



Fiscal Year 2011-2012

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 ninth “*Annual Report*” to the Metropolitan Government of Nashville and Davidson County, Tennessee. This report summarizes activities related to environmental, health and safety issues, sales and marketing activities, customer service, fuel procurement, finance and 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), was operated in an excellent manner by an exceptional, fully staffed, work force that produced outstanding results. The availability and reliability of both steam and chilled water was above 99% again this year. There were no scheduled outages and negligible upsets, so short in duration they are not required to be reported, were included in the reliability calculations. CNE’s contractual efficiency guarantees continue to be met. Everyone associated with the district energy system benefits from efficient operations through lower utility costs and energy savings.

During the fiscal year July 1, 2011 through June 30, 2012, 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. A corporate Environmental Compliance Audit was conducted in April 2012 by a third party consultant. I am proud to report that the plant received an audit opinion of 1, the highest score possible, with no findings or observations of environmental non-compliance.

CNE’s goal is to work accident free; however, plant personnel did experience one minor accident during the past twelve months. In July 2011, one of our mechanics strained his knee while reorganizing equipment on our EDS service truck. While reportable, this was not a lost time accident.

CNE and Fellon-McCord, our natural gas consultant, continue to work closely with Metro’s fuel procurement team to purchase gas through a hedging program. Natural gas prices continue to be relatively low and futures continue to be purchased at prices less than budgeted. The lower prices have resulted in a substantial cost savings to the DES steam customers.

Sales and Marketing activities, though slow, are on-going. The Nashville Hyatt Place Hotel, being constructed near the new Music City Convention Center, has signed a Letter of Intent to become a new DES customer. They are expected to open in the spring of 2013. Negotiations continue with Medical Mart representatives. Once their anchor tenants are secured, the plan is to erect their building above the existing Nashville Convention Center. Temporary chilled water service was initiated to the Music City Convention Center for Bell-Clark to complete the final build out stages.



DES capital and improvement projects are necessary to insure the integrity and safety of the system. The majority of projects this year pertained to safety issues in the EDS. Some were related to system improvements and others were related to the addition of the new Music City Convention Center.

You may have noticed our new logo. On March 12, 2012, Constellation Energy Group merged with Exelon Corporation. Constellation is now a wholly-owned subsidiary of Exelon. The retail business will continue to operate under the Constellation name. The merger did not change any existing contracts or legal documents. The services previously provided under the CEG umbrella are now being provided by Exelon. The same Constellation Energy personnel will continue to operate the DES and conduct business as usual.

As we begin our tenth year together, I would still like to congratulate everyone from Metro and CNE on the past year's accomplishments. I look forward to our continued communications, cooperation and success as we move forward.

Sincerely,

A handwritten signature in blue ink that reads "Jim Hestle".

James T. "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. The first item included in each report is the executive 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 were no scheduled chilled water to or steam outages. We did, however, have a few unscheduled outages caused by uncontrollable circumstances. With the exception of these upsets, service has been uninterrupted.

The DES customers are communicated with 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.

The plant is fully staffed with an outstanding work force. There was one reportable and zero lost time accidents for the year. Training classes were conducted in conjunction with the monthly Safety Meetings. Employees also received training related to corporate ???, plant systems and equipment.

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.

For the ninth consecutive year, there were no environmental excursions or violations.

News, Events & Other Business

The 8th Annual Constellation Energy/Nashville District Energy Golf Tournament took place on July 16, 2011 at Pine Creek Golf Course in Mt. Juliet, Tennessee. This event attended by DES customers, employees, contractors, vendors and friends; promoted customer relations, employee morale and was a tremendous success.



In the month of August 2011, students from Miller-Motte Technical College toured the EGF, a true-up meeting was held with the former chemical vendor (ChemTreat) and a meeting was held with the new chemical vendor (Nashville Chemical).

In September 2011, 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.

During the month of October 2011, CNE's General Manager attended the groundbreaking of the Ryman Lofts and Rolling Mill Hills Trolley Barns.

During November 2011, a meeting was held with the developer of the Nashville Hyatt Place Hotel and the Metro DES Contract Administrator delivered a webinar presentation on the Nashville District Energy System for the U.S. Department of Energy's Southeastern Clean Energy Application Center.

On March 15th, the Annual DES Customer Meeting was held in the Nashville Downtown Partnership meeting room. This year's meeting included lunch and a guest speaker. Larry Atema, Senior Project and Development Manager for the Music City Convention Center gave a short presentation on the status of the new convention center project. Afterwards, Harry Ragsdale, Metro DES Contract Administrator gave a review of the DES for the past year and anticipated upcoming events. On March 12, 2012, Constellation Energy Group (the parent company of the system operator) merged with Exelon Energy of Chicago. The merger created the leading U.S. competitive energy provider with one of the industry's cleanest and lowest-cost power generation fleets, and one of the largest retail customer bases in the nation. March 29th, the Spring 2012 Edition of the "The DES Report" semi-annual newsletter was issued.

During the month of April 2012, The Tennessee 811 Annual Meeting in Mt. Juliet, Tennessee was attended by plant managers, temporary chilled water service was initiated to the new Music City Convention Center and an automobile crashed through the security fence above the retaining wall on east side of the EGF property.

Representatives from Piedmont Natural Gas and U.S. Tobacco toured the EGF in May of 2012.

In the month of June 2012, the Plant Manager attended the National Boiler Service Annual Meeting in Alabama.

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. Due to extenuating circumstances, only one Metro DES e-newsletter was produced and issued.



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 October 20, 2011 there were several chilled water spikes. These were due to the process of swapping chillers for Trane to perform their quarterly run inspections. One incident exceeded the 30 minute reportable limit with a temperature peak of 45.8° F.

In November of 2011, PGTI was performing Annual Switchgear Preventive Maintenance. Switchgear 2-A tripped, which caused all chillers on that switchgear to trip offline. The chillers were restarted immediately. The temperature was above 43.3° F for approximately 30 minutes. A second instance occurred on November 18th while swapping chillers for Trane to perform the Annual Vibration analysis. Again, the temperature rose above 43.3° F for approximately 30 minutes.

There was a steam pressure dip on December 22, 2011. This occurred while an Operator was performing a blowdown of the boiler which caused it to trip. The boiler was immediately restarted, but the pressure was below 150 psi for approximately 45 minutes.

In January 2012 there were two steam pressure dips, the first occurred on January 3, 2012 while an Operator was performing a blowdown of the boiler which caused it to trip. The second instance was on January 13, 2012 and was due to the boiler feedwater regulating valve not operating properly. Both instances caused the pressure to be below 150 psi for approximately 45 minutes.

There were three instances where the steam pressure dropped below 150 psi in February 2012. The first occurred on February 11th. #1 Boiler tripped and was immediately re-started. When the boiler had nearly reached it's operating pressure, it tripped again. This time another boiler was put online in its place and proceeded to come up to pressure. An investigation revealed the feedwater regulating valve to #1 Boiler had an air leak which caused the problem. This was repaired and #1 Boiler was placed in standby. The second dip occurred on February 20, 2012 and a third on February 23, 2012. These were related to performing annual combustion analysis on the boilers. The pressures dropped to 138 psi for a period of no more than 45 minutes each time.



In March 2012, there were two instances where the chilled water was above the reportable temperature limit for 30 minutes or more. The first occurred on March 19th while swapping chillers. The automatic chilled water valve did not open, preventing the chiller from starting. The delay in putting a different chiller on-line caused the temperature to rise to 45.4°F. It was above 43.3° F for approximately 48 minutes. The second incident occurred on March 20th when an operator was placing an additional chiller in service. The temperature rose to 44.4° F and was above 43.3° F for approximately 32 minutes.

On June 12, 2012 at 5:40 a.m. a condenser water pump tripped which caused the chilled water temperature to rise to 46.1° F. The temperature was back to normal within 24 minutes.

