condensate service lines to the Sheraton Hotel
- Replace steam and condensate service lines to the Hermitage Hotel
- Investigate the installation of additional Division Valves
- Investigate decoupling the Polk Building to improve chilled water system hydraulics
- Investigate to the possibility of a satellite plant
 - This would provide complete system back up in case a catastrophe occurred at the EGF. It would also allow potential new customers to be served south of Broadway.
- Investigate system expansion from existing EGF
 - Add additional boiler, chiller and associated equipment to existing plant
 - Add new service lines from plant, west on Peabody Street and north 4th Avenue connecting to existing lines at Molloy Street to allow for supply piping system redundancy.



Sales and Marketing

Sales and Marketing Review

The potential exists for a major system expansion. Due to the volume of development taking place south of Broadway, around the new Music City Center, several potential new customers have been identified. The proposed new buildings are as follows:

- A new Hyatt Regency Hotel is to be built on Broadway between 2nd and 3rd Avenue.
- A mixed use complex is slated to be built next door to the Encore at 2nd Avenue and Demonbreun and is anticipated to be approximately the same size as the new Hyatt Place Hotel
- Another hotel has been proposed to be built on Korean Veterans Parkway between 4th and 5th Avenue and is reported to be larger than the new Omni Hotel next to the Music City Hall of Fame.
- An eight story, mixed use, residential and retail building has been proposed for Peabody Street between 3rd Avenue and Almond Street.

Since the Music City Center is now on line, Metro has decided not to pursue additional customers until we have gained more experience with the actual load requirements of this mammoth building. With the exception of the Hyatt Place Hotel, which has already been connected to the system and scheduled to open in November 2013, sales activities have currently been suspended.

Continuing activities include:

- A Sales and Marketing Report is included in the Monthly Operations Report.
- The DES E-newsletter is produced and issued twice per year.
- The CNE/NDES Annual Golf Tournament for existing and potential customers as well as strategic partners.
- CNE personnel participate in Nashville Business groups and developers meetings held throughout the year.
- CNE management staff attends meetings and social events to target local engineering, development and business groups and provide presentations and tours of DES to point out the positive attributes of the system.



The following table, furnished by Thermal Engineering Group, Inc., March 14, 2013, indicates the remaining system capacity.

System Capacity		
Diversity Factor	53.31%	61.40%
	Chilled Water (tons)	Steam (pph)
Installed Capacity	20,800	195,000
Capacity including redundant equipment	23,400	260,000
Max Allowable Customer Load	20,400	157,560
Maximum System Peaks	17,225	120,842
Net Undiversified Capacity Available for Sale	3,175	36,719
Net Diversified Capacity Available for Sale	5,705	47,386
Contract Capacity for Existing Customers	30,067	297,554
Diversified Potential for Contract Capacities	36,022	351,240



Utilities and Fuel Procurement

During FY 2012-2013, CNE provided proactive support to Metro in the areas of fuel procurement and risk management. Metro, in a collaborative effort with CNE, Fellon-McCord and Associates, Inc. and Gas Supply Consulting Company, made natural gas and propane procurement recommendations. Procurement decisions were made based upon a matrix of pricing and consumption factors including but not limited to then-current pricing conditions, future pricing conditions, technical and fundamental pricing trends, consumption variances as a function of incremental demand and conservation and budgetary considerations. All natural gas supply was procured from Atmos Energy Marketing Company (“AEM”) under the terms and conditions of an agreement between CNE and AEM for a service period extending through June 2013. The costs includes the amount paid to AEM for the cost of gas (including transportation to the Nashville city gate), Piedmont for the cost of transportation from the city gate to the plant and the risk management fees, but it does not include the FEA.

Following is a report of the natural gas purchased in FY2012-2013:

Natural Gas

Month	Quantity (DT)	Unit Cost	Amount
July, 2012	20,440.8	\$ 4.2602	\$ 87,082.03
August	23,703.1	\$ 4.2600	\$ 100,975.59
September	30,163.4	\$ 3.8894	\$ 117,316.70
October	48,589.1	\$ 4.0023	\$ 194,469.24
November	57,658.7	\$ 4.4619	\$ 257,267.45
December	67,197.4	\$ 4.4203	\$ 297,031.52
January, 2013	79,827.6	\$ 4.2397	\$ 338,447.24
February	72,451.8	\$ 4.2019	\$ 304,436.49
March	77,024.5	\$ 4.3762	\$ 337,072.66
April	46,890.1	\$ 4.7277	\$ 221,682.56
May	37,439.8	\$ 4.8932	\$ 183,199.36
June	28,659.7	\$ 4.6635	\$ 133,653.22
Total	590,046.0	\$ 4.3601	\$ 2,572,634.06



Below is the report for propane used during FY2012-2013:

Propane

Month	Quantity (DT)	Unit Cost	Amount
July, 2012	0	N/A	\$ -
August	0	N/A	\$ -
September	0	N/A	\$ -
October	33	\$ 17.6439	\$ 582.25
November	25	\$ 17.3404	\$ 433.51
December	25	\$ 17.3404	\$ 433.51
January, 2013	0	N/A	\$ -
February	197	\$ 17.6046	\$ 3,468.10
March	0	N/A	\$ -
April	25	\$ 17.3404	\$ 433.51
May	0	N/A	\$ -
June	0	N/A	\$ -
Total	305	\$ 17.3404	\$ 5,350.88

During FY2012-2013, electricity was purchased each month based on the Nashville Electric Service rate schedule.

Electricity

Month	Quantity (Kwh)	Unit Cost	Amount
July, 2012	7,668,711	\$ 0.10425	\$ 799,443.66
August	6,953,632	\$ 0.10504	\$ 730,420.63
September	5,742,275	\$ 0.11260	\$ 646,608.31
October	3,850,005	\$ 0.07529	\$ 289,870.45
November	2,953,337	\$ 0.08032	\$ 237,206.80
December	2,752,850	\$ 0.10113	\$ 278,396.59
January, 2013	2,801,161	\$ 0.09826	\$ 275,244.88
February	2,602,044	\$ 0.09768	\$ 254,167.77
March	2,959,823	\$ 0.09180	\$ 271,723.75
April	3,956,939	\$ 0.07453	\$ 294,919.78
May	5,304,790	\$ 0.07330	\$ 388,838.26
June	7,046,185	\$ 0.10683	\$ 752,740.43
Total	54,591,752	\$ 0.09561	\$ 5,219,581.31



The following table indicates the water purchased based on the Metro Water Department rate schedule.

Water & Sewer

Month	Quantity (Kgal)	Unit Cost	Amount
July, 2012	18,061,956	\$ 0.00363	\$ 65,541.66
August	18,756,100	\$ 0.00365	\$ 68,367.09
September	18,254,940	\$ 0.00364	\$ 66,437.59
October	10,782,420	\$ 0.00365	\$ 39,351.58
November	9,512,316	\$ 0.00366	\$ 34,837.70
December	7,999,112	\$ 0.00366	\$ 29,289.90
January, 2013	6,829,988	\$ 0.00365	\$ 24,900.86
February	7,902,620	\$ 0.00366	\$ 28,950.60
March	6,734,992	\$ 0.00366	\$ 24,680.89
April	7,537,596	\$ 0.00367	\$ 27,654.13
May	10,119,692	\$ 0.00365	\$ 36,960.14
June	14,722,884	\$ 0.00364	\$ 53,626.05
Total	137,214,616	\$ 0.00365	\$ 500,598.19



Financial Report

The following is an explanation of the Appendices associated with this financial report.

Appendix 1 – Customer List

This chart lists the number of customers served by the District Energy System (DES). The customers are sorted according to three categories:

- Private Customers
- State of Tennessee Customers
- Metropolitan Nashville (City) Customers

Appendix 2 – Revenues

This chart summarizes the revenues charged per month by DES to each customer for fiscal year 2012-2013.

Appendix 3 – Customer Rate Reconciliation

Monthly Reconciliation charts from July 2012 to June 2013 are found in this appendix. The final chart is a Summary Reconciliation table for FY 12-13.

These charts detail the amount allocable to customers to the amount allocated to customers. The difference in the allocable amount and the amount allocated to customers is paid by Metro and is called the Metro Funding Amount (MFA).

- a. **Facilities Capital Charge** – The debt service on revenue bonds issued for the project.
- b. **System Operator Charge** – Includes the system operator’s fee which is most of the operations and maintenance costs of the system.
- c. **EDS Improvements Charge** – Due to a CPI adjustment of 1.0278%, the annual replacement and repair allowance was \$184,370 for FY 12-13.
- d. **Metro Incremental Administrative Charge** – Per the customer service agreement are the “actual, reasonable and necessary” cost over and above current Metro operating costs to manage the DES system and operator.
- e. **Pass Through Charges** –
 - i. **Water and Sewer** – The actual cost of providing water and sewer services.
 - ii. **Water Treatment Chemicals** – The actual cost of chemicals for treating water.



- iii. **Engineering** – The engineering costs required for any non-capital projects, customer related issues, meetings, etc.
 - iv. **Insurance** – The cost to maintain all-risk property insurance and business insurance policies.
 - v. **EDS Electricity** – The cost of electricity for tunnel lights and safety equipment.
 - vi. **EDS Surcharge** – Surcharge to private customers only to cap their annual cost of any EDS repairs made by Metro (\$73,621).
- f. **Energy Charges** –
- i. **Electricity** – The actual cost of electricity.
 - ii. **Natural Gas** – The actual cost of natural gas.
 - iii. **Propane Gas** – The actual cost of propane.

Appendix 4 – CEPS Invoice Reconciliation (FEA)

Exhibit 1 – Performance Guarantee Calculations



Appendix 1



**Metro Nashville District Energy System Customers
June 30, 2013**

Private		State		Metro	
1	Wells Fargo Plaza	16	Andrew Jackson	31	Regions Bank (401 Union)
2	Parkway Tower	17	Central Services	32	A.A. Birch
3	Sheraton Hotel	18	Cordell Hull	33	Historic Metro Courthouse
4	Hermitage Hotel	19	John Sevier	34	Municipal Auditorium
5	501 Union Building	20	War Memorial	35	Criminal Justice Center
6	4 th & Church Building	21	Library & Archives	36	Convention Center
7	Fifth-Third Financial Center	22	Supreme Court	37	Bridgestone Arena
8	Renaissance Hotel	23	State Capitol	38	L.P. Field
9	Renaissance Office Tower	24	James K. Polk	39	Hume-Fogg High School
10	St. Mary's Catholic Church	25	Citizens Plaza	40	Nashville Public Library
11	Nashville City Center	26	Snodgrass Tennessee Tower	41	Music City Center
12	Wildhorse Saloon	27	Tennessee State University		
13	Ryman Auditorium	28	Tennessee Performing Arts Center		
14	Schermerhorn Symphony Center	29	Legislative Plaza		
15	Viridian Residential Tower	30	Rachael Jackson		



Appendix 2

*Metro Nashville District Energy System
FY 12 - 13*

Chilled Water and Steam Revenues

Customer No.	Customer Name	July	August	September	October	November	December	January	February	March	April	May	June (including True Up)	Total
2	A. A. Birch	\$ 82,199.32	\$ 76,025.90	\$ 67,869.71	\$ 51,855.79	\$ 55,692.60	\$ 56,405.97	\$ 56,360.21	\$ 53,840.07	\$ 55,775.27	\$ 51,933.62	\$ 52,451.54	\$ 60,840.03	\$ 721,250.03
4	Historic Metro Courthouse	\$ 34,090.78	\$ 31,259.23	\$ 26,541.05	\$ 21,500.19	\$ 22,429.40	\$ 24,065.17	\$ 24,504.85	\$ 23,346.24	\$ 24,241.40	\$ 22,713.21	\$ 23,239.34	\$ 26,932.75	\$ 304,863.61
7	Parkway Towers	\$ 29,660.71	\$ 28,872.94	\$ 25,819.77	\$ 25,414.08	\$ 27,937.57	\$ 29,706.78	\$ 31,369.11	\$ 29,897.43	\$ 31,024.43	\$ 25,690.36	\$ 24,693.06	\$ 25,605.15	\$ 335,691.39
9	Wells Fargo Plaza	\$ 17,706.97	\$ 15,480.84	\$ 12,646.00	\$ 10,740.71	\$ 12,239.58	\$ 11,259.74	\$ 10,610.89	\$ 10,274.86	\$ 10,735.18	\$ 10,877.36	\$ 13,032.51	\$ 17,072.79	\$ 152,677.43
10	501 Union Building	\$ 7,087.26	\$ 7,083.09	\$ 7,080.01	\$ 7,083.58	\$ 7,070.76	\$ 7,072.18	\$ 7,077.77	\$ 7,061.52	\$ 7,065.25	\$ 7,081.67	\$ 7,364.08	\$ 6,735.32	\$ 84,862.49
11	Sheraton Hotel	\$ 76,819.59	\$ 69,776.39	\$ 62,407.57	\$ 53,872.38	\$ 53,461.55	\$ 56,850.11	\$ 58,724.67	\$ 58,094.70	\$ 56,388.47	\$ 49,556.31	\$ 53,937.97	\$ 67,018.86	\$ 716,908.57
12	Municipal Auditorium	\$ 23,897.62	\$ 21,016.64	\$ 18,691.04	\$ 16,499.07	\$ 17,393.78	\$ 23,068.98	\$ 25,806.18	\$ 25,272.27	\$ 24,856.74	\$ 17,771.77	\$ 16,260.53	\$ 21,088.50	\$ 251,623.12
21	Hermitage Hotel	\$ 29,324.81	\$ 27,690.02	\$ 25,179.47	\$ 19,176.76	\$ 23,406.22	\$ 22,610.90	\$ 21,841.92	\$ 20,176.78	\$ 20,861.41	\$ 19,822.40	\$ 20,240.66	\$ 23,700.40	\$ 274,031.75
24	Criminal Justice Center	\$ 51,501.79	\$ 49,646.00	\$ 45,400.20	\$ 41,328.32	\$ 45,766.04	\$ 49,110.54	\$ 49,290.48	\$ 46,417.99	\$ 50,402.33	\$ 42,006.26	\$ 40,751.61	\$ 44,742.98	\$ 556,364.54
25	501 Union Building	\$ 13,411.95	\$ 14,290.40	\$ 15,457.75	\$ 12,802.52	\$ 13,962.15	\$ 12,632.52	\$ 13,729.20	\$ 12,480.64	\$ 13,684.98	\$ 12,409.37	\$ 13,053.29	\$ 15,223.21	\$ 163,137.98
28	4th & Church Building	\$ 46,606.59	\$ 42,544.86	\$ 36,084.21	\$ 25,030.05	\$ 32,649.56	\$ 34,994.88	\$ 36,301.60	\$ 34,484.53	\$ 35,098.59	\$ 32,386.42	\$ 28,852.85	\$ 37,311.60	\$ 422,345.74
29	Fifth-Third Financial Center	\$ 40,431.43	\$ 38,419.52	\$ 32,414.18	\$ 24,206.07	\$ 23,035.39	\$ 23,486.71	\$ 22,980.33	\$ 23,077.69	\$ 22,912.93	\$ 24,352.80	\$ 27,327.01	\$ 33,173.74	\$ 335,817.80
32	Renaissance Hotel	\$ 86,124.64	\$ 82,173.09	\$ 75,645.91	\$ 70,024.08	\$ 72,171.42	\$ 74,575.51	\$ 75,831.42	\$ 70,302.83	\$ 73,596.63	\$ 68,734.34	\$ 68,397.96	\$ 76,279.68	\$ 893,857.51
33	Convention Center	\$ 91,933.73	\$ 80,586.73	\$ 80,889.33	\$ 64,501.52	\$ 63,999.63	\$ 68,090.31	\$ 74,383.30	\$ 67,164.21	\$ 67,139.07	\$ 65,917.53	\$ 69,566.92	\$ 80,781.53	\$ 874,953.81
34	Renaissance Office Tower	\$ 16,160.44	\$ 14,509.22	\$ 12,062.98	\$ 8,004.21	\$ 7,355.38	\$ 7,137.52	\$ 7,214.21	\$ 7,052.30	\$ 7,026.30	\$ 7,721.16	\$ 8,295.98	\$ 10,740.66	\$ 113,280.36
35	St. Mary's Catholic Church	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 952.99	\$ 11,435.88
36	Nashville City Center	\$ 45,816.95	\$ 41,145.22	\$ 33,264.27	\$ 24,777.98	\$ 22,652.75	\$ 22,978.04	\$ 22,238.32	\$ 21,600.42	\$ 21,505.71	\$ 23,747.15	\$ 26,948.19	\$ 37,043.96	\$ 343,718.96
38	Wildhorse Saloon	\$ 16,406.70	\$ 14,648.78	\$ 12,182.37	\$ 8,182.07	\$ 9,474.28	\$ 9,873.90	\$ 10,106.38	\$ 9,041.81	\$ 9,797.30	\$ 9,618.82	\$ 10,360.90	\$ 12,857.11	\$ 132,550.42
39	Ryman Auditorium	\$ 22,975.14	\$ 22,193.50	\$ 18,554.32	\$ 13,434.37	\$ 12,958.45	\$ 13,661.45	\$ 12,939.76	\$ 11,976.16	\$ 12,881.25	\$ 13,086.87	\$ 15,154.20	\$ 20,035.16	\$ 189,850.63
40	Bridgestone Arena	\$ 144,553.52	\$ 171,985.45	\$ 160,291.83	\$ 117,809.45	\$ 102,776.54	\$ 93,255.32	\$ 101,205.78	\$ 109,614.76	\$ 122,239.89	\$ 116,085.03	\$ 131,638.59	\$ 142,716.48	\$ 1,514,172.64
41	L.P. Field	\$ 82,622.94	\$ 77,988.24	\$ 61,382.02	\$ 34,481.97	\$ 28,733.42	\$ 30,528.28	\$ 28,153.75	\$ 26,595.21	\$ 27,513.63	\$ 33,563.91	\$ 42,654.56	\$ 65,929.00	\$ 540,146.93
43	Hume-Fogg High School	\$ 20,451.05	\$ 20,011.59	\$ 17,159.76	\$ 13,019.03	\$ 15,779.91	\$ 15,513.81	\$ 15,933.18	\$ 13,984.86	\$ 14,268.01	\$ 13,109.51	\$ 13,672.15	\$ 15,766.03	\$ 188,668.89
44	Schermerhorn Symphony Center	\$ 31,661.21	\$ 29,216.24	\$ 31,211.03	\$ 25,457.89	\$ 25,137.47	\$ 25,253.66	\$ 25,514.93	\$ 24,813.51	\$ 25,981.47	\$ 23,532.60	\$ 25,869.01	\$ 29,201.38	\$ 322,850.40
45	Nashville Public Library	\$ 36,954.93	\$ 34,737.47	\$ 29,685.00	\$ 19,969.92	\$ 19,794.16	\$ 21,761.01	\$ 19,603.71	\$ 16,973.90	\$ 16,637.70	\$ 17,181.98	\$ 18,801.42	\$ 29,219.23	\$ 281,320.43
49	Viridian Residential Tower	\$ 24,281.30	\$ 22,680.77	\$ 19,765.37	\$ 14,997.93	\$ 14,226.07	\$ 14,414.33	\$ 14,057.28	\$ 13,852.16	\$ 14,003.94	\$ 14,534.16	\$ 15,901.75	\$ 20,194.81	\$ 202,909.87
50	Music City Center	\$ 76,476.14	\$ 115,112.49	\$ 171,006.83	\$ 116,842.34	\$ 88,111.44	\$ 87,563.13	\$ 95,784.95	\$ 99,897.40	\$ 106,459.05	\$ 106,359.18	\$ 242,414.33	\$ 318,092.42	\$ 1,624,119.70
51	State Government of TN	\$ 527,693.89	\$ 497,177.86	\$ 440,167.76	\$ 396,774.26	\$ 421,532.65	\$ 441,767.69	\$ 450,234.87	\$ 424,445.31	\$ 434,528.95	\$ 387,240.88	\$ 391,340.73	\$ 472,027.79	\$ 5,284,932.64
	Grand Totals:	\$ 1,677,804.39	\$ 1,647,225.47	\$ 1,539,812.73	\$ 1,238,739.53	\$ 1,240,701.16	\$ 1,278,591.43	\$ 1,312,752.04	\$ 1,262,692.55	\$ 1,307,578.87	\$ 1,217,987.66	\$ 1,403,174.13	\$ 1,711,283.56	\$ 16,838,343.52