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	0 minutes	270 minutes	99.95%	99.95%
Chillers	0 minutes	200 minutes	99.96%	99.96%



Plant Efficiency

As usual, following the annual boiler inspections at the end of July 2011, 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 2011 - 2012 on September 28, 2012. 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, 2011 through June 30, 2012:

	Units of Measure	Contractual Guarantee	Actual Rate
1. Electricity-to-Steam	kWh per klb	6.000	3.340
2. Fuel-to-Steam	Dth per klb	1.711	1.400
3. Water-to-Steam	Gallons	14,030,544	12,615,405
4. Electricity-to-Chilled Water	kWh per ton-hr	1.055	0.853
5. Water-to-Chilled Water	Gallons per ton-hr	5.250	1.833



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 Air Emissions Report was submitted to the Metro Health Department on July 12, 2011.
- The Title V Certification of Compliance was sent to the US EPA on January 27, 2012.
- The Annual Tier II Report was sent to the Davidson County Emergency Management, Nashville Fire Department and the State of Tennessee on February 9, 2012.
- The Annual Air Emissions Inventory Report and Emission Fees were sent to the Metro Public Health Department on February 16, 2012.
- A corporate Environmental Compliance Audit was conducted on April 3-5, 2012 by a third party Environmental Management Services consultant. An Audit opinion of 1, the highest score possible, was obtained with no findings or observations reported.



Health

Due to the low turnover rate of our employees, the average age of our work force continues to increase. As we get older it seems that we have more health issues. In the past year, one of our maintenance employees had knee surgery, one of our operators had a heart attack and our General Manager had surgery to replace a ruptured disc in his neck. As a result of increasing health concerns, several employees have taken advantage of a walking program provided by Constellation.

Safety

CNE plant personnel continue to conduct themselves in a safe manner; however, one reportable accident did occur during the FY 2011-12. A Maintenance Mechanic injured his knee while reorganizing equipment on the Distribution Service Truck in July 2011. Although reportable, this was not a lost time accident.

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.

Due to changes in the 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 2011	1	1	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 2012	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	1	1	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 2011-12.

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:

- The Operations Supervisor attended a water treatment seminar on September 15, 2011.
- The Administrative Operations Representative attended a CPA continuing education class September 20, 2011.
- Constellation employees completed a corporate on-line training class in Security Awareness and Event Reporting and another in Environmental Awareness during the month. Employees also received Annual Legal Compliance training via a corporate video conference call September 27, 2011.
- The General Manager, Office Coordinator and Administrative Operations Representative received preliminary training in a new project accounting system in Spetember 2011.
- Environmental Management Orientation and Environmental Management System Training was completed by CNE employees
- CNE's Instrumentation & Electrical Supervisor attended an Excel Class at New Horizons.
- CNE employees received training on the "The Constellation Difference", focusing on customer service
- June 6th, CNE employees received training on the new, post merger, company branding.

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 customers meeting took place March 15, 2012 in the Downtown Partnership conference room. In addition to an update on the new MCCC, the state of the EDS, upcoming projects, fuel costs and any other issues was 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.



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:

CEPS 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. #1 and #3 boilers and #2 de-aerator tanks were inspected in June. All inspected units, thus far, have received a passing grade and their respective permits were renewed. #2 and #4 boilers are scheduled to be inspected in July. 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 3, 4 and 6. Controls and purge units are also checked for proper operation.

As part of the Preventive and Predictive maintenance program CNE had a contractor takes 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 #4A Chiller and #1 Condenser Water Pump changed slightly and it was recommended additional monitoring be performed on these two pieces of equipment.



The infrared testing conducted on the chiller motor starters found two loose connections on Chillers 8A and 5B. 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 FY 11-12:

July 2011

- Cleaned suction strainers and balance boxes on the cooling towers due to insects
- Calibrated O2 Analyzer on # 1 Boiler
- Installed rebuilt actuator on # 9 Chiller - condenser water inlet valve
- Replaced breaker on # 1 Cooling Tower fan motor
- Replaced breaker on #17 Cooling Tower fan motor
- Replaced sight glass on # 4 Boiler

August 2011

- Replaced diaphragm on BL 1770 Chemical Pump
- Replaced gasket on # 4 Boiler Steam Trap
- Repaired discharge line on MBC 449 Chemical Pump
- Replaced belts on AHU's 3, 4 and 5
- Replaced belts on # 2 Ventilation Fan
- Replaced faucet outside of control room
- Replaced 3" isolation valve on # 2 Deaerator
- Replaced solenoid on # 3 Chiller Condenser Water Valve Actuator

September 2011

- Repaired #4 Boiler phosphate pump
- Replaced gasket on #4 Boiler Steam Trap
- Added distilled water to #1 Switchgear Batteries
- Calibrated O2 analyzers on #2 and #4 Boilers

October 2011

- Replaced 6 fire extinguisher enclosures on Cooling Tower level
- Repaired return line on # 4 Air Handling Unit
- Replaced butterfly valve on cooling tower makeup line.
- Installed and insulated new VFD cooling water line
- Installed new strap on chilled water flow meter

November 2011

- Rebuilt Mud Drum Blowdown valve on #3 Boiler
- Repaired hand wheel on #18 Cooling Tower Supply Valve
- Replaced igniter on #4 Boiler
- Replaced batteries in plant UPS System.
- Replaced battery in Emergency Light

December 2011

- Installed new cooling fan on # 3 BFWP
- Repaired unloader on # 1 Instrument Air Compressor
- Replaced sight glass on Flash Tank
- Repaired leak on # 1 BFWP Discharge Valve
- Began Annual Tube Cleaning on Chiller Condensers
- Replaced Differential Pressure Switch on # 2 Chiller
- Replaced Battery on Genie Lift

January 2012

- Cleaned inlet strainers on 3,4 and 5 Condensate Pumps
- Replaced belt on # 4 Ventilation Fan
- Cleared chemical injection point on CL 215.
- Winterization of Boiler Areas
- Cleaned water column and sight glass on Condensate Receiver Tank
- Trane replaced all flat gaskets on Chiller 1A and 1B

February 2012

- Contractor replaced all flat gaskets on #1 Chiller
- Installed safety gates on all 4 boiler steam drum platforms
- Repaired Chemical Pump on day tank
- Repaired leak on #1 CWP suction piping
- Contractor replaced circuit board on Chiller 1A
- Contractor replaced thrust bearing on Chiller 5A Compressor
- Repaired leak on air connection to #1 Boiler feed water control valve

March 2012

- Installed new isolation valve on Cooling Tower Makeup piping
- Installed new VFD cooling water piping and insulated same
- Installed safety rails and gate on Roof Access Hatch
- Replaced belt on #6 Ventilation Fan
- Repaired leaks on CL 215 Chemical Line
- Repaired door on MCC-1 at Cooling Tower level
- Contractor replaced thrust bearing on Chiller 5B Compressor

April 2012

- Rebuilt # 6 Condensate Pump
- Replaced grease line to fan bearings on #9 Cooling Tower
- Reinsulated chilled water lines and replaced stained ceiling tiles over women's restroom
- Replaced entire CL 215 Chemical Line
- Repaired 3 sprinkler heads and lined up irrigation system for summer
- Annual Fire Alarm Inspection performed by Southeastern Sound on April 23, 2012

May 2012

- Replaced bearings on #3 Cooling Tower Fan
- Replaced refrigerant recovery valves on #5 Chiller economizer
- Installed bypass on #1 Boiler Mud drum blow down line
- Repaired leak on RLT 2205 chemical line
- Contractor repaired a tube leak in #2 Boiler
- Replaced Cooling Tower level floats

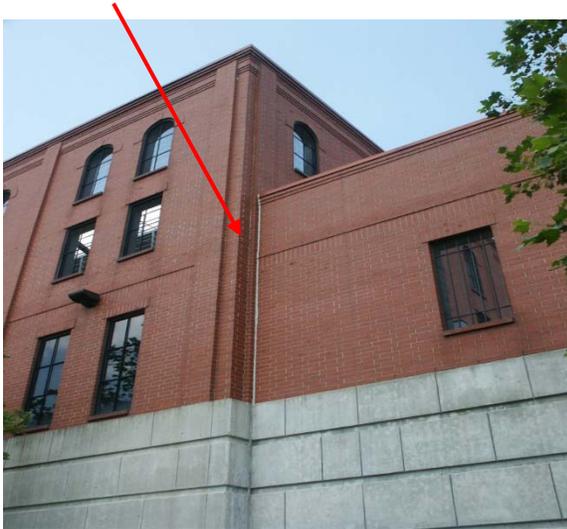
June 2012

- Installed new pneumatic actuator on # 1 Chiller Evaporator Inlet Valve
- Installed new pneumatic actuator on # 3 Chiller Condenser Inlet Valve
- Installed new Mud Drum blow down valve on # 3 Boiler
- Installed new Mud Drum blow down valve on # 4 Boiler
- Replaced upper sight glass on Main Condensate Tank
- Replaced packing on # 1 Boiler Mud Drum blow down valve
- Installed new cooling fan on # 1 BFWP

Modifications and Improvements

Constellation Energy personnel performed the following improvements in and around the facility:

- Repaired bent sheet metal and crack in roof vent on north end of building
- Sealed cracks in foundation unfinished mortar seams in expansion yard walls



- Contractor installed a new refrigerant leak detection monitor



- Installed safety new safety gates



Roof Access Hatch Safety Gate



Boiler Steam Drum Safety Gate

DES-077(B) Chilled Water Pump Modifications

After not being able to come to an agreement with CNE, Metro awarded this project to Tencarva Machinery, the pump manufacturer's representative. Wolfe and Travis, Tencarva's electrical subcontractor, began preliminary wiring in September 2011. New motors and rotating elements were delivered to the EGF on October 28, 2011. Modifications began on #6 Chilled Water Pump on October 31st. Tuning and adjustments were made to the VFD to confirm that the new motor and pump would perform in a manner acceptable to both Metro and Constellation. #6 Chilled Water Pump was placed in service December 19, 2011 and to date has performed within the design specifications.



#6 Chilled Water Pump with new 550 hp Motor



Modifications to #5 Chilled Water Pump were completed following #6. #5 was test run on December 27, 2011. After 5 hours of operation, the outboard bearing temperature went above 200° F. This pump was immediately taken offline and the contractor was contacted. This bearing was replaced and the pump was placed back in service January 25, 2012. The outboard bearing failed again on January 26, 2012. The contractor removed the bearing housing and found the machine work on the casting would not allow the bearing to receive proper lubrication. A new bearing and housing were installed on January 31, 2012. The pump was re-started and monitored closely.

The next pump to receive a new motor and impeller was #1. It was test run the week of January 9, 2012. The outboard bearing on this pump also exceeded a temperature 200°F and it was immediately shutdown. The contractor sent the rotating assembly from this pump to their factory service center for inspection. In the mean time, a different rotating assembly was installed. #1 and #2 Pumps were test run on February 9, 2012. Per a representative from TEG, they were found to be within the required 5% margin for at least three of the speeds tested. On February 24, 2012, #3 and #4 Chilled Water Pumps were test run and were also reported to be within the 5% margin for at least three of the speeds tested.

An excessive amount of water was leaking from the packing glands on #3 Chilled Water Pump. The contractor made the necessary adjustments to correct this problem.

The new motor on #3 Chilled Water Pump failed after approximately 5 hours of run time. It was removed and sent to Tennessee Electric Motor to be disassembled and inspected by the manufacturer. The factory furnished a new stator for this motor and it was reassembled. #3 Chilled Water Pump motor was re-set April 30, 2012 and was test run on May 7, 2012. After a successful startup, it was placed in service.

Representatives from TEG, EWB Engineering and CNE reviewed the electrical installation of all the new Chilled Water Pumps on February 29, 2012. Work is complete on this project with the exception of doweling motor feet.



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.

The sump pump alarms at the A.A. Birch Building, CJC and Manhole 18 are tested periodically for proper operation.



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. Due to a city water leak, CNE personnel have had to pump out Manhole B2 daily to keep the water off the steam lines. This has created an extraordinary amount of extra work over the past year. The following are examples of the routine maintenance and emergency repairs that have been performed on the EDS in FY 11-12.

July 2011

- Installed Belts on the 7th Avenue Ventilation Fan

August 2011

- Placed condensate to drain at Manhole 18 on August 3, 2012.
- Returned condensate to plant on August 19, 2012.

September 2011

- Repaired meter at the Metro Courthouse damaged by a water leak in the mechanical room.

October 2011

- Constellation personnel energized the steam and condensate lines from Manhole B4 to Manhole B10 on October 2, 2011. The steam and condensate isolation valves from Manhole B10 into the MCCC building were locked and tagged out to prevent unauthorized manipulation..
- Remove lower section of ladder in Manhole 5
- Cleaned debris out of Manhole 15 and Manhole 23
- Cleaned out debris and removed old base plates in Manhole M

November 2011

- Constellation personnel assisted JEG personnel several days during the month with the Exploratory Excavation on 1st Ave. South and Molloy.
- CNE Maintenance Personnel assisted a representative from TEG in reviewing the insulation repairs in Manholes B, B2, B3, B4, M and K (Flood damaged manholes).
- Manhole K indentation in floor repaired and chilled water vents were capped
- Manhole L – all traps are working and debris has been removed from vault

December 2011

- Constellation personnel assisted JEG personnel several days during the month with the repairs at Manhole S4A, Manhole 6 and Manhole B7.
- A.A. Birch Tunnel Sump Pump tripped- found debris in impeller and repaired

January 2012

- Constellation personnel assisted Colt Atlantic with repairs to leaking steam valve bonnet in Manhole B.

February 2012

- Constellation personnel assisted contractors with:
 - Gathering dimensions for new ladders in Manholes 1, 2 & 11
 - Tunnel Insulation Repairs walkthrough
 - Manhole S4A walkthrough
 - Review of manhole insulation blankets.
- Repaired leaking chilled water valves in basement of St. Mary's Church
- Replaced the float switch in Manhole 9.
- Replaced Steam Pressure Gauge at Sheraton Hotel.

March 2012

- A new steam trap was installed in Manhole 11.
- A new steam trap was installed in Manhole 12.
- CNE Maintenance personnel responded to two steam PRV failure alarms on the new air compressor located at the Andrew Jackson Building.
- Winterization materials were removed from the EDS Tunnel intake shaft at 5th and Broadway.

April 2012

- Repaired trap assembly and replaced bucket at Station 4-46 in EDS Tunnel
- Replace pipe guide at Station B-49 in EDS Tunnel
- Repair condensate leak at Station B-50 in EDS Tunnel
- Removed concrete embedded ladder rungs in Manhole A
- CNE Maintenance personnel responded to two steam PRV failure alarms on the new air compressor located at the Andrew Jackson Building
- Assisted Colt Atlantic with several on-line steam leak repairs to expansion joints in EDS Tunnel
- CNE Maintenance Personnel assisted TEG and contractors with access to Manholes and Tunnels on several DES Projects during the month

May 2012

- Replaced trap assemblies and replaced buckets Manholes B2 and B3
- Installed blow down valves on several steam trap strainers in Distribution System
- Repair hole in roadway on Molloy Street
- Installed new emergency light on Distribution System Service Truck
- Replaced floats on Sump Pump Controls in Manhole B
- CNE Maintenance personnel isolated the chilled water and steam to the State Capitol while building renovations are taking place
- CNE Maintenance Personnel assisted TEG and contractors with access to Manholes and Tunnels on several DES Projects during the month
- Replaced block valve on Steam Transmitter at The Symphony

June 2012

- Installed wiring and controls for new sump pump manhole outside of Manhole B
- CNE Maintenance personnel pumped out Manhole B and B2 twice daily for the majority of the month.
- CNE maintenance personnel pumped out Manhole S4A three times per daily from June 18-21 due to the city water infiltration.
- Steam service was isolated to the War Memorial and Legislative Plaza Building on June 18th until Metro Water Services could repair their leak on 7th Avenue. Service was restored on June 21, 2012.

DES Projects

The following projects were performed to improve the reliability of the Energy Distribution System (EDS). The Metro Liaison, Contract Administrator, Constellation Energy, Thermal Engineering Group (TEG) and several local contractors worked together to complete the following:

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-048 Tunnel Lighting Rehabilitation Phase III

A pre-bid meeting and a site visit was held on September 14, 2011. Contractors reviewed the areas of the EDS Tunnel to be repaired. Bids were received on September 28, 2011. Constellation Energy sent a copy of the bids, a summary sheet and a recommendation to the Contract Administrator for his review. Sullivan Electric was set up as an approved vendor, CNE's proposal was approved by Metro in December 2011 and the contractor ordered materials for the project. Project construction began on March 12, 2012. A walkthrough was conducted on April 4, 2012. There was a punch list generated from the original scope of work and this was completed along with a change order to install wiring and lights to the former SunTrust Bank building ladder shaft and egress tunnel in late April 2012.