Appendix 3

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

July, 12 - June, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 136,092.48	\$ 184,445.88	\$ 8,079.60	\$ 21,587.78	\$ 24,165.77	\$ 5,899.29	\$ 580.69	\$ 1,190.72	\$ 3,290.41	\$ -	\$ 15,283.36	\$ 187,056.21	\$ 133,313.55	\$ 264.29	\$ 721,250.03
4	Historic Metro Courthouse	\$ 64,425.96	\$ 86,065.80	\$ 3,770.16	\$ 10,073.57	\$ 8,268.36	\$ 2,120.20	\$ 270.68	\$ 555.63	\$ 1,535.43	\$ -	\$ 8,006.85	\$ 80,722.32	\$ 38,967.70	\$ 80.95	\$ 304,863.61
7	Parkway Towers	\$ 58,735.56	\$ 83,502.12	\$ 3,657.36	\$ 9,772.23	\$ 10,131.18	\$ 3,008.40	\$ 263.77	\$ 539.00	\$ 1,489.50	\$ 7,866.00	\$ 478.75	\$ 109,525.35	\$ 46,620.01	\$ 102.16	\$ 335,691.39
9	Wells Fargo Plaza	\$ 21,753.29	\$ 30,434.80	\$ 1,333.03	\$ 3,552.91	\$ 5,966.06	\$ 1,519.44	\$ 89.76	\$ 195.37	\$ 543.34	\$ 2,826.00	\$ 1,365.18	\$ 56,239.42	\$ 26,804.78	\$ 54.05	\$ 152,677.43
10	501 Union Building	\$ 29,923.80	\$ 43,338.24	\$ 1,898.16	\$ 5,071.64	\$ -	\$ -	\$ 137.01	\$ 279.74	\$ 773.02	\$ 3,440.88	\$ -	\$ -	\$ -	\$ -	\$ 84,862.49
11	Sheraton Hotel	\$ 123,933.00	\$ 167,717.16	\$ 7,346.76	\$ 19,629.85	\$ 23,749.83	\$ 6,140.99	\$ 332.39	\$ 1,082.72	\$ 2,992.01	\$ 13,644.00	\$ 12,953.42	\$ 203,091.67	\$ 134,021.65	\$ 273.12	\$ 716,908.57
12	Municipal Auditorium	\$ 62,906.48	\$ 89,872.21	\$ 3,936.37	\$ 10,521.30	\$ 3,612.99	\$ 1,115.08	\$ 286.54	\$ 586.86	\$ 1,602.88	\$ -	\$ 864.71	\$ 32,324.84	\$ 43,894.85	\$ 98.01	\$ 251,623.12
21	Hermitage Hotel	\$ 59,861.64	\$ 78,640.56	\$ 3,444.96	\$ 9,204.83	\$ 7,332.02	\$ 1,858.72	\$ 247.04	\$ 507.71	\$ 1,403.00	\$ 3,072.00	\$ 6,006.92	\$ 70,910.42	\$ 31,476.81	\$ 65.12	\$ 274,031.75
24	Criminal Justice Center	\$ 101,220.48	\$ 129,296.40	\$ 5,664.48	\$ 15,135.08	\$ 19,283.13	\$ 5,403.94	\$ 405.26	\$ 834.81	\$ 2,306.93	\$ -	\$ 7,839.30	\$ 183,588.78	\$ 85,210.79	\$ 175.16	\$ 556,364.54
25	501 Union Building	\$ 23,601.96	\$ 31,702.08	\$ 1,388.64	\$ 3,710.51	\$ 6,233.30	\$ 1,717.37	\$ 99.67	\$ 204.66	\$ 565.58	\$ 2,580.96	\$ 451.70	\$ 58,719.19	\$ 32,095.25	\$ 67.11	\$ 163,137.98
28	4th & Church Building	\$ 231,097.68	\$ -	\$ -	\$ -	\$ 11,144.89	\$ 3,050.39	\$ 254.71	\$ 510.19	\$ -	\$ -	\$ 2,677.18	\$ 128,880.43	\$ 44,631.08	\$ 99.19	\$ 422,345.74
29	Fifth-Third Financial Center	\$ 72,130.92	\$ 117,341.40	\$ 5,138.16	\$ 13,728.88	\$ 8,027.78	\$ 1,908.99	\$ 373.77	\$ 757.25	\$ 2,092.54	\$ 8,726.04	\$ 2,497.88	\$ 103,094.19	\$ -	\$ -	\$ 335,817.80
32	Renaissance Hotel	\$ 148,674.12	\$ 195,577.80	\$ 8,567.76	\$ 22,892.23	\$ 30,978.79	\$ 8,489.32	\$ 614.41	\$ 1,262.67	\$ 3,489.27	\$ 16,224.00	\$ 22.71	\$ 289,868.78	\$ 166,847.19	\$ 348.46	\$ 893,857.51
33	Convention Center	\$ 183,066.48	\$ 247,609.80	\$ 10,846.44	\$ 28,980.79	\$ 26,343.85	\$ 6,944.16	\$ 779.32	\$ 1,598.50	\$ 4,417.27	\$ -	\$ -	\$ 266,584.92	\$ 97,581.20	\$ 201.08	\$ 874,953.81
34	Renaissance Office Tower	\$ 17,635.08	\$ 28,688.52	\$ 1,256.28	\$ 3,356.51	\$ 4,272.38	\$ 1,022.49	\$ 91.41	\$ 185.14	\$ 511.61	\$ 2,520.00	\$ -	\$ 53,740.94	\$ -	\$ -	\$ 113,280.36
35	St. Mary's Catholic Church	\$ 11,067.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368.88	\$ -	\$ -	\$ -	\$ -	\$ 11,435.88
36	Nashville City Center	\$ 58,783.56	\$ 95,628.24	\$ 4,187.40	\$ 11,188.45	\$ 11,621.92	\$ 2,821.21	\$ 304.53	\$ 617.12	\$ 1,705.32	\$ 8,358.00	\$ 51.47	\$ 148,451.74	\$ -	\$ -	\$ 343,718.96
38	Wildhorse Saloon	\$ 21,974.93	\$ 31,464.72	\$ 1,378.17	\$ 3,674.32	\$ 4,422.56	\$ 1,133.16	\$ 93.82	\$ 202.14	\$ 561.59	\$ 2,028.00	\$ 141.47	\$ 49,572.51	\$ 15,869.02	\$ 34.01	\$ 132,550.42
39	Ryman Auditorium	\$ 22,466.40	\$ 32,776.51	\$ 1,435.49	\$ 3,827.63	\$ 8,778.49	\$ 2,119.42	\$ 57.43	\$ 212.00	\$ 584.44	\$ 1,965.96	\$ -	\$ 72,123.35	\$ 43,418.51	\$ 85.00	\$ 189,850.63
40	Bridgestone Arena	\$ 243,127.32	\$ 354,635.76	\$ 15,532.08	\$ 41,500.77	\$ 59,926.32	\$ 15,125.68	\$ 1,121.87	\$ 2,289.06	\$ 6,325.57	\$ -	\$ 11,115.37	\$ 559,902.28	\$ 203,176.94	\$ 393.62	\$ 1,514,172.64
41	L.P. Field	\$ 103,735.68	\$ 168,755.64	\$ 7,389.48	\$ 19,744.28	\$ 16,364.07	\$ 3,360.65	\$ 537.46	\$ 1,089.04	\$ 3,009.40	\$ -	\$ 1,026.38	\$ 215,134.85	\$ -	\$ -	\$ 540,146.93
43	Hume-Fogg High School	\$ 34,546.56	\$ 48,167.76	\$ 2,109.84	\$ 5,637.20	\$ 6,684.13	\$ 1,649.29	\$ 151.90	\$ 310.94	\$ 859.25	\$ -	\$ 1,223.94	\$ 50,031.37	\$ 37,223.57	\$ 73.14	\$ 188,668.89
44	Schermerhorn Symphony Center	\$ 168,324.00	\$ -	\$ -	\$ -	\$ 10,326.28	\$ 2,674.31	\$ 183.97	\$ 367.52	\$ -	\$ -	\$ -	\$ 89,863.33	\$ 51,007.90	\$ 103.09	\$ 322,850.40
45	Nashville Public Library	\$ 76,620.24	\$ -	\$ -	\$ -	\$ 13,447.25	\$ 3,405.00	\$ 285.39	\$ 573.38	\$ -	\$ -	\$ 1,228.44	\$ 159,133.35	\$ 26,569.03	\$ 58.35	\$ 281,320.43
49	Viridian Residential Tower	\$ 137,256.96	\$ -	\$ -	\$ -	\$ 4,002.39	\$ 880.40	\$ 140.57	\$ 274.85	\$ -	\$ -	\$ 8,744.42	\$ 51,610.28	\$ -	\$ -	\$ 202,909.87
50	Music City Center	\$ 155,130.82	\$ 38,344.60	\$ -	\$ 10,176.88	\$ 87,010.38	\$ 23,371.97	\$ (2,300.05)	\$ 4,245.14	\$ -	\$ -	\$ 346.42	\$ 727,171.26	\$ 579,437.63	\$ 1,184.65	\$ 1,624,119.70
51	State Government of TN	\$ 1,639,133.88	\$ 1,184,308.08	\$ -	\$ -	\$ 149,810.83	\$ 40,292.85	\$ -	\$ 8,432.62	\$ 23,302.69	\$ -	\$ 66,073.57	\$ 1,411,892.16	\$ 760,102.37	\$ 1,583.59	\$ 5,284,932.64
	Grand Totals:	\$ 4,007,226.28	\$ 3,468,314.08	\$ 98,360.62	\$ 272,967.64	\$ 561,904.95	\$ 147,032.72	\$ 5,403.32	\$ 28,904.78	\$ 63,361.05	\$ 73,620.72	\$ 148,399.44	\$ 5,359,233.94	\$ 2,598,269.83	\$ 5,344.15	\$ 16,838,343.52
	Rate Calculation Totals:	\$ 4,205,784.96	\$ 4,762,127.76	\$ 156,714.48	\$ 418,728.55	\$ 562,092.11	\$ 147,098.81	\$ 7,091.62	\$ 23,095.92	\$ 63,822.62	\$ 73,620.72	\$ 148,399.44	\$ 5,360,508.03	\$ 2,601,318.12	\$ 5,350.88	\$ 18,535,754.02
	Deviation:	\$ (198,558.68)	\$ (1,293,813.68)	\$ (58,353.86)	\$ (152,255.59)	\$ (188.26)	\$ (21.67)	\$ (10,216.88)	\$ 5,808.86	\$ (461.57)	\$ -	\$ -	\$ (1,279.27)	\$ (3,107.21)	\$ 6.73	\$ (1,697,410.50)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

July, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 5,073.38	\$ 524.99	\$ 101.15	\$ -	\$ 311.96	\$ -	\$ 1,049.09	\$ 34,188.83	\$ 11,691.69	\$ -	\$ 82,199.32
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 1,606.81	\$ 153.05	\$ 47.20	\$ -	\$ 145.57	\$ -	\$ 511.45	\$ 16,092.86	\$ 1,804.49	\$ -	\$ 34,090.78
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 1,112.19	\$ 97.24	\$ 45.79	\$ -	\$ 141.22	\$ 655.50	\$ -	\$ 14,602.81	\$ -	\$ -	\$ 29,660.71
9	Wells Fargo Plaza	\$ 1,907.86	\$ 2,690.93	\$ 117.86	\$ 327.95	\$ 1,067.55	\$ 104.85	\$ 17.71	\$ -	\$ 54.61	\$ 235.50	\$ 97.61	\$ 9,430.95	\$ 1,653.59	\$ -	\$ 17,706.97
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 73.29	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,087.26
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 4,279.20	\$ 425.50	\$ 91.97	\$ -	\$ 283.66	\$ 1,137.00	\$ 877.27	\$ 35,728.73	\$ 7,376.36	\$ -	\$ 76,819.59
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 701.94	\$ 61.85	\$ 48.87	\$ -	\$ 150.73	\$ -	\$ -	\$ 9,024.50	\$ 69.19	\$ -	\$ 23,897.62
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 1,304.87	\$ 125.06	\$ 43.13	\$ -	\$ 133.01	\$ 256.00	\$ 496.54	\$ 12,762.66	\$ 1,575.81	\$ -	\$ 29,324.81
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 2,597.32	\$ 255.98	\$ 70.91	\$ -	\$ 218.71	\$ -	\$ 619.92	\$ 22,593.92	\$ 4,149.82	\$ -	\$ 51,501.79
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 568.29	\$ 49.69	\$ 17.38	\$ -	\$ 53.62	\$ 215.08	\$ -	\$ 7,461.50	\$ -	\$ -	\$ 13,411.95
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 1,908.70	\$ 166.88	\$ 53.08	\$ -	\$ -	\$ -	\$ 158.98	\$ 25,060.81	\$ -	\$ -	\$ 46,606.59
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 1,543.05	\$ 134.91	\$ 64.33	\$ -	\$ 198.39	\$ 727.17	\$ 94.74	\$ 20,259.90	\$ -	\$ -	\$ 40,431.43
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 4,355.80	\$ 416.24	\$ 107.26	\$ -	\$ 330.81	\$ 1,352.00	\$ -	\$ 43,089.44	\$ 5,084.85	\$ -	\$ 86,124.64
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 4,352.05	\$ 419.15	\$ 135.78	\$ -	\$ 418.78	\$ -	\$ -	\$ 41,749.02	\$ 5,550.42	\$ -	\$ 91,933.73
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 818.02	\$ 71.52	\$ 15.73	\$ -	\$ 48.50	\$ 210.00	\$ -	\$ 10,740.40	\$ -	\$ -	\$ 16,160.44
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 2,160.68	\$ 188.91	\$ 52.42	\$ -	\$ 161.68	\$ 696.50	\$ -	\$ 28,369.22	\$ -	\$ -	\$ 45,816.95
38	Wildhorse Saloon	\$ 1,915.77	\$ 2,759.56	\$ 120.87	\$ 336.30	\$ 803.34	\$ 71.77	\$ 18.16	\$ -	\$ 56.00	\$ 169.00	\$ -	\$ 9,934.97	\$ 220.96	\$ -	\$ 16,406.70
39	Ryman Auditorium	\$ 1,771.88	\$ 2,669.62	\$ 116.92	\$ 325.31	\$ 1,651.20	\$ 166.52	\$ 17.57	\$ -	\$ 54.17	\$ 163.83	\$ -	\$ 12,856.46	\$ 3,181.66	\$ -	\$ 22,975.14
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 7,629.61	\$ 744.90	\$ 194.44	\$ -	\$ 599.70	\$ -	\$ 321.69	\$ 69,175.54	\$ 11,178.25	\$ -	\$ 144,553.52
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 4,015.09	\$ 351.04	\$ 92.51	\$ -	\$ 285.31	\$ -	\$ 124.89	\$ 52,717.28	\$ -	\$ -	\$ 82,622.94
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 1,315.40	\$ 138.56	\$ 26.41	\$ -	\$ 81.46	\$ -	\$ 56.77	\$ 7,892.92	\$ 3,381.65	\$ -	\$ 20,451.05
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 1,555.72	\$ 153.85	\$ 38.29	\$ -	\$ -	\$ -	\$ -	\$ 13,326.09	\$ 2,560.26	\$ -	\$ 31,661.21
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 2,146.79	\$ 188.08	\$ 59.59	\$ -	\$ -	\$ -	\$ 86.95	\$ 28,033.00	\$ 55.50	\$ -	\$ 36,954.93
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 877.59	\$ 76.73	\$ 28.88	\$ -	\$ -	\$ -	\$ 337.42	\$ 11,522.60	\$ -	\$ -	\$ 24,281.30
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 5,405.76	\$ 482.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,043.92	\$ 1,418.06	\$ -	\$ 76,476.14
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 23,782.85	\$ 2,286.31	\$ -	\$ -	\$ 2,209.24	\$ -	\$ 4,571.80	\$ 229,832.87	\$ 29,723.99	\$ -	\$ 527,693.89
	Grand Totals:	\$ 321,027.83	\$ 288,125.07	\$ 8,204.09	\$ 22,827.46	\$ 82,633.20	\$ 7,856.07	\$ 1,412.32	\$ -	\$ 6,010.42	\$ 6,135.06	\$ 9,405.12	\$ 833,491.20	\$ 90,676.55	\$ -	\$ 1,677,804.39
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 82,650.11	\$ 7,857.56	\$ 1,961.94	\$ -	\$ 6,050.84	\$ 6,135.06	\$ 9,405.12	\$ 833,713.60	\$ 90,676.57	\$ -	\$ 1,835,173.90
	Deviation:	\$ (29,454.25)	\$ (108,718.91)	\$ (4,855.45)	\$ (13,510.04)	\$ (16.91)	\$ (1.49)	\$ (549.62)	\$ -	\$ (40.42)	\$ -	\$ -	\$ (222.40)	\$ (0.02)	\$ -	\$ (157,369.51)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

August, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TI/FS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 4,305.32	\$ 530.64	\$ 101.15	\$ -	\$ 294.23	\$ -	\$ 1,064.99	\$ 30,134.73	\$ 10,336.61	\$ -	\$ 76,025.90
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 1,412.41	\$ 160.66	\$ 47.20	\$ -	\$ 137.30	\$ -	\$ 532.61	\$ 13,532.42	\$ 1,707.28	\$ -	\$ 31,259.23
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 1,130.01	\$ 117.65	\$ 45.79	\$ -	\$ 133.19	\$ 655.50	\$ -	\$ 13,784.84	\$ -	\$ -	\$ 28,872.94
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 891.12	\$ 103.38	\$ 16.60	\$ -	\$ 48.28	\$ 235.50	\$ 122.24	\$ 7,988.84	\$ 1,330.72	\$ -	\$ 15,480.84
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 69.12	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,083.09
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 3,572.78	\$ 419.47	\$ 91.97	\$ -	\$ 267.54	\$ 1,137.00	\$ 1,028.28	\$ 30,681.87	\$ 5,957.58	\$ -	\$ 69,776.39
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 518.01	\$ 55.16	\$ 48.87	\$ -	\$ 142.16	\$ -	\$ 272.49	\$ 5,985.23	\$ 154.18	\$ -	\$ 21,016.64
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 1,191.25	\$ 136.10	\$ 43.13	\$ -	\$ 125.46	\$ 256.00	\$ 544.98	\$ 11,249.94	\$ 1,515.43	\$ -	\$ 27,690.02
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 2,399.21	\$ 278.82	\$ 70.91	\$ -	\$ 206.28	\$ -	\$ 673.05	\$ 21,380.67	\$ 3,641.85	\$ -	\$ 49,646.00
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 740.15	\$ 83.30	\$ 17.38	\$ -	\$ 50.58	\$ 215.08	\$ 19.87	\$ 7,335.79	\$ 781.86	\$ -	\$ 14,290.40
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 1,742.19	\$ 181.39	\$ 53.13	\$ -	\$ -	\$ -	\$ 57.23	\$ 21,252.78	\$ -	\$ -	\$ 42,544.86
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 1,496.92	\$ 155.85	\$ 64.33	\$ -	\$ 187.12	\$ 727.17	\$ 118.42	\$ 18,260.77	\$ -	\$ -	\$ 38,419.52
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 4,006.86	\$ 446.87	\$ 107.26	\$ -	\$ 312.01	\$ 1,352.00	\$ 22.71	\$ 40,812.12	\$ 3,725.02	\$ -	\$ 82,173.09
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 3,381.31	\$ 381.20	\$ 135.78	\$ -	\$ 394.99	\$ -	\$ -	\$ 33,327.47	\$ 3,657.45	\$ -	\$ 80,586.73
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 750.32	\$ 78.12	\$ 15.73	\$ -	\$ 45.75	\$ 210.00	\$ -	\$ 9,153.03	\$ -	\$ -	\$ 14,509.22
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 1,958.68	\$ 203.93	\$ 52.42	\$ -	\$ 152.49	\$ 696.50	\$ -	\$ 23,893.66	\$ -	\$ -	\$ 41,145.22
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 733.72	\$ 77.86	\$ 17.17	\$ -	\$ 49.94	\$ 169.00	\$ -	\$ 8,551.26	\$ 184.38	\$ -	\$ 14,648.78
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 1,579.00	\$ 192.75	\$ 18.01	\$ -	\$ 52.38	\$ 163.83	\$ -	\$ 11,558.74	\$ 3,557.07	\$ -	\$ 22,193.50
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 10,329.83	\$ 1,222.93	\$ 194.44	\$ -	\$ 565.64	\$ -	\$ 510.92	\$ 85,955.99	\$ 18,496.31	\$ -	\$ 171,985.45
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 3,939.58	\$ 410.17	\$ 92.51	\$ -	\$ 269.10	\$ -	\$ 181.66	\$ 48,058.40	\$ -	\$ -	\$ 77,988.24
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 1,181.50	\$ 146.62	\$ 26.41	\$ -	\$ 76.83	\$ -	\$ 61.31	\$ 7,999.57	\$ 2,961.47	\$ -	\$ 20,011.59
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 1,347.26	\$ 159.35	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 11,250.12	\$ 2,394.19	\$ -	\$ 29,216.24
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 2,120.27	\$ 220.75	\$ 59.63	\$ -	\$ -	\$ -	\$ 86.95	\$ 25,864.85	\$ -	\$ -	\$ 34,737.47
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 817.16	\$ 85.08	\$ 28.94	\$ -	\$ -	\$ -	\$ 343.14	\$ 9,968.37	\$ -	\$ -	\$ 22,680.77
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 10,087.95	\$ 1,196.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,377.93	\$ 18,324.32	\$ -	\$ 115,112.49
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 21,462.18	\$ 2,445.82	\$ -	\$ -	\$ 2,083.75	\$ -	\$ 4,979.38	\$ 204,415.37	\$ 26,504.53	\$ -	\$ 497,177.86
Grand Totals:		\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 83,094.99	\$ 9,490.25	\$ 1,410.84	\$ -	\$ 5,664.14	\$ 6,135.06	\$ 10,620.23	\$ 785,774.76	\$ 105,230.25	\$ -	\$ 1,647,225.47
Rate Calculation Totals:		\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 83,112.96	\$ 9,495.62	\$ 1,961.94	\$ -	\$ 5,707.07	\$ 6,135.06	\$ 10,620.23	\$ 785,994.08	\$ 105,230.27	\$ -	\$ 1,804,980.33
Deviation:		\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (17.97)	\$ (5.37)	\$ (551.10)	\$ -	\$ (42.93)	\$ -	\$ -	\$ (219.32)	\$ (0.02)	\$ -	\$ (157,754.86)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

September, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 3,684.83	\$ 366.81	\$ 101.15	\$ -	\$ 281.11	\$ -	\$ 1,080.88	\$ 24,491.75	\$ 8,604.95	\$ -	\$ 67,869.71
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 1,085.78	\$ 103.39	\$ 47.20	\$ -	\$ 131.17	\$ -	\$ 617.27	\$ 9,608.17	\$ 1,218.72	\$ -	\$ 26,541.05
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 1,000.55	\$ 91.27	\$ 45.79	\$ -	\$ 127.25	\$ 655.50	\$ -	\$ 10,893.45	\$ -	\$ -	\$ 25,819.77
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 683.73	\$ 65.58	\$ 16.60	\$ -	\$ 46.13	\$ 235.50	\$ 145.83	\$ 5,806.94	\$ 901.53	\$ -	\$ 12,646.00
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 66.04	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,080.01
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 3,171.60	\$ 310.25	\$ 91.97	\$ -	\$ 255.62	\$ 1,137.00	\$ 1,081.49	\$ 23,868.68	\$ 5,871.06	\$ -	\$ 62,407.57
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 393.39	\$ 36.33	\$ 48.87	\$ -	\$ 135.82	\$ -	\$ 56.31	\$ 4,053.34	\$ 126.44	\$ -	\$ 18,691.04
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 1,065.34	\$ 102.29	\$ 43.13	\$ -	\$ 119.86	\$ 256.00	\$ 535.90	\$ 8,995.91	\$ 1,433.31	\$ -	\$ 25,179.47
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 2,158.54	\$ 207.33	\$ 70.91	\$ -	\$ 197.09	\$ -	\$ 657.11	\$ 18,188.87	\$ 2,925.14	\$ -	\$ 45,400.20
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 974.43	\$ 95.68	\$ 17.38	\$ -	\$ 48.31	\$ 215.08	\$ 6.62	\$ 7,147.97	\$ 1,905.89	\$ -	\$ 15,457.75
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 1,386.97	\$ 126.51	\$ 53.13	\$ -	\$ -	\$ -	\$ 158.98	\$ 15,100.48	\$ -	\$ -	\$ 36,084.21
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 1,158.22	\$ 105.65	\$ 64.33	\$ -	\$ 178.77	\$ 727.17	\$ 161.05	\$ 12,610.05	\$ -	\$ -	\$ 32,414.18
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 3,892.64	\$ 373.20	\$ 107.26	\$ -	\$ 298.10	\$ 1,352.00	\$ -	\$ 33,153.25	\$ 5,081.22	\$ -	\$ 75,645.91
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 3,751.07	\$ 359.13	\$ 135.78	\$ -	\$ 377.38	\$ -	\$ -	\$ 32,200.08	\$ 4,757.36	\$ -	\$ 80,889.33
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 629.23	\$ 57.40	\$ 15.73	\$ -	\$ 43.71	\$ 210.00	\$ -	\$ 6,850.64	\$ -	\$ -	\$ 12,062.98
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 1,517.88	\$ 138.46	\$ 52.42	\$ -	\$ 145.69	\$ 696.50	\$ -	\$ 16,525.78	\$ -	\$ -	\$ 33,264.27
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 600.73	\$ 55.29	\$ 17.17	\$ -	\$ 47.72	\$ 169.00	\$ -	\$ 6,288.18	\$ 138.83	\$ -	\$ 12,182.37
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 1,291.63	\$ 127.57	\$ 18.01	\$ -	\$ 50.05	\$ 163.83	\$ -	\$ 9,097.47	\$ 2,734.04	\$ -	\$ 18,554.32
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 10,074.95	\$ 990.98	\$ 194.44	\$ -	\$ 540.40	\$ -	\$ 556.34	\$ 73,047.90	\$ 20,177.43	\$ -	\$ 160,291.83
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 2,985.65	\$ 272.34	\$ 92.51	\$ -	\$ 257.09	\$ -	\$ 231.62	\$ 32,505.99	\$ -	\$ -	\$ 61,382.02
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 925.57	\$ 91.73	\$ 26.41	\$ -	\$ 73.41	\$ -	\$ 77.21	\$ 6,361.55	\$ 2,046.00	\$ -	\$ 17,159.76
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 1,656.30	\$ 162.92	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 12,009.81	\$ 3,316.68	\$ -	\$ 31,211.03
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 1,970.14	\$ 181.68	\$ 59.63	\$ -	\$ -	\$ -	\$ 89.18	\$ 20,447.39	\$ 551.96	\$ -	\$ 29,685.00
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 662.68	\$ 60.45	\$ 28.94	\$ -	\$ -	\$ -	\$ 360.30	\$ 7,214.92	\$ -	\$ -	\$ 19,765.37
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 16,476.88	\$ 1,628.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,708.99	\$ 35,066.99	\$ -	\$ 171,006.83
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 18,183.15	\$ 1,748.41	\$ -	\$ -	\$ 1,990.78	\$ -	\$ 5,533.35	\$ 152,250.72	\$ 25,174.52	\$ -	\$ 440,167.76
	Grand Totals:	\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 81,381.88	\$ 7,858.71	\$ 1,410.84	\$ -	\$ 5,411.50	\$ 6,135.06	\$ 11,349.44	\$ 664,428.28	\$ 122,032.07	\$ -	\$ 1,539,812.73
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 81,402.20	\$ 7,857.53	\$ 1,961.94	\$ -	\$ 5,452.37	\$ 6,135.06	\$ 11,349.44	\$ 664,610.49	\$ 122,053.38	\$ -	\$ 1,697,545.51
	Deviation:	\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (20.32)	\$ 1.18	\$ (551.10)	\$ -	\$ (40.87)	\$ -	\$ -	\$ (182.21)	\$ (21.31)	\$ -	\$ (157,732.78)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

October, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 1,714.66	\$ 336.60	\$ 101.15	\$ -	\$ 296.31	\$ -	\$ 1,271.63	\$ 10,043.73	\$ 8,833.48	\$ -	\$ 51,855.79
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 593.58	\$ 114.26	\$ 47.20	\$ -	\$ 138.27	\$ -	\$ 684.29	\$ 3,740.68	\$ 2,452.56	\$ -	\$ 21,500.19
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 1,043.75	\$ 197.21	\$ 45.79	\$ -	\$ 134.13	\$ 655.50	\$ -	\$ 7,008.54	\$ 3,323.20	\$ -	\$ 25,414.08
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 478.36	\$ 92.28	\$ 16.60	\$ -	\$ 48.62	\$ 235.50	\$ 104.98	\$ 2,991.99	\$ 2,028.22	\$ -	\$ 10,740.71
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 69.61	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,083.58
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 2,001.77	\$ 394.18	\$ 91.97	\$ -	\$ 269.44	\$ 1,137.00	\$ 1,136.14	\$ 11,583.53	\$ 10,638.45	\$ -	\$ 53,872.38
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 200.53	\$ 37.39	\$ 48.87	\$ -	\$ 143.17	\$ -	\$ 317.91	\$ 1,403.83	\$ 506.83	\$ -	\$ 16,499.07
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 514.40	\$ 96.61	\$ 43.13	\$ -	\$ 126.35	\$ 256.00	\$ 508.65	\$ 3,521.93	\$ 1,481.96	\$ -	\$ 19,176.76
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,744.89	\$ 330.28	\$ 70.91	\$ -	\$ 207.75	\$ -	\$ 619.92	\$ 11,649.11	\$ 5,710.25	\$ -	\$ 41,328.32
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 651.83	\$ 124.67	\$ 17.38	\$ -	\$ 50.93	\$ 215.08	\$ 15.90	\$ 4,200.69	\$ 2,479.65	\$ -	\$ 12,802.52
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 570.71	\$ 103.78	\$ 53.13	\$ -	\$ -	\$ -	\$ 6.36	\$ 4,304.02	\$ 733.91	\$ -	\$ 25,030.05
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 609.07	\$ 107.83	\$ 64.33	\$ -	\$ 188.44	\$ 727.17	\$ 165.79	\$ 4,934.50	\$ -	\$ -	\$ 24,206.07
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 3,063.29	\$ 597.87	\$ 107.26	\$ -	\$ 314.22	\$ 1,352.00	\$ -	\$ 18,347.30	\$ 14,853.90	\$ -	\$ 70,024.08
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 2,253.11	\$ 423.60	\$ 135.78	\$ -	\$ 397.79	\$ -	\$ -	\$ 15,376.05	\$ 6,606.66	\$ -	\$ 64,501.52
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 374.63	\$ 66.33	\$ 15.73	\$ -	\$ 46.07	\$ 210.00	\$ -	\$ 3,035.18	\$ -	\$ -	\$ 8,004.21
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 1,044.10	\$ 184.85	\$ 52.42	\$ -	\$ 153.57	\$ 696.50	\$ -	\$ 8,459.00	\$ -	\$ -	\$ 24,777.98
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 304.83	\$ 55.55	\$ 17.17	\$ -	\$ 50.30	\$ 169.00	\$ 11.13	\$ 2,285.08	\$ 423.56	\$ -	\$ 8,182.07
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 687.31	\$ 133.20	\$ 18.01	\$ -	\$ 52.76	\$ 163.83	\$ -	\$ 4,226.10	\$ 3,081.44	\$ -	\$ 13,434.37
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 5,473.73	\$ 1,039.35	\$ 194.44	\$ -	\$ 569.64	\$ -	\$ 870.46	\$ 36,160.51	\$ 18,791.93	\$ -	\$ 117,809.45
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 954.28	\$ 168.95	\$ 92.51	\$ -	\$ 271.01	\$ -	\$ 227.08	\$ 7,731.32	\$ -	\$ -	\$ 34,481.97
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 443.99	\$ 86.00	\$ 26.41	\$ -	\$ 77.38	\$ -	\$ 113.54	\$ 2,735.12	\$ 1,978.71	\$ -	\$ 13,019.03
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 966.88	\$ 187.12	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 5,977.04	\$ 4,261.53	\$ -	\$ 25,457.89
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 1,299.34	\$ 239.09	\$ 59.63	\$ -	\$ -	\$ -	\$ 93.64	\$ 9,472.26	\$ 2,420.94	\$ -	\$ 19,969.92
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 320.13	\$ 56.68	\$ 28.94	\$ -	\$ -	\$ -	\$ 560.47	\$ 2,593.63	\$ -	\$ -	\$ 14,997.93
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 8,730.39	\$ 1,767.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,884.37	\$ 59,334.18	\$ -	\$ 116,842.34
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 13,423.76	\$ 2,572.73	\$ -	\$ -	\$ 2,098.49	\$ -	\$ 5,033.13	\$ 85,906.08	\$ 52,453.24	\$ -	\$ 396,774.26
	Grand Totals:	\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 49,463.32	\$ 9,513.90	\$ 1,410.84	\$ -	\$ 5,704.25	\$ 6,135.06	\$ 11,741.02	\$ 312,571.59	\$ 202,394.60	\$ -	\$ 1,238,739.53
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 49,482.48	\$ 9,517.04	\$ 1,961.94	\$ -	\$ 5,747.54	\$ 6,135.06	\$ 11,741.02	\$ 312,654.81	\$ 202,560.64	\$ -	\$ 1,396,523.63
	Deviation:	\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (19.16)	\$ (3.14)	\$ (551.10)	\$ -	\$ (43.29)	\$ -	\$ -	\$ (83.22)	\$ (166.04)	\$ -	\$ (157,784.10)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

November, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 1,597.27	\$ 303.60	\$ 101.15	\$ -	\$ 241.75	\$ -	\$ 1,525.95	\$ 8,614.59	\$ 14,050.06	\$ -	\$ 55,692.60
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 527.99	\$ 99.34	\$ 47.20	\$ -	\$ 112.81	\$ -	\$ 790.10	\$ 2,969.30	\$ 4,153.31	\$ -	\$ 22,429.40
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 1,106.24	\$ 202.34	\$ 45.79	\$ -	\$ 109.43	\$ 655.50	\$ -	\$ 6,916.62	\$ 5,895.69	\$ -	\$ 27,937.57
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 522.04	\$ 96.54	\$ 16.60	\$ -	\$ 39.67	\$ 235.50	\$ 153.88	\$ 3,137.25	\$ 3,293.94	\$ -	\$ 12,239.58
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 56.79	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,070.76
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 1,620.74	\$ 306.25	\$ 91.97	\$ -	\$ 219.83	\$ 1,137.00	\$ 1,128.95	\$ 8,958.95	\$ 13,377.96	\$ -	\$ 53,461.55
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 129.52	\$ 28.44	\$ 48.87	\$ -	\$ 116.80	\$ -	\$ -	\$ 240.11	\$ 2,989.50	\$ -	\$ 17,393.78
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 718.08	\$ 133.36	\$ 43.13	\$ -	\$ 103.08	\$ 256.00	\$ 472.32	\$ 4,247.28	\$ 4,805.24	\$ -	\$ 23,406.22
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,917.12	\$ 349.03	\$ 70.91	\$ -	\$ 169.49	\$ -	\$ 650.91	\$ 12,181.14	\$ 9,432.23	\$ -	\$ 45,766.04
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 600.94	\$ 112.37	\$ 17.38	\$ -	\$ 41.56	\$ 215.08	\$ 74.18	\$ 3,462.75	\$ 4,391.50	\$ -	\$ 13,962.15
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 943.70	\$ 175.42	\$ 53.13	\$ -	\$ -	\$ -	\$ 267.08	\$ 5,563.66	\$ 6,388.43	\$ -	\$ 32,649.56
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 504.61	\$ 86.74	\$ 64.33	\$ -	\$ 153.74	\$ 727.17	\$ 268.42	\$ 3,821.44	\$ -	\$ -	\$ 23,035.39
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 2,838.74	\$ 526.98	\$ 107.26	\$ -	\$ 256.36	\$ 1,352.00	\$ -	\$ 16,818.75	\$ 18,883.09	\$ -	\$ 72,171.42
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 2,000.30	\$ 362.29	\$ 135.78	\$ -	\$ 324.54	\$ -	\$ -	\$ 12,934.61	\$ 8,933.58	\$ -	\$ 63,999.63
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 324.28	\$ 55.74	\$ 15.73	\$ -	\$ 37.59	\$ 210.00	\$ -	\$ 2,455.77	\$ -	\$ -	\$ 7,355.38
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 868.04	\$ 149.21	\$ 52.42	\$ -	\$ 125.29	\$ 696.50	\$ -	\$ 6,573.75	\$ -	\$ -	\$ 22,652.75
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 321.11	\$ 59.48	\$ 17.17	\$ -	\$ 41.03	\$ 169.00	\$ 11.13	\$ 1,918.44	\$ 2,071.47	\$ -	\$ 9,474.28
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 546.17	\$ 101.79	\$ 18.01	\$ -	\$ 43.04	\$ 163.83	\$ -	\$ 3,188.24	\$ 3,825.65	\$ -	\$ 12,958.45
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 3,889.86	\$ 701.54	\$ 194.44	\$ -	\$ 464.75	\$ -	\$ 1,381.38	\$ 25,512.48	\$ 15,922.70	\$ -	\$ 102,776.54
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 379.06	\$ 65.16	\$ 92.51	\$ -	\$ 221.10	\$ -	\$ 68.12	\$ 2,870.65	\$ -	\$ -	\$ 28,733.42
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 563.68	\$ 105.35	\$ 26.41	\$ -	\$ 63.13	\$ -	\$ 115.81	\$ 3,254.45	\$ 4,093.20	\$ -	\$ 15,779.91
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 836.04	\$ 154.01	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 5,095.74	\$ 4,986.36	\$ -	\$ 25,137.47
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 1,121.73	\$ 202.20	\$ 59.63	\$ -	\$ -	\$ -	\$ 118.16	\$ 7,370.79	\$ 4,536.63	\$ -	\$ 19,794.16
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 193.21	\$ 33.21	\$ 28.94	\$ -	\$ -	\$ -	\$ 1,069.46	\$ 1,463.17	\$ -	\$ -	\$ 14,226.07
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 5,408.85	\$ 1,035.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,252.25	\$ 51,288.68	\$ -	\$ 88,111.44
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 12,963.48	\$ 2,408.12	\$ -	\$ -	\$ 1,712.10	\$ -	\$ 5,551.44	\$ 76,615.94	\$ 86,994.74	\$ -	\$ 421,532.65
	Grand Totals:	\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 42,442.80	\$ 7,854.26	\$ 1,410.84	\$ -	\$ 4,653.88	\$ 6,135.06	\$ 13,647.29	\$ 254,438.12	\$ 270,313.96	\$ -	\$ 1,240,701.16
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 42,461.15	\$ 7,857.53	\$ 1,961.94	\$ -	\$ 4,689.09	\$ 6,135.06	\$ 13,647.29	\$ 254,481.36	\$ 270,700.11	\$ -	\$ 1,398,656.63
	Deviation:	\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (18.35)	\$ (3.27)	\$ (551.10)	\$ -	\$ (35.21)	\$ -	\$ -	\$ (43.24)	\$ (386.15)	\$ -	\$ (157,955.47)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

December, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 1,106.37	\$ 296.85	\$ 101.15	\$ -	\$ 247.74	\$ -	\$ 1,637.22	\$ 9,435.70	\$ 14,322.71	\$ -	\$ 56,405.97
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 420.59	\$ 112.85	\$ 47.20	\$ -	\$ 115.60	\$ -	\$ 790.10	\$ 3,684.50	\$ 5,164.98	\$ -	\$ 24,065.17
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 780.08	\$ 209.30	\$ 45.79	\$ -	\$ 112.15	\$ 655.50	\$ 87.42	\$ 7,689.56	\$ 7,121.02	\$ -	\$ 29,706.78
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 285.98	\$ 76.73	\$ 16.60	\$ -	\$ 40.65	\$ 235.50	\$ 116.49	\$ 2,651.47	\$ 3,092.16	\$ -	\$ 11,259.74
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 58.21	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,072.18
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 1,246.54	\$ 334.46	\$ 91.97	\$ -	\$ 225.28	\$ 1,137.00	\$ 1,078.61	\$ 10,979.40	\$ 15,136.95	\$ -	\$ 56,850.11
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 267.67	\$ 71.81	\$ 48.87	\$ -	\$ 119.71	\$ -	\$ -	\$ 695.47	\$ 8,024.91	\$ -	\$ 23,068.98
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 434.46	\$ 116.57	\$ 43.13	\$ -	\$ 105.63	\$ 256.00	\$ 548.01	\$ 4,159.47	\$ 4,319.90	\$ -	\$ 22,610.90
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,420.62	\$ 381.17	\$ 70.91	\$ -	\$ 173.69	\$ -	\$ 659.77	\$ 14,837.92	\$ 10,571.25	\$ -	\$ 49,110.54
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 382.91	\$ 102.74	\$ 17.38	\$ -	\$ 42.59	\$ 215.08	\$ 33.12	\$ 4,029.53	\$ 2,762.78	\$ -	\$ 12,632.52
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 720.34	\$ 193.28	\$ 53.13	\$ -	\$ -	\$ -	\$ 286.16	\$ 6,669.48	\$ 7,814.35	\$ -	\$ 34,994.88
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 335.93	\$ 90.14	\$ 64.33	\$ -	\$ 157.55	\$ 727.17	\$ 323.68	\$ 4,378.97	\$ -	\$ -	\$ 23,486.71
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 1,952.29	\$ 523.82	\$ 107.26	\$ -	\$ 262.72	\$ 1,352.00	\$ -	\$ 18,217.45	\$ 20,771.73	\$ -	\$ 74,575.51
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,477.83	\$ 396.52	\$ 135.78	\$ -	\$ 332.59	\$ -	\$ -	\$ 15,431.98	\$ 11,007.08	\$ -	\$ 68,090.31
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 182.96	\$ 49.09	\$ 15.73	\$ -	\$ 38.52	\$ 210.00	\$ -	\$ 2,384.95	\$ -	\$ -	\$ 7,137.52
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 553.23	\$ 148.45	\$ 52.42	\$ -	\$ 128.40	\$ 696.50	\$ -	\$ 7,211.50	\$ -	\$ -	\$ 22,978.04
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 226.04	\$ 60.65	\$ 17.17	\$ -	\$ 42.05	\$ 169.00	\$ 20.66	\$ 2,131.34	\$ 2,341.54	\$ -	\$ 9,873.90
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 394.63	\$ 105.88	\$ 18.01	\$ -	\$ 44.11	\$ 163.83	\$ -	\$ 3,691.92	\$ 4,171.35	\$ -	\$ 13,661.45
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 2,018.45	\$ 541.58	\$ 194.44	\$ -	\$ 476.27	\$ -	\$ 1,305.69	\$ 22,199.76	\$ 11,809.74	\$ -	\$ 93,255.32
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 350.50	\$ 94.05	\$ 92.51	\$ -	\$ 226.59	\$ -	\$ 158.95	\$ 4,568.86	\$ -	\$ -	\$ 30,528.28
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 357.16	\$ 95.83	\$ 26.41	\$ -	\$ 64.70	\$ -	\$ 127.16	\$ 3,251.64	\$ 4,033.03	\$ -	\$ 15,513.81
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 550.89	\$ 147.81	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 5,414.05	\$ 5,075.59	\$ -	\$ 25,253.66
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 835.94	\$ 224.30	\$ 59.63	\$ -	\$ -	\$ -	\$ 124.85	\$ 9,169.31	\$ 4,961.96	\$ -	\$ 21,761.01
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 123.69	\$ 33.19	\$ 28.94	\$ -	\$ -	\$ -	\$ 1,178.12	\$ 1,612.31	\$ -	\$ -	\$ 14,414.33
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 3,554.03	\$ 953.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,848.81	\$ 53,080.83	\$ -	\$ 87,563.13
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 9,290.11	\$ 2,492.61	\$ -	\$ -	\$ 1,754.53	\$ -	\$ 6,136.86	\$ 86,008.00	\$ 100,798.75	\$ -	\$ 441,767.69
	Grand Totals:	\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 29,269.24	\$ 7,853.23	\$ 1,410.84	\$ -	\$ 4,769.28	\$ 6,135.06	\$ 14,612.87	\$ 278,353.35	\$ 296,382.61	\$ -	\$ 1,278,591.43
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 29,289.90	\$ 7,857.53	\$ 1,961.94	\$ -	\$ 4,805.40	\$ 6,135.06	\$ 14,612.87	\$ 278,396.59	\$ 297,031.52	\$ -	\$ 1,436,813.91
	Deviation:	\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (20.66)	\$ (4.30)	\$ (551.10)	\$ -	\$ (36.12)	\$ -	\$ (43.24)	\$ (648.91)	\$ -	\$ -	\$ (158,222.48)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

January, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 989.37	\$ 381.60	\$ 101.15	\$ -	\$ 271.57	\$ -	\$ -	\$ 10,537.18	\$ 14,821.11	\$ -	\$ 56,360.21
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 339.62	\$ 130.99	\$ 47.20	\$ -	\$ 126.73	\$ -	\$ 814.79	\$ 3,366.88	\$ 5,949.29	\$ -	\$ 24,504.85
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 695.31	\$ 268.18	\$ 45.79	\$ -	\$ 122.94	\$ 655.50	\$ 174.85	\$ 7,986.88	\$ 8,413.70	\$ -	\$ 31,369.11
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 193.92	\$ 74.80	\$ 16.60	\$ -	\$ 44.56	\$ 235.50	\$ 94.92	\$ 1,968.68	\$ 3,237.75	\$ -	\$ 10,610.89
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 63.80	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,077.77
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 1,049.36	\$ 404.73	\$ 91.97	\$ -	\$ 246.94	\$ 1,137.00	\$ 1,150.52	\$ 10,714.07	\$ 17,310.18	\$ -	\$ 58,724.67
12	Municipal Auditorium	\$ 5,182.79	\$ 7,427.28	\$ 325.31	\$ 905.16	\$ 277.00	\$ 106.84	\$ 48.87	\$ -	\$ 131.22	\$ -	\$ -	\$ 1,189.02	\$ 10,212.69	\$ -	\$ 25,806.18
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 307.56	\$ 118.63	\$ 43.13	\$ -	\$ 115.80	\$ 256.00	\$ 590.40	\$ 3,316.61	\$ 4,466.06	\$ -	\$ 21,841.92
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,182.19	\$ 455.96	\$ 70.91	\$ -	\$ 190.40	\$ -	\$ 673.05	\$ 14,464.35	\$ 11,258.41	\$ -	\$ 49,290.48
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 323.46	\$ 124.76	\$ 17.38	\$ -	\$ 46.68	\$ 215.08	\$ 41.06	\$ 3,598.97	\$ 4,315.42	\$ -	\$ 13,729.20
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 607.11	\$ 234.16	\$ 53.13	\$ -	\$ -	\$ -	\$ 298.88	\$ 6,347.36	\$ 9,502.82	\$ -	\$ 36,301.60
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 264.29	\$ 101.93	\$ 64.33	\$ -	\$ 172.71	\$ 727.17	\$ 276.31	\$ 3,964.65	\$ -	\$ -	\$ 22,980.33
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 1,614.96	\$ 622.89	\$ 107.26	\$ -	\$ 287.98	\$ 1,352.00	\$ -	\$ 17,582.48	\$ 22,875.61	\$ -	\$ 75,831.42
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,427.12	\$ 550.42	\$ 135.78	\$ -	\$ 364.58	\$ -	\$ -	\$ 16,828.88	\$ 15,768.07	\$ -	\$ 74,383.30
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 164.15	\$ 63.31	\$ 15.73	\$ -	\$ 42.23	\$ 210.00	\$ -	\$ 2,462.52	\$ -	\$ -	\$ 7,214.21
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 436.21	\$ 168.24	\$ 52.42	\$ -	\$ 140.75	\$ 696.50	\$ 12.87	\$ 6,543.79	\$ -	\$ -	\$ 22,238.32
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 186.31	\$ 71.85	\$ 17.17	\$ -	\$ 46.10	\$ 169.00	\$ 27.02	\$ 2,005.33	\$ 2,718.15	\$ -	\$ 10,106.38
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 274.52	\$ 105.88	\$ 18.01	\$ -	\$ 48.36	\$ 163.83	\$ -	\$ 2,833.01	\$ 4,424.43	\$ -	\$ 12,939.76
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 2,119.76	\$ 817.56	\$ 194.44	\$ -	\$ 522.08	\$ -	\$ 1,570.61	\$ 27,921.63	\$ 13,350.31	\$ -	\$ 101,205.78
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 169.40	\$ 65.33	\$ 92.51	\$ -	\$ 248.39	\$ -	\$ -	\$ 2,541.30	\$ -	\$ -	\$ 28,153.75
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 300.84	\$ 116.03	\$ 26.41	\$ -	\$ 70.92	\$ -	\$ 127.16	\$ 3,194.40	\$ 4,539.54	\$ -	\$ 15,933.18
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 437.96	\$ 168.92	\$ 38.32	\$ -	\$ -	\$ -	\$ -	\$ 4,820.96	\$ 6,021.77	\$ -	\$ 25,514.93
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 573.09	\$ 221.03	\$ 59.63	\$ -	\$ -	\$ -	\$ 120.39	\$ 7,103.90	\$ 5,140.65	\$ -	\$ 19,603.71
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 77.45	\$ 29.87	\$ 28.94	\$ -	\$ -	\$ -	\$ 1,321.10	\$ 1,161.84	\$ -	\$ -	\$ 14,057.28
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 3,164.18	\$ 1,220.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,353.35	\$ 58,921.08	\$ -	\$ 95,784.95
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 7,709.04	\$ 2,973.34	\$ -	\$ -	\$ 1,923.30	\$ -	\$ 5,454.34	\$ 82,389.87	\$ 114,498.15	\$ -	\$ 450,234.87
	Grand Totals:	\$ 320,941.33	\$ 287,873.68	\$ 8,193.08	\$ 22,796.86	\$ 24,884.18	\$ 9,597.68	\$ 1,410.84	\$ -	\$ 5,228.04	\$ 6,135.06	\$ 12,748.27	\$ 275,197.83	\$ 337,745.19	\$ -	\$ 1,312,752.04
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 24,900.86	\$ 9,605.42	\$ 1,961.94	\$ -	\$ 5,267.77	\$ 6,135.06	\$ 12,748.27	\$ 275,244.88	\$ 338,447.24	\$ -	\$ 1,471,034.54
	Deviation:	\$ (29,540.75)	\$ (108,970.30)	\$ (4,866.46)	\$ (13,540.64)	\$ (16.68)	\$ (7.74)	\$ (551.10)	\$ -	\$ (39.73)	\$ -	\$ -	\$ (47.05)	\$ (702.05)	\$ -	\$ (158,282.50)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

February, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 997.19	\$ 329.29	\$ 101.15	\$ -	\$ 202.40	\$ -	\$ 1,669.01	\$ 7,887.13	\$ 13,395.67	\$ -	\$ 53,840.07
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 398.43	\$ 131.57	\$ 47.20	\$ -	\$ 94.45	\$ -	\$ 807.74	\$ 3,306.88	\$ 4,830.62	\$ -	\$ 23,346.24
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 820.74	\$ 271.03	\$ 45.79	\$ -	\$ 91.63	\$ 655.50	\$ 104.08	\$ 7,602.12	\$ 7,300.58	\$ -	\$ 29,897.43
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 239.28	\$ 79.02	\$ 16.60	\$ -	\$ 33.21	\$ 235.50	\$ 120.80	\$ 2,020.28	\$ 2,786.01	\$ -	\$ 10,274.86
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 47.55	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,061.52
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 1,306.30	\$ 431.37	\$ 91.97	\$ -	\$ 184.05	\$ 1,137.00	\$ 1,150.52	\$ 10,632.22	\$ 16,541.37	\$ -	\$ 58,094.70
12	Municipal Auditorium	\$ 5,325.39	\$ 7,576.25	\$ 331.84	\$ 923.33	\$ 314.97	\$ 104.01	\$ 49.85	\$ -	\$ 99.76	\$ -	\$ -	\$ 866.35	\$ 9,680.52	\$ -	\$ 25,272.27
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 322.11	\$ 106.37	\$ 43.13	\$ -	\$ 86.30	\$ 256.00	\$ 351.21	\$ 2,756.27	\$ 3,627.66	\$ -	\$ 20,176.78
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,344.29	\$ 443.92	\$ 70.91	\$ -	\$ 141.91	\$ -	\$ 642.06	\$ 13,143.89	\$ 9,635.80	\$ -	\$ 46,417.99
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 341.41	\$ 112.74	\$ 17.38	\$ -	\$ 34.79	\$ 215.08	\$ 76.83	\$ 2,976.68	\$ 3,659.34	\$ -	\$ 12,480.64
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 698.06	\$ 230.52	\$ 53.10	\$ -	\$ -	\$ -	\$ 279.80	\$ 5,917.89	\$ 8,047.02	\$ -	\$ 34,484.53
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 341.23	\$ 112.68	\$ 64.33	\$ -	\$ 128.72	\$ 727.17	\$ 228.95	\$ 4,065.67	\$ -	\$ -	\$ 23,077.69
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 1,776.37	\$ 586.60	\$ 107.26	\$ -	\$ 214.63	\$ 1,352.00	\$ -	\$ 15,339.42	\$ 19,538.31	\$ -	\$ 70,302.83
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,395.59	\$ 460.86	\$ 135.78	\$ -	\$ 271.72	\$ -	\$ -	\$ 12,820.03	\$ 12,771.70	\$ -	\$ 67,164.21
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 191.68	\$ 63.30	\$ 15.73	\$ -	\$ 31.47	\$ 210.00	\$ -	\$ 2,283.85	\$ -	\$ -	\$ 7,052.30
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 493.75	\$ 163.05	\$ 52.42	\$ -	\$ 104.90	\$ 696.50	\$ 19.30	\$ 5,882.96	\$ -	\$ -	\$ 21,600.42
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 177.85	\$ 58.73	\$ 17.17	\$ -	\$ 34.36	\$ 169.00	\$ 44.51	\$ 1,458.22	\$ 2,216.52	\$ -	\$ 9,041.81
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 298.19	\$ 98.47	\$ 18.01	\$ -	\$ 36.03	\$ 163.83	\$ -	\$ 2,390.04	\$ 3,899.87	\$ -	\$ 11,976.16
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 3,180.02	\$ 1,050.14	\$ 194.44	\$ -	\$ 389.10	\$ -	\$ 1,532.76	\$ 33,356.48	\$ 15,202.43	\$ -	\$ 109,614.76
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 96.70	\$ 31.93	\$ 92.51	\$ -	\$ 185.12	\$ -	\$ -	\$ 1,152.13	\$ -	\$ -	\$ 26,595.21
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 287.69	\$ 95.00	\$ 26.41	\$ -	\$ 52.85	\$ -	\$ 129.43	\$ 2,404.78	\$ 3,430.82	\$ -	\$ 13,984.86
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 529.86	\$ 174.97	\$ 38.30	\$ -	\$ -	\$ -	\$ -	\$ 4,728.41	\$ 5,314.97	\$ -	\$ 24,813.51
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 578.53	\$ 191.05	\$ 59.59	\$ -	\$ -	\$ -	\$ 124.85	\$ 5,728.30	\$ 3,906.56	\$ -	\$ 16,973.90
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 79.04	\$ 26.10	\$ 28.94	\$ -	\$ -	\$ -	\$ 1,338.26	\$ 941.74	\$ -	\$ -	\$ 13,852.16
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 4,091.49	\$ 1,351.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,234.86	\$ 62,094.03	\$ -	\$ 99,897.40
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 8,633.11	\$ 2,850.87	\$ -	\$ -	\$ 1,433.41	\$ -	\$ 5,987.42	\$ 74,230.56	\$ 96,023.11	\$ -	\$ 424,445.31
	Grand Totals:	\$ 321,083.93	\$ 288,022.65	\$ 8,199.61	\$ 22,815.03	\$ 28,933.88	\$ 9,554.70	\$ 1,411.73	\$ -	\$ 3,898.36	\$ 6,135.06	\$ 14,607.53	\$ 254,127.16	\$ 303,902.91	\$ -	\$ 1,262,692.55
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 28,950.60	\$ 9,559.86	\$ 1,961.94	\$ -	\$ 3,925.91	\$ 6,135.06	\$ 14,607.53	\$ 254,167.77	\$ 304,436.49	\$ -	\$ 1,420,468.26
	Deviation:	\$ (29,398.15)	\$ (108,821.33)	\$ (4,859.93)	\$ (13,522.47)	\$ (16.72)	\$ (5.16)	\$ (550.21)	\$ -	\$ (27.55)	\$ -	\$ -	\$ (40.61)	\$ (533.58)	\$ -	\$ (157,775.71)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

March, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 847.44	\$ 328.29	\$ 101.15	\$ -	\$ 218.28	\$ -	\$ 1,732.59	\$ 8,310.21	\$ 14,979.08	\$ -	\$ 55,775.27
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 348.93	\$ 135.17	\$ 47.20	\$ -	\$ 101.86	\$ -	\$ 783.05	\$ 3,632.77	\$ 5,463.07	\$ -	\$ 24,241.40
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 692.45	\$ 268.26	\$ 45.79	\$ -	\$ 98.81	\$ 655.50	\$ 112.40	\$ 8,023.20	\$ 8,122.06	\$ -	\$ 31,024.43
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 210.79	\$ 81.66	\$ 16.60	\$ -	\$ 35.82	\$ 235.50	\$ 122.24	\$ 2,282.77	\$ 3,005.64	\$ -	\$ 10,735.18
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 51.28	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,065.25
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 948.62	\$ 367.48	\$ 91.97	\$ -	\$ 198.48	\$ 1,137.00	\$ 1,150.52	\$ 9,385.82	\$ 16,488.68	\$ -	\$ 56,388.47
12	Municipal Auditorium	\$ 5,325.39	\$ 7,576.25	\$ 331.84	\$ 923.33	\$ 248.69	\$ 96.33	\$ 49.85	\$ -	\$ 107.58	\$ -	\$ -	\$ 1,001.50	\$ 9,195.98	\$ -	\$ 24,856.74
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 285.30	\$ 110.52	\$ 43.13	\$ -	\$ 93.07	\$ 256.00	\$ 342.13	\$ 3,112.85	\$ 3,990.68	\$ -	\$ 20,861.41
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,228.53	\$ 475.93	\$ 70.91	\$ -	\$ 153.04	\$ -	\$ 606.63	\$ 14,992.13	\$ 11,879.95	\$ -	\$ 50,402.33
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 313.89	\$ 121.60	\$ 17.38	\$ -	\$ 37.52	\$ 215.08	\$ 64.91	\$ 3,402.02	\$ 4,466.19	\$ -	\$ 13,684.98
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 592.36	\$ 229.48	\$ 53.10	\$ -	\$ -	\$ -	\$ 254.36	\$ 6,479.08	\$ 8,232.07	\$ -	\$ 35,098.59
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 262.58	\$ 101.73	\$ 64.33	\$ -	\$ 138.81	\$ 727.17	\$ 244.74	\$ 3,964.63	\$ -	\$ -	\$ 22,912.93
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 1,529.48	\$ 592.52	\$ 107.26	\$ -	\$ 231.47	\$ 1,352.00	\$ -	\$ 16,553.17	\$ 21,842.49	\$ -	\$ 73,596.63
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,164.01	\$ 450.94	\$ 135.78	\$ -	\$ 293.03	\$ -	\$ -	\$ 14,065.35	\$ 11,721.43	\$ -	\$ 67,139.07
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 152.27	\$ 58.99	\$ 15.73	\$ -	\$ 33.94	\$ 210.00	\$ -	\$ 2,299.10	\$ -	\$ -	\$ 7,026.30
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 390.44	\$ 151.26	\$ 52.42	\$ -	\$ 113.12	\$ 696.50	\$ 19.30	\$ 5,895.13	\$ -	\$ -	\$ 21,505.71
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 176.13	\$ 68.23	\$ 17.17	\$ -	\$ 37.06	\$ 169.00	\$ 27.02	\$ 1,899.48	\$ 2,537.76	\$ -	\$ 9,797.30
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 274.68	\$ 106.41	\$ 18.01	\$ -	\$ 38.86	\$ 163.83	\$ -	\$ 2,839.28	\$ 4,368.46	\$ -	\$ 12,881.25
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 3,081.38	\$ 1,193.74	\$ 194.44	\$ -	\$ 419.62	\$ -	\$ 1,267.84	\$ 40,178.73	\$ 21,194.75	\$ -	\$ 122,239.89
41	L. P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 132.52	\$ 51.34	\$ 92.51	\$ -	\$ 199.63	\$ -	\$ -	\$ 2,000.81	\$ -	\$ -	\$ 27,513.63
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 235.41	\$ 91.19	\$ 26.41	\$ -	\$ 57.00	\$ -	\$ 129.43	\$ 2,436.29	\$ 3,734.40	\$ -	\$ 14,268.01
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 468.39	\$ 181.45	\$ 38.30	\$ -	\$ -	\$ -	\$ -	\$ 5,279.44	\$ 5,986.89	\$ -	\$ 25,981.47
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 468.25	\$ 181.40	\$ 59.59	\$ -	\$ -	\$ -	\$ 129.31	\$ 6,068.07	\$ 3,346.06	\$ -	\$ 16,637.70
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 76.87	\$ 29.78	\$ 28.94	\$ -	\$ -	\$ -	\$ 1,269.63	\$ 1,160.64	\$ -	\$ -	\$ 14,003.94
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 3,266.05	\$ 1,265.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,734.92	\$ 72,066.97	\$ -	\$ 106,459.05
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 7,274.95	\$ 2,818.29	\$ -	\$ -	\$ 1,545.81	\$ -	\$ 4,851.35	\$ 78,682.21	\$ 104,069.51	\$ -	\$ 434,528.95
	Grand Totals:	\$ 321,083.93	\$ 288,022.65	\$ 8,199.61	\$ 22,815.03	\$ 24,670.41	\$ 9,557.19	\$ 1,411.73	\$ -	\$ 4,204.09	\$ 6,135.06	\$ 13,107.45	\$ 271,679.60	\$ 336,692.12	\$ -	\$ 1,307,578.87
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 24,680.89	\$ 9,559.86	\$ 1,961.94	\$ -	\$ 4,233.68	\$ 6,135.06	\$ 13,107.45	\$ 271,723.75	\$ 337,072.66	\$ -	\$ 1,465,198.39
	Deviation:	\$ (29,398.15)	\$ (108,821.33)	\$ (4,859.93)	\$ (13,522.47)	\$ (10.48)	\$ (2.67)	\$ (550.21)	\$ -	\$ (29.59)	\$ -	\$ -	\$ (44.15)	\$ (380.54)	\$ -	\$ (157,619.52)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

April, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFs	Electricity	Natural Gas	Propane	Total	
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 981.44	\$ 278.81	\$ 101.15	\$ -	\$ 288.16	\$ -	\$ 1,573.64	\$ 9,194.70	\$ 10,257.49	\$ -	\$ 51,933.62	
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 404.83	\$ 115.01	\$ 47.20	\$ -	\$ 134.47	\$ -	\$ 645.49	\$ 4,232.68	\$ 3,404.18	\$ -	\$ 22,713.21	
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 605.64	\$ 172.05	\$ 45.79	\$ -	\$ 130.44	\$ 655.50	\$ -	\$ 6,730.57	\$ 4,344.41	\$ -	\$ 25,690.36	
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 292.83	\$ 83.19	\$ 16.60	\$ -	\$ 47.28	\$ 235.50	\$ 129.43	\$ 3,284.07	\$ 2,044.30	\$ -	\$ 10,877.36	
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 67.70	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,081.67	
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 971.68	\$ 276.05	\$ 91.97	\$ -	\$ 262.02	\$ 1,137.00	\$ 1,143.33	\$ 9,336.15	\$ 9,718.21	\$ -	\$ 49,556.31	
12	Municipal Auditorium	\$ 5,325.39	\$ 7,576.25	\$ 331.84	\$ 923.33	\$ 130.71	\$ 37.14	\$ 49.85	\$ -	\$ 142.02	\$ -	\$ -	\$ 468.79	\$ 2,786.45	\$ -	\$ 17,771.77	
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 313.60	\$ 89.09	\$ 43.13	\$ -	\$ 122.87	\$ 256.00	\$ 584.34	\$ 3,426.97	\$ 2,358.67	\$ -	\$ 19,822.40	
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,022.02	\$ 290.33	\$ 70.91	\$ -	\$ 202.03	\$ -	\$ 642.06	\$ 11,250.44	\$ 7,533.26	\$ -	\$ 42,006.26	
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 346.66	\$ 98.48	\$ 17.38	\$ -	\$ 49.53	\$ 215.08	\$ -	\$ 56.96	\$ 3,579.59	\$ 2,999.30	\$ -	\$ 12,409.37
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 672.41	\$ 191.02	\$ 53.10	\$ -	\$ -	\$ -	\$ 139.90	\$ 7,727.52	\$ 4,344.33	\$ -	\$ 32,386.42	
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 357.91	\$ 101.67	\$ 64.33	\$ -	\$ 183.25	\$ 727.17	\$ 165.79	\$ 5,343.74	\$ -	\$ -	\$ 24,352.80	
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 1,689.25	\$ 479.89	\$ 107.26	\$ -	\$ 305.58	\$ 1,352.00	\$ -	\$ 15,904.79	\$ 17,507.33	\$ -	\$ 68,734.34	
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,382.72	\$ 392.80	\$ 135.78	\$ -	\$ 386.85	\$ -	\$ -	\$ 16,474.68	\$ 7,836.17	\$ -	\$ 65,917.53	
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 197.01	\$ 55.96	\$ 15.73	\$ -	\$ 44.80	\$ 210.00	\$ -	\$ 2,941.39	\$ -	\$ -	\$ 7,721.16	
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99	
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 534.17	\$ 151.74	\$ 52.42	\$ -	\$ 149.34	\$ 696.50	\$ -	\$ 7,975.44	\$ -	\$ -	\$ 23,747.15	
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 229.43	\$ 65.17	\$ 17.17	\$ -	\$ 48.92	\$ 169.00	\$ -	\$ 2,517.59	\$ 1,706.09	\$ -	\$ 9,618.82	
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 376.68	\$ 107.01	\$ 18.01	\$ -	\$ 51.30	\$ 163.83	\$ -	\$ 3,719.80	\$ 3,578.52	\$ -	\$ 13,086.87	
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 3,149.44	\$ 894.68	\$ 194.44	\$ -	\$ 553.97	\$ -	\$ 965.07	\$ 37,245.74	\$ 18,372.30	\$ -	\$ 116,085.03	
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 503.93	\$ 143.15	\$ 92.51	\$ -	\$ 263.55	\$ -	\$ -	\$ 7,523.95	\$ -	\$ -	\$ 33,563.91	
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 252.45	\$ 71.72	\$ 26.41	\$ -	\$ 75.25	\$ -	\$ 109.00	\$ 2,350.30	\$ 2,666.50	\$ -	\$ 13,109.51	
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 465.18	\$ 132.15	\$ 38.30	\$ -	\$ -	\$ -	\$ -	\$ 4,756.26	\$ 4,113.71	\$ -	\$ 23,532.60	
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 618.32	\$ 175.64	\$ 59.59	\$ -	\$ -	\$ -	\$ -	\$ 8,422.27	\$ 1,521.14	\$ -	\$ 17,181.98	
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 145.78	\$ 41.41	\$ 28.94	\$ -	\$ -	\$ -	\$ 703.44	\$ 2,176.51	\$ -	\$ -	\$ 14,534.16	
50	Music City Center	\$ -	\$ 2,125.91	\$ -	\$ -	\$ 4,833.26	\$ 1,373.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,744.05	\$ 55,282.87	\$ -	\$ 106,359.18	
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 7,165.81	\$ 2,035.67	\$ -	\$ -	\$ 2,040.74	\$ -	\$ 6,060.04	\$ 75,523.12	\$ 59,128.67	\$ -	\$ 387,240.88	
	Grand Totals:	\$ 321,083.93	\$ 288,022.65	\$ 8,199.61	\$ 22,815.03	\$ 27,643.16	\$ 7,852.92	\$ 1,411.73	\$ -	\$ 5,550.07	\$ 6,135.06	\$ 12,918.49	\$ 294,851.11	\$ 221,503.90	\$ -	\$ 1,217,987.66	
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 27,654.13	\$ 7,857.53	\$ 1,961.94	\$ -	\$ 5,589.24	\$ 6,135.06	\$ 12,918.49	\$ 294,919.78	\$ 221,682.56	\$ -	\$ 1,375,441.83	
	Deviation:	\$ (29,398.15)	\$ (108,821.33)	\$ (4,859.93)	\$ (13,522.47)	\$ (10.97)	\$ (4.61)	\$ (550.21)	\$ -	\$ (39.17)	\$ -	\$ -	\$ (68.67)	\$ (178.66)	\$ -	\$ (157,454.17)	

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

May, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 1,199.32	\$ 254.92	\$ 101.15	\$ 1,190.72	\$ 299.52	\$ -	\$ 1,430.58	\$ 11,488.58	\$ 7,228.52	\$ -	\$ 52,451.54
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 492.45	\$ 104.67	\$ 47.20	\$ 555.63	\$ 139.77	\$ -	\$ 606.69	\$ 5,604.39	\$ 1,959.19	\$ -	\$ 23,239.34
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 623.15	\$ 132.45	\$ 45.79	\$ 539.00	\$ 135.59	\$ 655.50	\$ -	\$ 7,204.01	\$ 2,351.61	\$ -	\$ 24,693.06
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 465.04	\$ 98.84	\$ 16.60	\$ 195.37	\$ 49.15	\$ 235.50	\$ 92.04	\$ 5,342.32	\$ 1,793.49	\$ -	\$ 13,032.51
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ 279.74	\$ 70.37	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,364.08
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 1,408.82	\$ 299.44	\$ 91.97	\$ 1,082.72	\$ 272.36	\$ 1,137.00	\$ 1,071.42	\$ 13,730.84	\$ 8,223.50	\$ -	\$ 53,937.97
12	Municipal Auditorium	\$ 5,325.39	\$ 7,576.25	\$ 331.84	\$ 923.33	\$ 79.63	\$ 16.92	\$ 49.85	\$ 586.86	\$ 147.63	\$ -	\$ 22.71	\$ 1,073.15	\$ 126.97	\$ -	\$ 16,260.53
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 372.48	\$ 79.16	\$ 43.13	\$ 507.71	\$ 127.71	\$ 256.00	\$ 517.73	\$ 4,325.35	\$ 1,383.66	\$ -	\$ 20,240.66
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,075.77	\$ 228.65	\$ 70.91	\$ 834.81	\$ 210.00	\$ -	\$ 681.91	\$ 11,284.80	\$ 5,369.55	\$ -	\$ 40,751.61
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 445.48	\$ 94.68	\$ 17.38	\$ 204.66	\$ 51.48	\$ 215.08	\$ 41.06	\$ 4,377.50	\$ 2,559.58	\$ -	\$ 13,053.29
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 541.31	\$ 115.04	\$ 43.35	\$ 510.19	\$ -	\$ -	\$ 330.67	\$ 8,054.15	\$ -	\$ -	\$ 28,852.85
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 499.44	\$ 106.14	\$ 64.33	\$ 757.25	\$ 190.48	\$ 727.17	\$ 142.10	\$ 7,431.16	\$ -	\$ -	\$ 27,327.01
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 2,021.46	\$ 429.67	\$ 107.26	\$ 1,262.67	\$ 317.62	\$ 1,352.00	\$ -	\$ 19,571.82	\$ 11,947.22	\$ -	\$ 68,397.96
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 1,704.64	\$ 362.31	\$ 135.78	\$ 1,598.50	\$ 402.10	\$ -	\$ -	\$ 20,322.80	\$ 5,732.26	\$ -	\$ 69,566.92
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 222.62	\$ 47.31	\$ 15.73	\$ 185.14	\$ 46.57	\$ 210.00	\$ -	\$ 3,312.34	\$ -	\$ -	\$ 8,295.98
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 698.47	\$ 148.44	\$ 52.42	\$ 617.12	\$ 155.23	\$ 696.50	\$ -	\$ 10,392.47	\$ -	\$ -	\$ 26,948.19
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 305.06	\$ 64.84	\$ 17.17	\$ 202.14	\$ 50.84	\$ 169.00	\$ -	\$ 3,465.53	\$ 1,220.87	\$ -	\$ 10,360.90
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 571.39	\$ 121.46	\$ 18.01	\$ 212.00	\$ 53.32	\$ 163.83	\$ -	\$ 5,290.86	\$ 3,651.61	\$ -	\$ 15,154.20
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 4,376.23	\$ 930.17	\$ 194.44	\$ 2,289.06	\$ 575.81	\$ -	\$ 378.46	\$ 42,735.98	\$ 25,449.05	\$ -	\$ 131,638.59
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 1,004.40	\$ 213.46	\$ 92.51	\$ 1,089.04	\$ 273.94	\$ -	\$ -	\$ 14,944.39	\$ -	\$ -	\$ 42,654.56
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 331.25	\$ 70.41	\$ 26.41	\$ 310.94	\$ 78.22	\$ -	\$ 97.64	\$ 2,955.81	\$ 2,243.59	\$ -	\$ 13,672.15
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 679.67	\$ 144.46	\$ 31.22	\$ 367.52	\$ -	\$ -	\$ -	\$ 6,423.78	\$ 4,195.36	\$ -	\$ 25,869.01
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 724.69	\$ 154.02	\$ 48.71	\$ 573.38	\$ -	\$ -	\$ 115.93	\$ 10,658.83	\$ 140.84	\$ -	\$ 18,801.42
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 243.58	\$ 51.77	\$ 23.35	\$ 274.85	\$ -	\$ -	\$ 245.92	\$ 3,624.20	\$ -	\$ -	\$ 15,901.75
50	Music City Center	\$ 77,565.41	\$ 8,542.75	\$ -	\$ 6,678.99	\$ 8,546.00	\$ 1,816.50	\$ 360.64	\$ 4,245.14	\$ -	\$ -	\$ 346.42	\$ 75,010.45	\$ 59,302.03	\$ -	\$ 242,414.33
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 8,317.71	\$ 1,767.91	\$ -	\$ 8,432.62	\$ 2,121.22	\$ -	\$ 7,037.89	\$ 90,116.54	\$ 38,260.01	\$ -	\$ 391,340.73
	Grand Totals:	\$ 398,649.34	\$ 294,439.49	\$ 8,199.61	\$ 29,494.02	\$ 36,950.06	\$ 7,853.64	\$ 1,739.07	\$ 28,904.78	\$ 5,768.93	\$ 6,135.06	\$ 13,159.17	\$ 388,742.05	\$ 183,138.91	\$ -	\$ 1,403,174.13
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 36,960.14	\$ 7,857.53	\$ 1,961.94	\$ 23,095.92	\$ 5,809.69	\$ 6,135.06	\$ 13,159.17	\$ 388,838.26	\$ 183,199.36	\$ -	\$ 1,463,740.17
	Deviation:	\$ 48,167.26	\$ (102,404.49)	\$ (4,859.93)	\$ (6,843.48)	\$ (10.08)	\$ (3.89)	\$ (222.87)	\$ 5,808.86	\$ (40.76)	\$ -	\$ -	\$ (96.21)	\$ (60.45)	\$ -	\$ (60,566.04)

*Metro Nashville District Energy System
FY 12 - 13*

Chilled Water and Steam Revenues

June, 13

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 11,341.04	\$ 15,370.49	\$ 673.30	\$ 1,873.40	\$ 1,773.79	\$ 288.00	\$ 101.15	\$ -	\$ 337.38	\$ -	\$ 1,247.78	\$ 22,982.43	\$ 5,943.06	\$ -	\$ 61,931.82
4	Historic Metro Courthouse	\$ 5,368.83	\$ 7,172.15	\$ 314.18	\$ 874.19	\$ 682.54	\$ 110.82	\$ 47.20	\$ -	\$ 157.43	\$ -	\$ 423.27	\$ 11,054.45	\$ 1,212.51	\$ -	\$ 27,417.57
7	Parkway Towers	\$ 4,894.63	\$ 6,958.51	\$ 304.78	\$ 848.04	\$ 585.49	\$ 95.05	\$ 45.79	\$ -	\$ 152.72	\$ 655.50	\$ -	\$ 11,226.79	\$ 192.59	\$ -	\$ 25,959.89
9	Wells Fargo Plaza	\$ 1,804.13	\$ 2,522.17	\$ 110.47	\$ 307.39	\$ 668.01	\$ 108.46	\$ 16.60	\$ -	\$ 55.36	\$ 235.50	\$ 64.72	\$ 9,407.18	\$ 1,872.78	\$ -	\$ 17,172.77
10	501 Union Building	\$ 2,493.65	\$ 3,611.52	\$ 158.18	\$ 440.12	\$ -	\$ -	\$ 23.76	\$ -	\$ 79.26	\$ 286.74	\$ -	\$ -	\$ -	\$ -	\$ 7,093.23
11	Sheraton Hotel	\$ 10,327.75	\$ 13,976.43	\$ 612.23	\$ 1,703.49	\$ 2,287.14	\$ 371.35	\$ 91.97	\$ -	\$ 306.79	\$ 1,137.00	\$ 956.37	\$ 27,765.94	\$ 8,570.65	\$ -	\$ 68,107.11
12	Municipal Auditorium	\$ 5,325.39	\$ 7,576.25	\$ 331.84	\$ 923.33	\$ 367.56	\$ 59.67	\$ 49.85	\$ -	\$ 166.28	\$ -	\$ 195.29	\$ 6,374.88	\$ 448.00	\$ -	\$ 21,818.34
21	Hermitage Hotel	\$ 4,988.47	\$ 6,553.38	\$ 287.08	\$ 798.80	\$ 542.81	\$ 88.13	\$ 43.13	\$ -	\$ 143.86	\$ 256.00	\$ 514.71	\$ 9,125.41	\$ 801.99	\$ -	\$ 24,143.77
24	Criminal Justice Center	\$ 8,435.04	\$ 10,774.70	\$ 472.04	\$ 1,313.43	\$ 1,300.63	\$ 211.18	\$ 70.91	\$ -	\$ 236.54	\$ -	\$ 712.91	\$ 17,863.77	\$ 3,866.03	\$ -	\$ 45,257.18
25	501 Union Building	\$ 1,966.83	\$ 2,641.84	\$ 115.72	\$ 322.00	\$ 578.14	\$ 93.87	\$ 17.38	\$ -	\$ 57.99	\$ 215.08	\$ 21.19	\$ 7,225.39	\$ 2,065.98	\$ -	\$ 15,321.41
28	4th & Church Building	\$ 19,258.14	\$ -	\$ -	\$ -	\$ 834.37	\$ 135.46	\$ 43.35	\$ -	\$ -	\$ -	\$ 438.78	\$ 16,563.80	\$ 0.08	\$ -	\$ 37,273.98
29	Fifth-Third Financial Center	\$ 6,010.91	\$ 9,778.45	\$ 428.18	\$ 1,191.40	\$ 713.92	\$ 115.90	\$ 64.33	\$ -	\$ 214.56	\$ 727.17	\$ 307.89	\$ 14,172.88	\$ -	\$ -	\$ 33,725.59
32	Renaissance Hotel	\$ 12,389.51	\$ 16,298.15	\$ 713.98	\$ 1,986.60	\$ 2,404.75	\$ 390.44	\$ 107.26	\$ -	\$ 357.77	\$ 1,352.00	\$ -	\$ 34,868.91	\$ 6,253.81	\$ -	\$ 77,123.18
33	Convention Center	\$ 15,255.54	\$ 20,634.15	\$ 903.87	\$ 2,514.97	\$ 2,209.35	\$ 358.70	\$ 135.78	\$ -	\$ 452.92	\$ -	\$ -	\$ 35,392.27	\$ 4,114.63	\$ -	\$ 81,972.18
34	Renaissance Office Tower	\$ 1,469.59	\$ 2,390.71	\$ 104.69	\$ 291.28	\$ 296.26	\$ 48.10	\$ 15.73	\$ -	\$ 52.46	\$ 210.00	\$ -	\$ 5,881.46	\$ -	\$ -	\$ 10,760.28
35	St. Mary's Catholic Church	\$ 922.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.74	\$ -	\$ -	\$ -	\$ -	\$ 952.99
36	Nashville City Center	\$ 4,898.63	\$ 7,969.02	\$ 348.95	\$ 970.94	\$ 1,052.53	\$ 170.88	\$ 52.42	\$ -	\$ 174.86	\$ 696.50	\$ -	\$ 20,894.87	\$ -	\$ -	\$ 37,229.60
38	Wildhorse Saloon	\$ 1,823.56	\$ 2,609.56	\$ 114.30	\$ 318.03	\$ 386.13	\$ 62.69	\$ 17.17	\$ -	\$ 57.27	\$ 169.00	\$ -	\$ 7,177.85	\$ 236.98	\$ -	\$ 12,972.54
39	Ryman Auditorium	\$ 1,881.32	\$ 2,736.99	\$ 119.87	\$ 333.54	\$ 873.87	\$ 141.89	\$ 18.01	\$ -	\$ 60.06	\$ 163.83	\$ -	\$ 10,526.63	\$ 3,314.53	\$ -	\$ 20,170.54
40	Bridgestone Arena	\$ 20,260.61	\$ 29,552.98	\$ 1,294.34	\$ 3,601.46	\$ 4,930.32	\$ 800.50	\$ 194.44	\$ -	\$ 648.59	\$ -	\$ 454.15	\$ 67,118.50	\$ 14,945.79	\$ -	\$ 143,801.68
41	L.P. Field	\$ 8,644.64	\$ 14,062.97	\$ 615.79	\$ 1,713.42	\$ 1,951.85	\$ 316.88	\$ 92.51	\$ -	\$ 308.57	\$ -	\$ 34.06	\$ 38,748.35	\$ -	\$ -	\$ 66,489.04
43	Hume-Fogg High School	\$ 2,878.88	\$ 4,013.98	\$ 175.82	\$ 489.20	\$ 517.36	\$ 84.00	\$ 26.41	\$ -	\$ 88.10	\$ -	\$ 79.48	\$ 5,263.14	\$ 2,433.13	\$ -	\$ 16,049.50
44	Schermerhorn Symphony Center	\$ 14,027.00	\$ -	\$ -	\$ -	\$ 883.94	\$ 143.52	\$ 31.22	\$ -	\$ -	\$ -	\$ -	\$ 10,901.61	\$ 3,229.50	\$ -	\$ 29,216.79
45	Nashville Public Library	\$ 6,385.02	\$ -	\$ -	\$ -	\$ 1,081.90	\$ 175.64	\$ 48.71	\$ -	\$ -	\$ -	\$ 138.23	\$ 20,982.29	\$ 240.86	\$ -	\$ 29,052.65
49	Viridian Residential Tower	\$ 11,438.08	\$ -	\$ -	\$ -	\$ 414.39	\$ 67.27	\$ 23.35	\$ -	\$ -	\$ -	\$ 17.16	\$ 8,226.45	\$ -	\$ -	\$ 20,186.70
50	Music City Center	\$ 77,565.41	\$ 8,542.75	\$ -	\$ 6,678.99	\$ 13,864.48	\$ 2,251.17	\$ 360.64	\$ -	\$ -	\$ -	\$ -	\$ 155,016.89	\$ 58,416.23	\$ -	\$ 322,696.56
51	State Government of TN	\$ 136,594.49	\$ 98,692.34	\$ -	\$ -	\$ 12,415.11	\$ 2,015.71	\$ -	\$ -	\$ 2,389.32	\$ -	\$ 4,876.57	\$ 177,791.93	\$ 33,368.95	\$ -	\$ 468,144.42
	Grand Totals:	\$ 398,649.34	\$ 294,439.49	\$ 8,199.61	\$ 29,494.02	\$ 53,616.64	\$ 8,705.28	\$ 1,739.07	\$ -	\$ 6,498.09	\$ 6,135.06	\$ 10,482.56	\$ 752,554.07	\$ 151,528.08	\$ -	\$ 1,722,041.31
	Rate Calculation Totals:	\$ 350,482.08	\$ 396,843.98	\$ 13,059.54	\$ 36,337.50	\$ 53,626.05	\$ 8,708.70	\$ 1,961.94	\$ -	\$ 6,544.02	\$ 6,135.06	\$ 10,482.56	\$ 752,740.43	\$ 151,528.10	\$ -	\$ 1,788,449.96
	Deviation:	\$ 48,167.26	\$ (102,404.49)	\$ (4,859.93)	\$ (6,843.48)	\$ (9.41)	\$ (3.42)	\$ (222.87)	\$ -	\$ (45.93)	\$ -	\$ -	\$ (186.36)	\$ (0.02)	\$ -	\$ (66,408.65)