SunTrust Bank egress tunnel wiring and lights

DES-061(B) Manhole 3 and 4 Structural Steel Repairs

This project carried over from FY 2010-11 due to lead timer for the insulation blankets. The insulation work, including blankets, was completed in November 2011.



Manhole 3 Structural Repairs



Manhole 4 Structural Repairs



Expansion Joint Insulation blanket

DES-076 Manhole S4A Rehab (State Manhole located at 7th Ave. & Charlotte)

Initial bids were rejected. Project was re-bid on August 16, 2011. Bids were received August 31, 2011. The State Building Commission approved this project at their October meeting. CNE awarded this project to Roy T Goodwin. A Pre-construction meeting was held on November 1, 2011. Excavation began on November 15, 2011. Due to a duct bank crossing the top of the manhole and the proximity of the storm drain to the manhole, design changes were required. The contractor continued with the excavation and removal of the top of the manhole. The revised drawings were issued on November 29, 2011 by TEG. The contractor completed the backfilling, preliminary paving and sidewalks the first week of January 2012. A walkthrough was conducted on January 12, 2012. The State of Tennessee requested the landscaping be removed from the project. The final paving was completed at the end of March 2012. The backup documentation was approved by TEG and a final walkthrough was conducted on April 25, 2012. All punch list items have been completed except for repairs to the NE wall of the Tennessee Tower. CNE has issued invoice to Metro.



Relocate electric duct bank and fiber-optic lines



Install new vault access manhole rings & covers



Manhole S4A completed

DES-077 Music City Center Service Connection

After not being able to come to an agreement with CNE, Metro awarded the construction management contract for this project to Bell Clark, the same contractor building the convention center. TEG provided design documents, Insultek was awarded the pre-insulated pipe contract, Mountain States was selected to provide the excavation duties and John E. Green was selected to run the DES service lines to the building. Constellation Energy and Metro DES representatives continue to communicate with building, design and construction representatives for this project. Issues in manhole B7 and B10 delayed temporary steam service to the building.



MCCC Steam & Chilled Water Piping



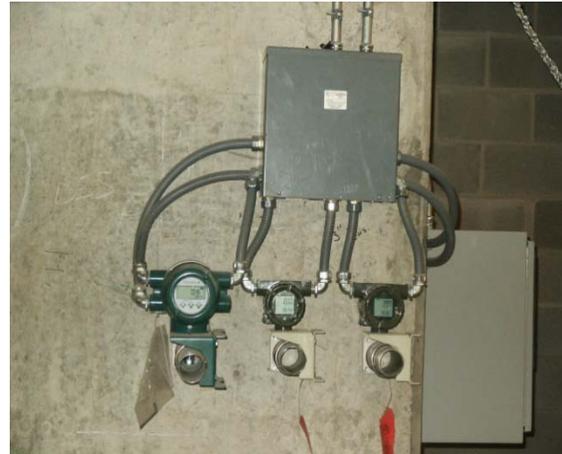
MCCC Chilled Water Piping

DES-077C Steam and Chilled Water Metering

The contractor installing the CX Panel and associated devices attended Safety Orientation Training on March 26, 2012. C-Tech installed the CX Panel and ran the wiring to all devices the week of April 2, 2012. The chilled water service to the building began on April 25, 2012 and C-Tech personnel confirmed that all devices were reading properly. They will return when the steam is initiated which is expected to begin in July 2012.



MCCC Cx Panel



MCCC Metering Devices

DES-077D Cooling Tower Performance Testing

McHale and Associates performed tests on July 27-28, 2011. Results indicated the efficiency of the towers to be between 91% - 94%. A few mechanical recommendations were made improve tower performance. CNE agreed to review these recommendations and take corrective actions. Once these are completed, Metro will have a second test conducted to see if seventeen towers will satisfy the design heat rejection of eight fully loaded chillers.

DES-080 Miscellaneous Manhole and Tunnel Safety Repairs

A pre-bid meeting was held on August 12, 2011. A walkthrough with the bidders was conducted on August 18th. Bids were received August 24, 2011. CNE's proposal was approved by Metro on September 23rd and CNE awarded work to Dillingham & Smith on September 27th. Due to prefabrication work and material lead time, project installations did not begin until early January 2012. Substantial completion was achieved January 24, 2012. A walkthrough was conducted on January 31, 2012 and a punch list was generated. In addition, Metro requested additional work be performed. A change order for this work was approved in April 2012. The punch list items from the original scope of work and the change order items have been completed and accepted by TEG. There was a second change order requested by TEG and this work was approved in June 2012. The contractor is currently in the fabrication stage of the second change order, but is expected to have all work completed by the end of July 2012. Below are two of the jobs completed under this project number.



A.A. Birch Tunnel Safety Gate



A.A. Birch Tunnel Ladder Safety Cage

DES-083 Manhole 13 Steam Isolation Valve Replacement

Insulation was completed in July. Final walkthrough was conducted in early August. Constellation received backup documentation from contractor on August 4, 2011. Project documentation was approved and CNE issued an invoice in September 2011.

DES-086 Manhole 12 Lid Replacement and Miscellaneous Repairs

This project carried over from FY 2010-11 with the only outstanding item being a final walkthrough. This was completed in July 2012 and all punch list items were completed satisfactorily.

DES-087 Exploratory Excavation and Repairs on 3rd Avenue at Manhole D near CJC
Excavation began on March 26, 2012. The leaking mechanical joints on the chilled water return line was exposed on March 27, 2012. A partial shutdown of the 3rd Avenue North chilled water lines was scheduled for March 29, 2012. The isolation valves on 3rd Avenue North failed to hold sufficiently to make the repairs. CNE's CSR scheduled another partial shutdown for April 3, 2012. On April 3, 2012 leaks were discovered on the chilled water return line mechanical joints near Manhole D. Gaskets were replaced by JEG. The following customers were without chilled water service from 6:00 p.m. to 11:30 p.m. Metro Courthouse, CJC, Parkway Tower, the A.A. Birch Building, Wildhorse Saloon and LP Field. The area was backfilled and paved the following week.



CJC Chilled Water Leak



CJC Chilled Water Repair

DES-088 State Steam System PRV Control Modifications

The State steam system, pressure reducing valve (PRV) is located in the mechanical room of the Andrew Jackson Building. This pneumatically operated valve received its control air pressure from one of the AJ's building compressors. A situation occurred where an air compressor failure caused the valve to fail. In order to keep this potentially hazardous situation from reoccurring, MNDES had its own air compressor installed dedicated to only supply control air to this valve. Along with this compressor, a new control system and alarm system were installed. Submittals were approved and materials ordered in December 2011. The contractor, Dillingham and Smith, began work on this project the week of February 13, 2012. Punch list items were successfully completed on April 13, 2012 and a meeting was held with representatives from TEG and CNE to review the procedures to reset the power to the compressor and alarms in the event of a failure.



State Steam Tunnel PRV Air Compressor



PRV Air Compressor Controls

DES-090 Manhole and Tunnel Insulation Repairs

A pre-bid meeting and site visit was held on August 31, 2011. Bids were received on September 14th. Constellation forwarded a copy of the bids and summary sheet along with a recommendation of contractor on September 26, 2011. The insulation contractor was selected and began work in the 7th Avenue tunnel on November 15, 2011. A walkthrough was conducted on January 12, 2012 and a punch list generated. Additional work was requested and a change order was issued. The change order was approved by Metro on February 29, 2012. The punch list items and change order items were completed the week of March 19, 2012. Another walkthrough was conducted on March 27, 2012. There were two punch list items identified which were completed in early April 2012.



Manhole 23 Insulation



Manhole 23 Insulation

DES-092 Sheraton Hotel Chilled Water Pump Modifications

CNE awarded a contract to F.M. Sylvan to replace the chilled water pumps and controls in the Sheraton Hotel. Submittals were approved in December 2011. The contractor began the installation on January 24, 2012, completed work on February 13, 2012 and new pumps put in service on February 14, 2012. The pipe insulation was completed on February 17, 2012.



Sheraton Hotel VFD's



Sheraton Hotel ChW Pump and Motor

DES-093 Manhole 6 Structural Steel and Misc. Repairs

The replacement and relocation of steam trap lines and drains was completed on October 15, 2011. The replacement of the condensate isolation valve and approximately 8 feet of 6" condensate piping was completed on October 25, 2011. The bead blasting and painting of the structural steel was completed on December 9, 2011. The insulation was completed in January 2012 except for the steam blankets which were on order and were installed on May 18, 2012.



Manhole 6 structural steel



Manhole 6 Steam Trap

DES-094 Exploratory Excavation & Repairs on Molloy Street

During the monthly thermographic survey of the distribution system, there were two “hot spots” found on Molloy Street. A decision was made to excavate these areas and determine the cause. The first excavation, near Manhole B2, revealed a hole in the steam casing and damage to the outer insulation. The second excavation, closer to 1st Avenue South, revealed water infiltrating through the outer HDPE cover, on to the insulation and contacting the outer casing of the steam line. This caused the heat rise indicated in the thermography. This work began on October 24, 2011. Repairs to both locations were performed by JEG based on recommendations from TEG. Foamglass insulation and Pitwrap were used on the outside of the steam casing. Following the repair of the two “hot spots” noted in last month’s report, two additional “hot spots” were noted at the corner of 1st Avenue South and Molloy Street. The large area between the two “hot spots” required two separate excavations. The first excavation revealed some damage to a field joint on the exterior of the steam casing and the surrounding insulation. The damaged insulation was replaced with Foamglass and Pitwrap.



Molloy Street Steam Line Before Repairs



Molloy Street Steam Line After Repairs

This area was backfilled and paved prior to the Thanksgiving Holiday. The second excavation revealed two leaks in the steam casing as well as damage to a substantial section of insulation (approx. 20 feet.). Additionally, there was a large amount of water saturating this area that required a sump pump to continually run to facilitate the repairs. This excavation was backfilled and paved in early December 2011. The final two areas were excavated on 1st Avenue South and Molloy. Street was re-paved the first week of December 2011.

Due to excessive water infiltrating the steam casing, the area outside of Manhole B on 1st Avenue South was excavated several times during the month of June 2012. The most extensive repair required 1st Avenue South to be closed between Korean Veteran’s and Demonbreun Street from June 24-29. The steam line was exposed from Manhole B to the curb on the west side of 1st Avenue South. The steam casing and old insulation was removed and new insulation and pit wrap was installed.

Due to the unusual amount of water near the steam line, a manhole with a sump pump and related piping and electrical was installed near the curb on the east side to keep the water off of the steam line. The site was backfilled on June 29, 2012 and the street opened up to traffic. Due to the July 4th celebration, final paving will not be complete until the middle of July.



New Sump Pump Manhole
Outside Manhole B



Steam Line Repairs at 1st Avenue South

DES-095A Manhole B2 Water Infiltration Remediation - Vault Leak Repairs

C.K. Masonry sealed the horizontal joint and the four wall penetrations where the chilled water lines enter and exit the vault on April 24, 2012. Following these repairs the water infiltration migrated to the steam line link seal area. C.K. Masonry issued a proposal to repair this leak and are scheduled to seal the area around the steam penetration on the west side of the manhole on July 3, 2012.

DES-095B Manhole B2 Water Infiltration Remediation – Interior Vault Coating

Work to take place after DES-095A is completed

DES-096 M/H B4 Steam Valve Replacement

The Steam Isolation Valve and bypass valve to the MCCC in Manhole B4 were replaced on May 8-9, 2012. This work was performed by John E. Green. This required the shutdown of the steam line that feeds the Symphony. Also during this outage CNE personnel replaced the steam trap assemblies in Manholes B2 and B3. Service was restored at approximately 4 p.m. on May 9, 2012.



Manhole B4 Steam Valve



Manhole B2 Steam Trap



Outstanding Issues and Recommendations

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 2012-2013

- A. A. Birch Tunnel Structural Repairs and Water Infiltration Remediation
- Continue Pipe insulation restoration in manholes
- Continue Pipe insulation restoration in tunnels
- Investigate decoupling James K. Polk Building to improve chilled water system hydraulics
- Replace Bellows Expansion Joint in Manhole 23
- Install permanent sump pumps in Manholes on First Avenue
- Manhole & Tunnel Structural Steel Rehabilitation & Corrosion Prevention
- Investigate the installation of additional Division Valves
- 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
- To serve potential new customers south of Broadway, investigate plant and system expansion.
 - Add an additional boiler, chiller and associated equipment.
 - Add new service lines from plant, west on Peabody Street and north 4th Avenue connecting to existing lines at Molloy Street.



Sales and Marketing

Sales and Marketing Review

One potential new customer identified in FY2011-12 was the Hyatt Place Hotel. This building is to be erected on the former Rock City Machine site near the Music City Convention Center. Construction activities have begun and they have signed a “Letter of Intent” to become a district energy system customer.

The Medical Mart, expected to be built on top of the space of currently occupied by the existing Nashville Convention Center, is still a potential customer. The economy and other market conditions have slowed the pace of this development.

Continuing activities include:

- A Sales and Marketing Report is included in the Monthly Operations Report.
- The DES E-newsletter; 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.

System Capacity		
Diversity Factor (1)	77.58%	73.16%
	Chilled Water (tons)	Steam (pph)
Installed Capacity	23,400	260,000
Max Allowable Customer Load (2)	20,400	157,560
Maximum System Peaks	15,690	119,783
Net Undiversified Capacity Available for Sale	4,710	37,778
Net Diversified Capacity Available for Sale	6,071	51,636
Contract Capacity for Existing Customers	23,973	244,362
Diversified Potential for Contract Capacities	30,044	295,998

(1) Table provided and updated by TEG 3/17/11.

(2) Values based on reduction of stand-by chiller & boiler, reduction of EDS & EGF losses and does not include MCCC demand.



Utilities and Fuel Procurement

During FY 2011-2012, 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 FY2011-2012:

Natural Gas

Month	Quantity (DT)	Unit Cost	Amount
July, 2011	18,159.6	\$ 5.6686	\$ 102,939.34
August	19,782.8	\$ 5.5973	\$ 110,729.67
September	24,230.6	\$ 5.2179	\$ 126,432.80
October	34,945.5	\$ 5.0827	\$ 177,617.69
November	44,936.8	\$ 4.9811	\$ 223,835.25
December	59,317.4	\$ 4.9708	\$ 294,854.05
January, 2012	63,095.8	\$ 4.7962	\$ 302,620.15
February	54,681.1	\$ 4.7310	\$ 258,694.17
March	36,611.1	\$ 5.2188	\$ 191,066.36
April	31,886.4	\$ 4.2052	\$ 134,087.12
May	23,464.2	\$ 4.0880	\$ 95,921.74
June	21,634.7	\$ 4.1366	\$ 89,494.23
Total	432,746.0	\$ 4.8912	\$ 2,108,292.57



Propane

Month	Quantity (DT)	Unit Cost	Amount
July, 2011	-	N/A	\$ -
August	-	N/A	\$ -
September	-	N/A	\$ -
October	8	\$ 17.0037	\$ 139.26
November	16	\$ 17.0031	\$ 278.51
December	33	\$ 17.0033	\$ 557.03
January, 2012	-	N/A	\$ -
February	262	\$ 17.0033	\$ 4,454.86
March	34	\$ 17.8656	\$ 599.91
April	-	N/A	\$ -
May	-	N/A	\$ -
June	-	N/A	\$ -
Total	353	\$ 17.0809	\$ 6,029.57

During FY 11 – 12, electricity and water were purchased each month based on the rate schedules of Nashville Electric Service and the Metro Water Department.

Electricity

Month	Quantity (Kwh)	Unit Cost	Amount
July, 2011	7,095,137	\$ 0.10548	\$ 748,388.53
August	6,497,943	\$ 0.10736	\$ 697,622.01
September	4,384,717	\$ 0.11631	\$ 509,999.82
October	3,428,256	\$ 0.07500	\$ 257,114.49
November	2,842,239	\$ 0.07732	\$ 219,755.23
December	2,455,086	\$ 0.10337	\$ 253,792.78
January, 2012	2,455,739	\$ 0.10003	\$ 245,647.64
February	2,523,513	\$ 0.09754	\$ 246,136.08
March	3,692,672	\$ 0.08416	\$ 310,783.10
April	3,750,393	\$ 0.07247	\$ 271,775.75
May	5,036,922	\$ 0.06938	\$ 349,477.70
June	5,499,421	\$ 0.10738	\$ 590,521.11
Total	49,662,038	\$ 0.09466	\$ 4,701,014.24



Water & Sewer

Month	Quantity (Kgal)	Unit Cost	Amount
July, 2011	14,998,148	\$ 0.00364	\$ 54,566.57
August	16,352,776	\$ 0.00364	\$ 59,509.58
September	14,553,088	\$ 0.00364	\$ 52,989.43
October	9,899,032	\$ 0.00365	\$ 36,099.73
November	7,775,460	\$ 0.00366	\$ 28,424.29
December	4,704,920	\$ 0.00367	\$ 17,289.18
January, 2012	7,118,716	\$ 0.00364	\$ 25,943.77
February	5,957,072	\$ 0.00365	\$ 21,745.06
March	6,677,396	\$ 0.00365	\$ 24,348.73
April	10,415,152	\$ 0.00364	\$ 37,875.80
May	9,888,560	\$ 0.00364	\$ 35,966.84
June	13,789,380	\$ 0.00363	\$ 50,082.13
Total	122,129,700	\$ 0.00363	\$ 444,841.11



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

The first column labeled “Buildings Served” shows the number of corporate or governmental entities served. The second column labeled “Bills Rendered” shows the number of bills sent to customers each month.