Metro Nashville District Energy System
FY 12 - 13

Chilled Water and Steam Revenues

True Up

Customer Number	Customer Name	Capacity	Operating	EDS Improve-ment	Metro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ -	\$ -	\$ -	\$(893.02)	\$(104.61)	\$ 1,678.89	\$(633.11)	\$ -	\$ -	\$ -	\$ -	\$(253.35)	\$(1,150.88)	\$ 264.29	\$(1,091.79)
4	Historic Metro Courthouse	\$ -	\$ -	\$ -	\$(416.71)	\$(45.60)	\$ 648.42	\$(295.72)	\$ -	\$ -	\$ -	\$ -	\$(103.66)	\$(352.50)	\$ 80.95	\$(484.82)
7	Parkway Towers	\$ -	\$ -	\$ -	\$(404.25)	\$(64.42)	\$ 886.37	\$(285.71)	\$ -	\$ -	\$ -	\$ -	\$(144.04)	\$(444.85)	\$ 102.16	\$(354.74)
9	Wells Fargo Plaza	\$ -	\$ -	\$ -	\$(156.33)	\$(32.59)	\$ 454.11	\$(110.55)	\$ -	\$ -	\$ -	\$ -	\$(73.32)	\$(235.35)	\$ 54.05	\$(99.98)
10	501 Union Building	\$ -	\$ -	\$ -	\$(209.80)	\$ -	\$ -	\$(148.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(357.91)
11	Sheraton Hotel	\$ -	\$ -	\$ -	\$(812.03)	\$(114.72)	\$ 1,800.46	\$(771.25)	\$ -	\$ -	\$ -	\$ -	\$(274.53)	\$(1,189.30)	\$ 273.12	\$(1,088.25)
12	Municipal Auditorium	\$ -	\$ -	\$ -	\$(431.47)	\$(16.63)	\$ 403.19	\$(304.80)	\$ -	\$ -	\$ -	\$ -	\$(51.33)	\$(426.81)	\$ 98.01	\$(729.84)
21	Hermitage Hotel	\$ -	\$ -	\$ -	\$(380.77)	\$(40.24)	\$ 556.83	\$(270.52)	\$ -	\$ -	\$ -	\$ -	\$(90.23)	\$(283.56)	\$ 65.12	\$(443.37)
24	Criminal Justice Center	\$ -	\$ -	\$ -	\$(626.08)	\$(108.00)	\$ 1,495.36	\$(445.66)	\$ -	\$ -	\$ -	\$ -	\$(242.23)	\$(762.75)	\$ 175.16	\$(514.20)
25	501 Union Building	\$ -	\$ -	\$ -	\$(153.49)	\$(34.29)	\$ 502.79	\$(108.89)	\$ -	\$ -	\$ -	\$ -	\$(79.19)	\$(292.24)	\$ 67.11	\$(98.20)
28	4th & Church Building	\$ -	\$ -	\$ -	\$ -	\$(73.34)	\$ 967.45	\$(363.15)	\$ -	\$ -	\$ -	\$ -	\$(160.60)	\$(431.93)	\$ 99.19	\$ 37.62
29	Fifth-Third Financial Center	\$ -	\$ -	\$ -	\$(567.92)	\$(59.39)	\$ 587.82	\$(398.19)	\$ -	\$ -	\$ -	\$ -	\$(114.17)	\$ -	\$ -	\$(551.85)
32	Renaissance Hotel	\$ -	\$ -	\$ -	\$(946.97)	\$(167.10)	\$ 2,502.33	\$(672.71)	\$ -	\$ -	\$ -	\$ -	\$(390.12)	\$(1,517.39)	\$ 348.46	\$(843.50)
33	Convention Center	\$ -	\$ -	\$ -	\$(1,198.85)	\$(155.25)	\$ 2,026.24	\$(850.04)	\$ -	\$ -	\$ -	\$ -	\$(338.22)	\$(875.61)	\$ 201.08	\$(1,190.65)
34	Renaissance Office Tower	\$ -	\$ -	\$ -	\$(138.85)	\$(31.05)	\$ 307.32	\$(97.35)	\$ -	\$ -	\$ -	\$ -	\$(59.69)	\$ -	\$ -	\$(19.62)
35	St. Mary's Catholic Church	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Nashville City Center	\$ -	\$ -	\$ -	\$(462.83)	\$(86.26)	\$ 853.79	\$(324.51)	\$ -	\$ -	\$ -	\$ -	\$(165.83)	\$ -	\$ -	\$(185.64)
38	Wildhorse Saloon	\$ -	\$ -	\$ -	\$(160.31)	\$(28.12)	\$ 361.05	\$(113.21)	\$ -	\$ -	\$ -	\$ -	\$(60.76)	\$(148.09)	\$ 34.01	\$(115.43)
39	Ryman Auditorium	\$ -	\$ -	\$ -	\$(166.62)	\$(40.78)	\$ 610.59	\$(158.25)	\$ -	\$ -	\$ -	\$ -	\$(95.20)	\$(370.12)	\$ 85.00	\$(135.38)
40	Bridgestone Arena	\$ -	\$ -	\$ -	\$(1,716.75)	\$(327.26)	\$ 4,197.61	\$(1,211.41)	\$ -	\$ -	\$ -	\$ -	\$(706.96)	\$(1,714.05)	\$ 393.62	\$(1,085.20)
41	L.P. Field	\$ -	\$ -	\$ -	\$(816.76)	\$(118.89)	\$ 1,176.85	\$(572.66)	\$ -	\$ -	\$ -	\$ -	\$(228.58)	\$ -	\$ -	\$(560.04)
43	Hume-Fogg High School	\$ -	\$ -	\$ -	\$(233.20)	\$(28.17)	\$ 456.85	\$(165.02)	\$ -	\$ -	\$ -	\$ -	\$(68.60)	\$(318.47)	\$ 73.14	\$(283.47)
44	Schermerhorn Symphony Center	\$ -	\$ -	\$ -	\$ -	\$(51.81)	\$ 763.78	\$(261.58)	\$ -	\$ -	\$ -	\$ -	\$(119.98)	\$(448.91)	\$ 103.09	\$(15.41)
45	Nashville Public Library	\$ -	\$ -	\$ -	\$ -	\$(91.74)	\$ 1,050.12	\$(408.17)	\$ -	\$ -	\$ -	\$ -	\$(187.91)	\$(254.07)	\$ 58.35	166.58
49	Viridian Residential Tower	\$ -	\$ -	\$ -	\$ -	\$(29.18)	\$ 288.86	\$(195.47)	\$ -	\$ -	\$ -	\$ -	\$(56.10)	\$ -	\$ -	8.11
50	Music City Center	\$ -	\$ -	\$ -	\$(3,181.10)	\$(418.94)	\$ 7,030.75	\$(3,021.33)	\$ -	\$ -	\$ -	\$ -	\$(1,039.53)	\$(5,158.64)	\$ 1,184.65	\$(4,604.14)
51	State Government of TN	\$ -	\$ -	\$ -	\$(810.43)	\$ 11,877.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(1,871.05)	\$(6,895.80)	\$ 1,583.59	3,883.37
	Grand Totals:	\$ -	\$ -	\$ -	\$(14,074.11)	\$(3,078.81)	\$ 43,484.89	\$(12,187.37)	\$ -	\$ -	\$ -	\$ -	\$(6,975.18)	\$(23,271.32)	\$ 5,344.15	\$(10,757.75)
	Rate Calculation Totals:	\$ -	\$ -	\$ -	\$(17,321.45)	\$(3,079.36)	\$ 43,507.10	\$(16,451.66)	\$ -	\$ -	\$ -	\$ -	\$(6,977.77)	\$(23,300.78)	\$ 5,350.88	\$(18,273.04)
	Deviation:	\$ -	\$ -	\$ -	\$(3,247.34)	\$(0.55)	\$ 22.21	\$(4,264.29)	\$ -	\$ -	\$ -	\$ -	\$(2.59)	\$(29.46)	\$ 6.73	7,515.29



Appendix 4

CE INVOICE RECONCILIATION - FY 2012 - 2013

FINALIZE FUEL EFFICIENCY ADJUSTMENTS

SUMMARY	ELECTRIC FEA	FUEL GAS FEA	WATER FEA	System TOTAL	Include FEA in INVOICE (YES/NO) YES
STEAM SYSTEM	\$29,218.70	\$111,346.03	\$241.78	\$140,806.51	
CHILLED WATER SYSTEM	\$296,614.34	\$0.00	\$137,249.96	\$433,864.30	
TOTAL	\$325,833.04	\$111,346.03	\$137,491.74	\$574,670.81	

ELECTRICITY-TO-STEAM CONVERSION

CONTRACTUAL GUARANTEE	6.000	kWh per mlb sold	CES PENALTY/BONUS CALCULATION		PENALTY	BONUS
Metering Inaccuracy Buffer	0%		RATE VARIANCE	kWh per mlb sold	0.000	3.265
GUARANTEED MAX QUANTITY	6.000	kWh per mlb sold	STEAM SOLD	374,366 mlb		
CEPS FUEL EFFICIENCY ADJUSTM	6.000	kWh per mlb sold	VARIANCE in kWh = RATE VARIANCE x STEAM SOLD		0	1,222,399
CEPS ACTUAL CONVERSION RATE	2.735	kWh per mlb sold	AVERAGE ELECTRIC PRICE	\$0.0956 / kWh		
			CEPS PENALTY / BONUS		\$0.00	\$29,218.70
NOTE: Penalty at 100% of variance and Bonus at 25% of variance						

FUEL GAS-TO-STEAM CONVERSION

CONTRACTUAL GUARANTEE (varies by Condensate Return, see below)	79%	of Send-out	CES PENALTY/BONUS CALCULATION		PENALTY	BONUS
Given Condensate Return at	168 °F	avg. Temp.	RATE VARIANCE	Dth. per mlb sold	0.000	0.234
GUARANTEED MAX QUANTITY	1.684	Dth.per mlb sold	STEAM SEND-OUT	433,527 mlb		
CEPS FUEL EFFICIENCY ADJUSTM	1.596	Dth.per mlb sold	VARIANCE in Dth. = RATE VARIANCE x STEAM SOLD		0	101,445
CEPS ACTUAL CONVERSION RATE	1.362	Dth.per mlb sold	AVERAGE FUEL PRICE	\$4.3904 / Dth.		
			CEPS PENALTY / BONUS		\$0.00	\$111,346.03
NOTE: Penalty at 100% of variance and Bonus at 25% of variance						

WATER-TO-STEAM CONVERSION

CONTRACTUAL GUARANTEE (varies by Plant Send-out, see below)	15%	gallons per cft	CES PENALTY/BONUS CALCULATION		PENALTY	BONUS
PLANT LOSSES	7.4805	gall per lb	VARIANCE in gallons = GMQ - CES ACTUAL USE		0	382,248
VOLUMETRIC CONVERSION	8.15585	gallons	AVERAGE WATER PRICE	\$2.5301 / kGall		
CONDENSATE RETURN SPEC. VO	12,840,719	gallons	CEPS PENALTY / BONUS		\$0.00	\$241.78
GUARANTEED MAX QUANTITY	12,458,471	gallons	Average water price excludes sewer.			
CEPS ACTUAL USE			NOTE: Penalty at 100% of variance and Bonus at 25% of variance			

ELECTRICITY-TO-CHILLED WATER CONVERSION

CONTRACTUAL GUARANTEE	1.055	kWh per ton-hr sold	CES PENALTY/BONUS CALCULATION		PENALTY	BONUS
Metering Inaccuracy Buffer	0%		RATE VARIANCE	kWh per ton-hr sold	0.000	0.198
GUARANTEED MAX QUANTITY	1.055	kWh per ton-hr sold	CHILLED WATER SOLD	62,537,600 ton-hrs		
CEPS FUEL EFFICIENCY ADJUSTM	1.055	kWh per ton-hr sold	VARIANCE in kWh = RATE VARIANCE x CHW SOLD		0	12,409,214
CEPS ACTUAL CONVERSION RATE	0.857	kWh per ton-hr sold	AVERAGE ELECTRIC PRICE	\$0.0956 / kWh		
			CEPS PENALTY / BONUS		\$0.00	\$296,614.34
NOTE: Penalty at 100% of variance and Bonus at 25% of variance						

WATER-TO-CHILLED WATER CONVERSION

CONTRACTUAL GUARANTEE	5.250	gall per ton-hr sold	CES PENALTY/BONUS CALCULATION		PENALTY	BONUS
Metering Inaccuracy Buffer	0%		RATE VARIANCE	gall per ton-hr sold	0.000	3.470
GUARANTEED MAX QUANTITY	5.250	gall per ton-hr sold	CHILLED WATER SOLD	62,537,600 ton-hrs		
CEPS FUEL EFFICIENCY ADJUSTM	5.250	gall per ton-hr sold	VARIANCE in gallons = RATE VARIANCE x CHW SOLD		0	216,987,400
CEPS ACTUAL CONVERSION RATE	1.780	gall per ton-hr sold	AVERAGE WATER PRICE	\$2.5301 / kGall		
			CEPS PENALTY / BONUS		\$0.00	\$137,249.96
NOTE: Penalty at 100% of variance and Bonus at 25% of variance						

COMPARISON PREVIOUSLY BILLED VS. RECONCILED AMOUNTS

STEAM SYSTEM				CHILLED WATER SYSTEM			
	CALCULATED	RECONCILED	VARIANCE		CALCULATED	RECONCILED	VARIANCE
ELECTRIC	\$27,685.81	\$29,218.70	\$1,532.89	ELECTRIC	\$312,673.31	\$296,614.34	(\$16,058.97)
FUEL GAS	\$111,324.55	\$111,346.03	\$21.48	FUEL GAS	\$0.00	\$0.00	\$0.00
WATER	(\$92.28)	\$241.78	\$334.06	WATER	\$137,240.35	\$137,249.96	\$9.61
TOTAL	\$138,918.08	\$140,806.51	\$1,888.43	TOTAL	\$449,913.66	\$433,864.30	(\$16,049.36)

COMPARISON AMOUNT COLLECTED BY METRO VS 97-13 CAP

FEA COLLECTED BY METRO				METRO PAID	METRO OWES
	STEAM	CHILLED WATER	TOTAL	CE	CUSTOMER
ELECTRIC	\$5,875.52	\$142,028.97	\$147,904.49		
FUEL GAS	\$34,109.96	\$0.00	\$34,109.96		
WATER	\$59.13	\$64,514.15	\$64,573.28		
TOTAL	\$40,044.61	\$206,543.12	\$246,587.73	\$231,104.70	\$15,483.03