Appendix 2 – Revenues

This chart summarizes the revenues charged per month by DES to each customer for fiscal year 2011-2012.

Appendix 3 – Customer Rate Reconciliation

Monthly Reconciliation charts from July 2011 to June 2012 are found in this appendix. The final chart is a Summary Reconciliation table for FY 11-12.

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).

- Facilities Capital Charge** – The debt service on revenue bonds issued for the project.
- System Operator Charge** – Includes the system operator’s fee which is most of the operations and maintenance costs of the system.
- EDS Improvements Charge** – Due to a CPI adjustment of 1.0286%, the annual replacement and repair allowance was \$179,383 for FY 11-12.
- 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 (\$71,630).

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



ConstellationSM

An Exelon Company

District Energy System Customers

June 30, 2011

<u>Buildings Served</u>	<u>Customer Name</u>
PRIVATE	
1	Wells Fargo Plaza (<i>formerly Wachovia Bank</i>)
2	Parkway Towers
3	Sheraton Hotel
4	Hermitage Hotel
5	501 Union Building
6	201 4 th Ave. Building (<i>formerly SunTrust Bank</i>)
7	Fifth Third Financial Center
8	Renaissance Hotel
9	Renaissance Office Tower
10	St. Mary of the Seven Sorrows
11	Nashville City Center
12	Wildhorse Saloon
13	Ryman Auditorium
14	Schermerhorn Symphony Center
15	Viridian Residential Tower
STATE	
16	Andrew Jackson
17	Central Services
18	Cordell Hull Building
19	John Sevier
20	War Memorial Building
21	Library and Archives
22	Supreme Court Building
23	State Capitol Building
24	James K. Polk
25	Citizen Plaza Building
26	Tennessee Tower
27	Tennessee State University
28	Tennessee Performing Arts Ctr.
29	Legislative Plaza Bldg.
30	Rachel Jackson Bldg.
METRO	
31	401 Union Building (<i>formerly Regions Bank turned off</i>)
32	A. A. Birch
33	Metro Courthouse
34	Municipal Auditorium
35	Criminal Justice Center
36	Convention Center
37	Bridgestone Arena
38	LP Field
39	Hume Fogg School
40	Nashville Public Library
41	Music City Center



Appendix 2

*Metro Nashville District Energy System
FY 11 - 12*

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	82,341.42	84,013.65	71,713.89	62,209.44	59,022.99	67,211.36	61,464.33	60,534.28	62,892.48	58,528.52	60,000.86	64,831.89	794,765.11
4	Metro Courthouse	36,312.57	35,490.85	32,777.86	26,246.23	25,734.41	28,628.57	27,680.12	25,961.21	26,207.88	24,991.69	25,952.54	27,181.35	343,165.28
7	Parkway Towers	30,610.11	30,736.82	25,775.92	21,369.02	29,449.20	31,483.40	31,189.05	29,138.47	27,406.71	26,130.36	21,087.72	24,540.55	328,917.33
9	Wells Fargo Plaza	20,346.05	19,418.31	15,852.40	12,744.14	13,419.70	15,336.42	14,350.34	13,479.10	12,728.97	11,987.40	12,571.66	14,924.03	177,158.52
10	401 Union Building	7,383.38	7,389.62	7,393.84	7,388.09	7,388.30	7,393.40	7,394.96	7,388.91	7,389.44	7,651.35	7,384.53	6,868.02	88,413.84
11	Sheraton Hotel	85,224.62	78,108.52	69,999.20	60,164.29	54,884.23	58,539.56	58,023.35	59,342.60	58,192.20	61,119.12	59,606.92	65,946.85	769,151.46
12	Municipal Auditorium	23,193.01	20,900.29	17,084.24	16,401.99	15,377.48	19,414.73	20,859.54	19,203.43	16,552.28	15,951.23	17,539.95	18,945.81	221,423.98
21	Hermitage Hotel	31,830.35	29,852.81	26,980.98	23,561.61	23,461.79	24,919.44	25,339.83	24,584.33	24,273.66	21,869.79	23,924.56	23,614.54	304,213.69
24	Criminal Justice Center	52,727.66	50,638.83	45,516.32	40,286.83	46,515.03	51,849.28	50,400.65	49,387.43	45,646.25	41,744.79	44,049.77	43,119.79	561,882.63
25	501 Union Building	10,965.90	11,403.57	17,531.73	12,289.34	10,989.49	11,744.45	10,680.75	11,726.41	11,175.93	9,712.77	10,331.76	12,025.72	140,577.82
28	201 4th Ave. Building	45,955.84	44,869.94	34,946.95	31,129.92	36,171.65	34,439.78	35,731.19	37,356.13	34,310.68	33,188.37	30,454.62	36,408.22	434,963.29
29	Fifth Third Financial Center	40,634.82	40,723.82	32,742.39	26,125.35	24,695.26	24,946.89	24,305.72	24,014.67	26,455.28	26,612.28	28,643.83	32,935.84	352,836.15
32	Renaissance Hotel	88,415.84	85,535.96	74,007.56	74,593.25	74,057.86	79,604.96	76,595.12	71,824.20	71,523.92	69,435.74	65,095.71	70,857.80	901,547.92
33	Convention Center	95,943.64	93,589.59	79,537.30	66,475.80	67,401.94	67,064.05	68,660.83	70,268.00	70,095.20	66,838.34	65,144.12	77,577.56	888,596.37
34	Renaissance Office Tower	16,016.67	16,352.32	13,037.79	9,925.46	8,808.84	7,952.31	7,637.63	7,671.98	8,280.48	8,095.69	9,315.54	12,216.18	125,310.89
35	St. Mary of the Seven Sorrows	927.22	927.22	927.22	927.22	927.22	927.22	927.22	927.22	927.22	927.22	927.22	927.22	11,126.64
36	Nashville City Center	48,541.47	44,780.74	36,291.13	26,103.96	23,257.94	23,274.00	22,655.02	23,091.88	26,691.26	26,349.92	29,656.90	38,227.51	368,921.73
38	Wildhorse Saloon	21,109.17	19,186.98	15,942.30	11,653.06	10,423.99	12,202.81	9,887.60	9,163.05	10,584.39	10,481.15	10,573.64	12,540.67	153,748.81
39	Ryman Auditorium	25,757.33	24,772.72	21,288.38	15,885.38	14,035.48	15,022.80	13,858.13	13,112.05	15,005.94	13,881.81	15,518.98	18,165.55	206,304.55
40	Bridgestone Arena	152,626.68	160,436.05	163,339.58	134,382.62	118,724.93	139,782.95	131,132.45	121,464.03	132,988.47	124,661.27	106,510.15	121,342.37	1,607,391.55
41	LP Field	77,024.42	79,195.94	56,062.52	34,836.95	32,051.29	28,858.73	28,083.36	28,854.44	36,587.58	36,717.15	45,890.76	63,438.59	547,601.73
43	Hume Fogg School	23,614.71	15,957.18	13,129.52	9,916.64	14,686.59	17,993.05	18,193.56	16,369.80	15,123.47	13,583.02	15,948.96	16,947.64	191,464.14
44	Schmerhorn Symphony Center	34,733.83	31,144.42	26,918.11	23,230.00	22,573.20	24,455.45	25,047.85	25,477.95	25,928.73	22,631.10	23,507.06	26,215.73	311,863.43
45	Nashville Public Library	38,596.22	37,020.56	32,401.06	20,030.73	17,620.80	19,443.63	20,262.13	17,703.93	22,278.35	20,965.28	23,353.43	29,448.87	299,124.99
49	Viridian Residential Tower	23,967.10	22,829.10	19,025.78	14,958.41	13,865.81	13,837.57	12,418.81	13,692.54	14,942.96	15,185.97	16,781.39	20,460.15	201,965.59
50	Music City Center	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.58	6,588.84	17,728.91	25,168.33
S1	State Government of TN	<u>532,443.86</u>	<u>514,763.75</u>	<u>463,303.40</u>	<u>411,604.62</u>	<u>422,209.29</u>	<u>463,530.73</u>	<u>454,470.87</u>	<u>427,276.64</u>	<u>404,126.32</u>	<u>378,800.86</u>	<u>384,830.85</u>	<u>440,632.80</u>	<u>5,297,993.99</u>
Grand Totals:		1,647,243.89	1,600,039.56	1,413,527.37	1,194,440.35	1,187,754.71	1,289,857.54	1,257,250.41	1,209,014.68	1,208,316.05	1,148,892.77	1,161,192.27	1,338,070.16	15,655,599.76



Appendix 3

**Metro Nashville District Energy System
FY 11 - 12**

Chilled Water and Steam Revenues

July, 11 - June, 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	\$ 160,142.16	\$ 179,457.00	\$ 7,861.08	\$ 19,944.47	\$ 26,607.97	\$ 5,209.99	\$ 429.18	\$ 1,105.55	\$ 3,384.52	\$ -	\$ 16,873.76	\$ 208,046.02	\$ 165,251.29	\$ 452.12	\$ 794,765.11
4	Metro Courthouse	\$ 75,811.08	\$ 83,737.92	\$ 3,668.16	\$ 9,306.65	\$ 10,273.55	\$ 1,988.85	\$ 200.20	\$ 515.89	\$ 1,579.33	\$ -	\$ 8,031.22	\$ 95,159.12	\$ 52,745.59	\$ 147.72	\$ 343,165.28
7	Parkway Towers	\$ 69,115.08	\$ 81,243.60	\$ 3,558.36	\$ 9,028.21	\$ 9,142.29	\$ 2,012.82	\$ 194.25	\$ 500.45	\$ 1,532.08	\$ 7,652.88	\$ 166.18	\$ 105,566.70	\$ 39,082.35	\$ 122.08	\$ 328,917.33
9	Wells Fargo Plaza	\$ 26,940.12	\$ 31,417.68	\$ 1,376.16	\$ 3,468.98	\$ 7,196.09	\$ 1,426.28	\$ 63.69	\$ 193.53	\$ 592.47	\$ 2,750.04	\$ 1,647.32	\$ 62,921.28	\$ 37,063.57	\$ 101.31	\$ 177,158.52
10	401 Union Building	\$ 35,211.84	\$ 42,166.08	\$ 1,846.80	\$ 4,685.46	\$ -	\$ -	\$ 100.80	\$ 259.73	\$ 795.13	\$ 3,348.00	\$ -	\$ -	\$ -	\$ -	\$ 88,413.84
11	Sheraton Hotel	\$ 145,833.96	\$ 163,180.80	\$ 7,148.04	\$ 18,135.46	\$ 26,786.05	\$ 5,275.08	\$ 390.33	\$ 1,005.28	\$ 3,077.60	\$ 13,275.12	\$ 3,104.72	\$ 210,955.43	\$ 170,514.54	\$ 469.05	\$ 769,151.46
12	Municipal Auditorium	\$ 73,184.04	\$ 86,716.68	\$ 3,798.12	\$ 9,636.28	\$ 2,114.99	\$ 442.67	\$ 207.33	\$ 534.15	\$ 1,635.27	\$ -	\$ 2,270.99	\$ 25,837.47	\$ 14,997.10	\$ 48.89	\$ 221,423.98
21	Hermitage Hotel	\$ 70,440.12	\$ 76,513.44	\$ 3,351.84	\$ 8,504.10	\$ 8,543.94	\$ 1,730.68	\$ 182.94	\$ 471.40	\$ 1,443.13	\$ 2,988.96	\$ 6,428.10	\$ 78,021.38	\$ 45,465.78	\$ 127.88	\$ 304,213.69
24	Criminal Justice Center	\$ 119,107.80	\$ 125,799.12	\$ 5,511.24	\$ 13,982.84	\$ 18,536.81	\$ 4,016.10	\$ 300.88	\$ 775.09	\$ 2,372.88	\$ -	\$ 6,837.05	\$ 178,432.70	\$ 85,965.08	\$ 245.04	\$ 561,882.63
25	501 Union Building	\$ 27,772.92	\$ 30,844.56	\$ 1,351.20	\$ 3,428.09	\$ 4,668.26	\$ 915.28	\$ 73.81	\$ 190.03	\$ 581.72	\$ 2,511.12	\$ 1,408.78	\$ 45,428.26	\$ 21,342.65	\$ 61.14	\$ 140,577.82
28	201 4th Ave. Building	\$ 225,393.84	\$ -	\$ -	\$ -	\$ 11,770.86	\$ 2,436.16	\$ 224.99	\$ 580.22	\$ -	\$ -	\$ 105.19	\$ 134,635.94	\$ 59,630.92	\$ 185.17	\$ 434,963.29
29	Fifth Third Financial Center	\$ 84,877.56	\$ 114,167.64	\$ 4,999.20	\$ 12,683.66	\$ 8,646.35	\$ 1,532.58	\$ 272.93	\$ 703.07	\$ 2,152.38	\$ 8,490.00	\$ 2,114.86	\$ 112,195.92	\$ -	\$ -	\$ 352,836.15
32	Renaissance Hotel	\$ 174,947.40	\$ 190,287.72	\$ 8,336.04	\$ 21,149.54	\$ 30,024.72	\$ 6,404.51	\$ 455.15	\$ 1,172.35	\$ 3,589.07	\$ 15,785.04	\$ -	\$ 275,584.43	\$ 173,312.23	\$ 499.72	\$ 901,547.92
33	Convention Center	\$ 215,417.40	\$ 240,912.60	\$ 10,553.16	\$ 26,774.48	\$ 25,092.44	\$ 4,885.90	\$ 576.09	\$ 1,484.15	\$ 4,543.61	\$ -	\$ 211.51	\$ 272,541.74	\$ 85,353.98	\$ 249.31	\$ 888,596.37
34	Renaissance Office Tower	\$ 20,751.48	\$ 27,912.48	\$ 1,222.20	\$ 3,101.03	\$ 4,991.69	\$ 893.07	\$ 66.70	\$ 171.89	\$ 526.22	\$ 2,451.96	\$ 24.34	\$ 63,197.83	\$ -	\$ -	\$ 125,310.89
35	St. Mary of the Seven Sorrows	\$ 10,767.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 359.04	\$ -	\$ -	\$ -	\$ -	\$ 11,126.64
36	Nashville City Center	\$ 69,171.60	\$ 93,041.64	\$ 4,074.12	\$ 10,336.68	\$ 12,798.48	\$ 2,288.85	\$ 222.45	\$ 572.98	\$ 1,754.11	\$ 8,132.04	\$ 108.15	\$ 166,420.63	\$ -	\$ -	\$ 368,921.73
38	Wildhorse Saloon	\$ 27,051.84	\$ 32,219.04	\$ 1,411.20	\$ 3,609.86	\$ 5,768.88	\$ 1,034.77	\$ 92.20	\$ 198.46	\$ 607.59	\$ 1,973.04	\$ 460.04	\$ 56,348.15	\$ 22,912.81	\$ 60.93	\$ 153,748.81
39	Ryman Auditorium	\$ 26,362.32	\$ 32,328.48	\$ 1,415.82	\$ 3,601.53	\$ 9,650.77	\$ 1,807.00	\$ 82.05	\$ 191.98	\$ 609.56	\$ 1,913.04	\$ -	\$ 78,249.78	\$ 49,959.85	\$ 132.37	\$ 206,304.55
40	Bridgestone Arena	\$ 286,092.00	\$ 345,043.56	\$ 15,111.96	\$ 38,341.26	\$ 61,956.62	\$ 12,454.44	\$ 825.02	\$ 2,125.32	\$ 6,506.49	\$ -	\$ 7,283.68	\$ 592,487.42	\$ 238,514.13	\$ 649.65	\$ 1,607,391.55
41	LP Field	\$ 122,067.48	\$ 164,191.20	\$ 7,189.68	\$ 18,241.09	\$ 15,977.15	\$ 2,363.71	\$ 392.47	\$ 1,011.13	\$ 3,095.48	\$ -	\$ 250.46	\$ 212,821.88	\$ -	\$ -	\$ 547,601.73
43	Hume Fogg School	\$ 40,651.56	\$ 46,865.04	\$ 2,052.84	\$ 5,208.13	\$ 5,885.16	\$ 1,315.93	\$ 112.06	\$ 288.70	\$ 883.82	\$ -	\$ 935.11	\$ 49,292.16	\$ 37,866.13	\$ 107.50	\$ 191,464.14
44	Schmerhorn Symphony Center	\$ 164,076.00	\$ -	\$ -	\$ -	\$ 9,794.66	\$ 1,981.59	\$ 162.20	\$ 418.46	\$ -	\$ -	\$ -	\$ 84,550.77	\$ 50,742.43	\$ 137.32	\$ 311,863.43
45	Nashville Public Library	\$ 74,187.36	\$ -	\$ -	\$ -	\$ 14,951.35	\$ 2,799.83	\$ 252.44	\$ 651.27	\$ -	\$ -	\$ 809.41	\$ 179,141.85	\$ 26,253.40	\$ 78.08	\$ 299,124.99
49	Viridian Residential Tower	\$ 133,509.12	\$ -	\$ -	\$ -	\$ 4,328.33	\$ 717.17	\$ 122.25	\$ 315.69	\$ -	\$ -	\$ 6,099.15	\$ 56,873.88	\$ -	\$ -	\$ 201,965.59
50	Music City Center	\$ -	\$ 423.12	\$ -	\$ -	\$ 1,442.89	\$ 302.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.31	\$ -	\$ -	\$ 25,168.33
51	State Government of TN	\$ 1,639,133.88	\$ 1,152,275.04	\$ -	\$ -	\$ 152,065.22	\$ 31,278.05	\$ -	\$ 7,829.43	\$ 23,969.12	\$ -	\$ 65,470.64	\$ 1,472,774.61	\$ 751,055.04	\$ 2,142.96	\$ 5,297,993.99
	Grand Totals:	\$ 4,118,017.56	\$ 3,340,744.44	\$ 95,837.22	\$ 243,167.80	\$ 489,015.52	\$ 97,513.32	\$ 6,002.41	\$ 23,266.20	\$ 65,231.58	\$ 71,630.28	\$ 130,640.66	\$ 4,840,485.66	\$ 2,128,028.87	\$ 6,018.24	\$ 15,655,599.76
	Rate Calculation Totals:	\$ 4,659,355.08	\$ 4,633,321.92	\$ 152,475.48	\$ 415,310.04	\$ 511,264.14	\$ 97,552.23	\$ 22,906.68	\$ 21,443.72	\$ 65,647.94	\$ 71,630.28	\$ 130,640.66	\$ 4,867,193.29	\$ 2,146,811.90	\$ 6,029.57	\$ 17,801,582.93
	Deviation:	\$ (496,114.20)	\$ (1,184,730.80)	\$ (51,914.17)	\$ (159,274.81)	\$ (22,227.00)	\$ (31.87)	\$ (16,369.59)	\$ 1,822.48	\$ (379.94)	\$ -	\$ -	\$ (26,662.38)	\$ (18,257.77)	\$ (11.33)	\$ (1,974,151.38)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