NASHVILLE, TENNESSEE

REV: 1
DATE: 09/26/13

CE INVOICE RECONCILIATION - FY 2012 - 2013

SALES SUMMARY FROM CUSTOMER METER READS

MONTH	7	8	9	10	11	12	1	2	3	4	5	6	TOTAL	
STEAM SALES	Previously invoiced, lbs	7,535,349	10,311,710	16,235,962	29,975,979	39,751,080	44,119,574	54,441,523	49,875,549	52,735,178	30,485,383	22,914,596	15,984,243	374,366,126
	Reconciled, lbs	7,535,349	10,311,710	16,235,962	29,975,979	39,751,080	44,119,574	54,441,523	49,875,549	52,735,178	30,485,383	22,914,596	15,984,243	374,366,126
CHW SALES	Previously invoiced, ton-hrs	8,397,398	7,770,111	6,543,832	4,551,105	3,315,824	3,189,266	3,199,667	2,969,072	3,328,335	4,687,794	6,327,422	8,257,774	62,537,600
	Reconciled, ton-hrs	8,397,398	7,770,111	6,543,832	4,551,105	3,315,824	3,189,266	3,199,667	2,969,072	3,328,335	4,687,794	6,327,422	8,257,774	62,537,600

SUMMARY FROM CUSTOMER METER READS from INVOICES (paste link)

START DATE	07/01/12	08/01/12	09/01/12	10/01/12	10/01/12	12/01/12	01/01/13	02/01/13	03/01/13	04/01/13	05/01/13	06/01/13	07/01/13	
END DATE	07/31/12	08/31/12	09/30/12	10/31/12	10/31/12	12/31/12	01/31/13	02/28/13	03/31/13	04/30/13	05/31/13	06/30/13	06/30/13	
CHW SALES	ton-hrs	8,397,398	7,770,111	6,543,832	4,551,105	3,315,824	3,189,266	3,199,667	2,969,072	3,328,335	4,687,794	6,327,422	8,257,774	62,537,600
CHW SENDOUT	ton-hrs	8,666,700	8,182,000	6,623,300	4,843,979	3,406,109	3,346,000	3,394,400	3,194,100	3,559,000	4,962,500	6,580,600	8,655,900	65,404,588
CHW ELECTRIC	kWh	7,534,737	6,827,438	5,620,081	3,697,670	2,768,839	2,569,789	2,597,243	2,434,428	2,764,735	3,802,386	5,152,287	6,907,700	52,677,334
CHW MUW	galls	17,145,000	15,571,000	12,490,000	7,944,000	5,368,000	4,914,000	4,712,000	4,145,000	4,976,000	8,090,000	10,969,000	15,011,000	111,335,000
STEAM SALES	mlbs	7,535	10,312	16,236	29,976	39,751	44,120	54,442	49,876	52,735	30,485	22,915	15,984	374,367
STEAM SENDOUT	mlbs	14,180	17,370	21,829	35,388	43,736	48,578	56,158	52,916	56,512	35,145	28,152	21,563	433,527
STEAM PRODUCTION	mlbs	17,392	20,618	25,032	40,165	51,086	57,275	67,211	60,646	65,272	41,016	31,746	24,457	501,916
NATURAL GAS	mmBtu	20,408	23,699	29,909	48,232	57,739	66,904	79,506	72,633	77,338	47,393	37,449	28,706	589,936
PROPANE	mmBtu	0	0	0	33	25	25	0	197	0	25	0	0	303
STEAM ELECTRIC	kWh	48,021	50,441	52,191	75,460	107,491	111,936	127,676	117,459	124,624	86,087	68,203	53,084	1,022,673
CONDENSATE RETURN	galls	190,000	1,488,300	2,050,900	3,629,300	4,351,100	4,753,700	5,721,500	5,261,100	5,656,700	3,566,700	3,026,300	2,293,900	41,989,500
	mlbs	1,550	12,138	16,727	29,600	35,487	38,770	46,664	42,909	46,135	29,089	24,682	18,709	342,460
	°F	144 °F	189 °F	174 °F	165 °F	164 °F	168 °F	169 °F	170 °F	165 °F	165 °F	181 °F	177 °F	169.4
STEAM MUW	galls	1,643,710	790,400	578,190	739,200	1,141,460	1,387,730	1,673,900	1,423,610	1,441,620	772,560	405,590	337,150	12,335,120
	mlbs	13,717	6,596	4,825	6,169	9,526	11,581	13,969	11,880	12,031	6,447	3,385	2,814	102,940
Days in Service		31	31	30	31	31	31	31	28	31	30	31	30	366
Efficiency - Cooling	kWh/ton-hr-Sold	0.697	0.679	0.859	0.812	0.835	0.806	0.812	0.820	0.831	0.811	0.814	0.837	0.842
Efficiency - Heating	Dth/klb-Sendout	1.439	1.364	1.370	1.364	1.321	1.378	1.367	1.376	1.369	1.349	1.330	1.331	1.361

CE INVOICE RECONCILIATION - FY 2012 - 2013

	7	8	9	10	11	12	1	2	3	4	5	6	TOTAL	
METER CHECKS AND ESTIMATES														
WATER METER CHECKS														
Utility Meters - Utility Dates	gallons	18,061,956	18,756,100	18,254,940	10,782,420	9,512,316	7,999,112	6,829,988	7,902,620	6,734,992	7,537,596	10,119,692	14,722,884	137,214,616
Utility Meters - Customer Date	gallons	19,697,832	17,554,064	14,295,028	9,967,848	7,539,840	7,420,908	7,520,392	6,859,908	7,470,276	9,959,620	12,536,480	16,344,548	137,166,744
variance (line 184-line 183)	gallons	1,635,876	-1,202,036	-3,959,912	-814,572	-1,972,476	-578,204	690,404	-1,042,712	735,284	2,422,024	2,416,788	1,621,664	-47,872
% of TOTAL (line 183)		9%	-6%	-22%	-8%	-21%	-7%	10%	-13%	11%	32%	24%	11%	-0.03%
Plant Meters														
CHW	gallons	947,500	932,700	1,001,400	1,057,700	809,400	869,700	863,200	809,600	913,600	942,700	1,004,100	952,300	11,103,900
CW	gallons	17,145,000	15,571,000	12,490,000	7,944,000	5,368,000	4,914,000	4,712,000	4,145,000	4,976,000	8,090,000	10,969,000	15,011,000	111,335,000
STEAM	gallons	1,643,710	790,400	578,190	738,200	1,141,460	1,387,730	1,673,900	1,423,610	1,441,620	772,560	405,590	337,150	12,335,120
TOTAL	gallons	19,736,210	17,294,100	14,069,590	9,740,900	7,318,860	7,171,430	7,249,100	6,378,210	7,331,220	9,805,260	12,378,690	16,300,450	134,774,020
variance (line 191-line 184)	gallons	38,378	-259,964	-225,438	-226,948	-220,980	-249,478	-271,292	-481,698	-139,056	-154,360	-157,790	-44,098	-2,392,724
% of TOTAL (line 184)		0%	-1%	-2%	-2%	-3%	-3%	-4%	-7%	-2%	-2%	-1%	0%	-1.74%
CW MUW CHECK														
CHW Send-out	ton-hrs	8,666,700	8,182,000	6,623,300	4,843,979	3,406,109	3,346,000	3,384,400	3,194,100	3,559,000	4,962,500	6,580,600	8,655,900	65,404,588
CW MUW Rate	gall/ton-hr	1.978	1.903	1.886	1.640	1.576	1.469	1.392	1.298	1.398	1.630	1.667	1.734	1.702
FINAL MAKEUP WATER RESULTS														
CHW	gallons	947,500	932,700	1,001,400	1,057,700	809,400	869,700	863,200	809,600	913,600	942,700	1,004,100	952,300	11,103,900
CW	gallons	17,145,000	15,571,000	12,490,000	7,944,000	5,368,000	4,914,000	4,712,000	4,145,000	4,976,000	8,090,000	10,969,000	15,011,000	111,335,000
STEAM	gallons	1,643,710	790,400	578,190	738,200	1,141,460	1,387,730	1,673,900	1,423,610	1,441,620	772,560	405,590	337,150	12,335,120
TOTAL	gallons	19,736,210	17,294,100	14,069,590	9,740,900	7,318,860	7,171,430	7,249,100	6,378,210	7,331,220	9,805,260	12,378,690	16,300,450	134,774,020
variance	gallons	38,378	-259,964	-225,438	-226,948	-220,980	-249,478	-271,292	-481,698	-139,056	-154,360	-157,790	-44,098	-2,392,724
% of TOTAL (line 184)		0%	-1%	-1%	-2%	-2%	-3%	-4%	0%	0%	-2%	-2%	0%	-2%
STEAM PLANT MASS BALANCE CK														
STEAM SENDOUT	klbs	14,180	17,370	21,829	35,388	43,736	48,578	58,158	52,916	56,512	35,145	28,152	21,563	433,527
STEAM PRODUCTION	klbs	20,408	23,699	29,909	48,232	57,739	66,904	79,506	72,633	77,358	47,393	37,449	28,706	589,936
variance	klbs	-6,228	-6,329	-8,080	-12,844	-14,003	-18,326	-21,348	-19,717	-20,846	-12,248	-9,297	-7,143	
CALC'D LOSSES														
BLOWDOI 4%	klbs	816	948	1,196	1,929	2,310	2,676	3,180	2,905	3,094	1,896	1,498	1,148	23,597
DEA VENT 0.50%	klbs	102	118	150	241	289	335	398	363	387	237	187	144	2,950
TOTAL CALC'D LOSSES	klbs	918	1,066	1,346	2,170	2,598	3,011	3,578	3,268	3,481	2,133	1,685	1,292	26,547
CONDENSATE RETURN														
CONDENSATE RETURN	gallons	190,000	1,488,300	2,050,900	3,629,300	4,351,100	4,753,700	5,721,500	5,261,100	5,656,700	3,566,700	3,026,300	2,293,900	41,989,500
8.15585	klbs	1,550	12,138	16,727	29,600	35,487	38,770	46,664	42,909	46,135	29,089	24,682	18,709	342,460
STEAM MUW	klbs	13,717	6,596	4,825	6,169	9,526	11,581	13,969	11,880	12,031	6,447	3,385	2,814	102,940
TOTAL LEAVING PLANT	klbs	15,098	18,436	23,175	37,558	46,334	51,589	61,736	56,184	59,993	37,278	29,837	22,855	460,074
TOTAL ENTERING PLANT	klbs	15,267	18,734	21,552	35,769	45,013	50,351	60,633	54,789	58,166	35,537	28,067	21,522	445,400
OVERAGE / SHORTFALL	klbs	169	298	-1,623	-1,790	-1,322	-1,237	-1,103	-1,395	-1,827	-1,741	-1,770	-1,332	-14,674
% of TOTAL		1.1%	1.6%	-7.0%	-4.8%	-2.9%	-2.4%	-1.8%	-2.5%	-3.0%	-4.7%	-5.9%	-5.8%	-3.19%
FINAL CONDENSATE RETURN CALCULATIONS														
RECALC'D TOTAL ENTERING	klbs	15,551	18,990	23,870	38,685	47,724	53,136	63,588	57,870	61,793	38,396	30,732	23,540	
RECALC'D COND. RETURN	klbs	1,834	12,393	19,045	32,516	38,198	41,555	49,619	45,990	49,762	31,949	27,348	20,727	
gallons		224,876	1,519,575	2,335,132	3,986,874	4,683,565	5,095,155	6,083,810	5,638,844	6,101,406	3,917,283	3,353,121	2,541,341	



Exhibit 1



NASHVILLE, TENNESSEE

EXHIBIT 1 - CALCULATION DETAIL FOR PLANT PERFORMANCE PER APPENDIX 19

ELECTRICITY-TO-STEAM CONVERSION

(1)	E (MainUtility) = total electric use per main utility meters	54,591,752 kWh
(2)	E (Steam,metered) = metered electric use for steam plant	989,001 kWh
	MCC-3	406,475
	MCC-4	582,526
(3)	E (CHW,metered) = metered electric use for chilled water plant	52,109,223 kWh
	SWGR-2A	8,881,230
	SWGR-2B	13,631,400
	SWGR-3A	8,463,700
	SWGR-3B	9,318,320
	SWGR-4A	2,533,898
	SWGR-4B	2,539,096
	SWGR-5A	2,105,313
	SWGR-5B	1,508,689
	MCC-1	1,691,372
	MCC-2	1,436,205
(4)	Esteam,unmetered = un-metered electric use for steam plant = [(2) / (1)] x [(1) - (2) - (3)]	27,057 kWh *
(5)	Echw,unmetered = un-metered electric use for chilled water plant = (1) - (2) - (3) - (4)	1,466,471 kWh *
(6)	Esteam,total = total electric use for steam plant = (2) + (4)	1,016,058 kWh *
(7)	Customer Steam Sales, metered + unmetered	374,366,126 lbs

$$n \text{ (elec): Actual Steam Plant Electric Conversion} = (6) / [(7) \times 0.001] = 2.714 \text{ kWh/klb}$$

NATURAL GAS-TO-STEAM CONVERSION

(8)	NG = Total Natural Gas Use per main utility meters	590,046.0 Dth
(9)	P = Total Propane Gas per plant meter	0 scft
	Meter Reading at the beginning, n-1	12,095
	Meter Reading at the end, n	12,095
	Units of Measure	1,000 x SCFT
(10)	HHV = Higher Heating Value of Propane	0.002520 Btu/scft
(11)	SO = Plant Steam Send Out	348,667,000 lbs
	Meter Reading at the beginning, n-1	2,995,612
	Meter Reading at the end, n	3,344,279
	Units of Measure	1 x SCFT

$$n \text{ (HHV): Actual Plant Efficiency} = [(8) + (9) \times (10)] / [(11) \times 0.001] = 1.692 \text{ Dth/klb}$$

(12)	CR = Condensate Return per plant meter	41,989,500 gallons **
	Meter Reading at the beginning, n-1	128,182,100
	Meter Reading at the end, n	161,226,300
	Units of Measure	1 x SCFT
(13)	H = Condensate Return energy	47,039 mmBtu
	Meter Reading at the beginning, n-1	149,510
	Meter Reading at the end, n	196,549
	Units of Measure	1 x MMBTU

$$T \text{ (cr,avg): Average Condensate Return Temperature} = 169 \text{ }^\circ\text{F}$$



NASHVILLE, TENNESSEE

EXHIBIT 1 - CALCULATION DETAIL FOR PLANT PERFORMANCE PER APPENDIX 19

WATER-TO-STEAM CONVERSION

(14)	MW = Steam system makeup water plant meter	12,335,120 gallons						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><i>Meter Reading at the beginning, n-1</i></td> <td style="width: 20%; text-align: right;">85,275,280</td> </tr> <tr> <td><i>Meter Reading at the end, n</i></td> <td style="text-align: right;">97,610,400</td> </tr> <tr> <td><i>Units of Measure</i></td> <td style="text-align: right;">1 x SCFT</td> </tr> </table>	<i>Meter Reading at the beginning, n-1</i>	85,275,280	<i>Meter Reading at the end, n</i>	97,610,400	<i>Units of Measure</i>	1 x SCFT	
<i>Meter Reading at the beginning, n-1</i>	85,275,280							
<i>Meter Reading at the end, n</i>	97,610,400							
<i>Units of Measure</i>	1 x SCFT							

n (water): Actual steam plant water use = (14) * 1.01 = 12,458,471 gallons

G (water): Guaranteed steam plant water use = [(11) / 8.15585 - (12) = 875,197 gallons

ELECTRICITY-TO-CHILLED WATER CONVERSION

(15)	E (chw,total) = Total CHW Electric use = (3) + (5) =	53,575,694 kWh *
(16)	Customer CHW Sales, metered + unmetered	62,537,600 kWh

n (elec): Actual chilled water plant electric conversion = (15) / (16) = 0.857 kw/ton

CONDENSER WATER-TO-CHILLED WATER CONVERSION

(17)	CM = Condenser water makeup plant meter	77,265,000 gallons **						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><i>Meter Reading at the beginning, n-1</i></td> <td style="width: 20%; text-align: right;">850,827,000</td> </tr> <tr> <td><i>Meter Reading at the end, n</i></td> <td style="text-align: right;">928,092,000</td> </tr> <tr> <td><i>Units of Measure</i></td> <td style="text-align: right;">1 x GALL</td> </tr> </table>	<i>Meter Reading at the beginning, n-1</i>	850,827,000	<i>Meter Reading at the end, n</i>	928,092,000	<i>Units of Measure</i>	1 x GALL	
<i>Meter Reading at the beginning, n-1</i>	850,827,000							
<i>Meter Reading at the end, n</i>	928,092,000							
<i>Units of Measure</i>	1 x GALL							

n (water): Actual chilled water plant conversion = (17) / (16) = 1.235 gal/ton-hr

NOTES: * - There is a 11,356 kWh variance from the FEA due to rounding errors resulting from monthly vs. annual summation.
 ** - Estimated due to incorrect totalization resulting from "low flow cut-off".