July, 11

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	13,345.18	14,954.75	655.09	1,784.31	3,961.38	726.61	98.42	0	255.48	0	1,018.60	35,898.83	9,642.77	0	\$ 82,341.42
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	1,567.41	275.57	45.92	0	119.22	0	563.23	16,653.22	2,653.96	0	\$ 36,312.57
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	1,053.71	166.92	44.55	0	115.85	637.74	0	14,957.42	0	0	\$ 30,610.11
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	1,156.36	211.73	17.23	0	44.72	229.17	62.85	10,554.93	2,778.88	0	\$ 20,346.05
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	60.02	279	0	0	0	0	\$ 7,383.38
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	4,462.66	825.65	89.5	0	232.32	1,106.26	0	38,985.21	11,553.65	0	\$ 85,224.62
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	542.58	86.29	47.55	0	123.44	0	224.24	7,632.21	33.03	0	\$ 23,193.01
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	1,340.06	239.24	41.96	0	108.94	249.08	451.65	13,489.17	2,623.99	0	\$ 31,830.35
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	2,276.87	408.89	69	0	179.12	0	555.41	22,427.85	4,691.38	0	\$ 52,727.66
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	341.93	54.17	16.92	0	43.91	209.26	141.94	4,853.69	0	0	\$ 10,965.90
28	201 4th Ave. Building	18,782.82	0	0	0	1,766.47	279.83	51.62	0	0	0	0	25,075.10	0	0	\$ 45,955.84
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	1,398.56	221.55	62.59	0	162.47	707.5	91.23	19,852.49	0	0	\$ 40,634.82
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	3,892.85	673.42	104.37	0	270.93	1,315.42	0	43,612.48	5,523.32	0	\$ 88,415.84
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	3,584.27	575.89	132.12	0	342.98	0	0	49,219.00	787.1	0	\$ 95,943.64
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	737.47	116.83	15.3	0	39.72	204.33	0	10,468.41	0	0	\$ 16,016.67
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	2,142.74	339.44	51.01	0	132.41	677.67	0	30,416.16	0	0	\$ 48,541.47
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	1,168.64	208.37	17.67	0	45.87	164.42	46.72	11,817.62	2,262.71	0	\$ 21,109.17
39	Ryman Auditorium	2,308.72	2,790.67	122.22	332.91	1,608.89	299.06	18.36	0	47.67	159.42	0	13,767.93	4,301.48	0	\$ 25,757.33
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	7,109.69	1,261.87	189.2	0	491.15	0	0	73,092.84	13,197.81	0	\$ 152,626.68
41	LP Field	10,172.29	13,682.60	599.14	1,631.92	3,294.32	521.87	90.01	0	233.66	0	35.78	46,762.83	0	0	\$ 77,024.42
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	1,384.31	272.72	25.7	0	66.71	0	50.1	8,684.78	5,200.33	0	\$ 23,614.71
44	Schmerhorn Symphony Center	13,673.00	0	0	0	1,735.34	327.47	37.23	0	0	0	0	13,844.18	5,116.61	0	\$ 34,733.83
45	Nashville Public Library	6,182.28	0	0	0	2,138.45	344.03	57.93	0	0	0	86.8	29,273.86	512.87	0	\$ 38,596.22
49	Viridian Residential Tower	11,125.76	0	0	0	812.81	128.76	28.1	0	0	0	333.77	11,537.90	0	0	\$ 23,967.10
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	\$ -
51	State Government of TN	136,594.49	96,022.92	0	0	21,760.95	3,824.88	0	0	1,809.32	0	4,284.17	231,389.93	36,757.20	0	\$ 532,443.86
	Grand Totals:	343,279.99	278,456.74	7,990.67	21,764.81	71,238.72	12,391.06	1,375.38	0	4,925.71	5,969.19	7,946.49	784,268.04	107,637.09	0	\$ 1,647,243.89
	Rate Calculation Totals:	388,279.59	386,110.16	12,706.29	34,609.17	71,254.35	12,392.49	1,908.89	0	4,955.43	5,969.19	7946.49	784,490.29	107,637.11	0	\$ 1,818,259.45
	Deviation:	-44,999.60	-107,653.42	-4,715.62	-12,844.36	-15.63	-1.43	-533.51	0	-29.72	0	0	-222.25	-0.02	0	\$ (171,015.56)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

August, 11

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	13,345.18	14,954.75	655.09	1,784.31	4,646.90	155.88	98.42	0	282.07	0	1,102.10	33,122.87	13,866.08	0	\$ 84,013.65
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	1,692.91	54.01	45.92	0	131.62	0	515.06	15,211.66	3,405.63	0	\$ 35,490.85
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	1,175.72	33.53	44.55	0	127.68	637.74	0	15,083.48	0	0	\$ 30,736.82
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	1,183.46	38.66	17.23	0	49.37	229.17	84.35	9,608.25	2,917.64	0	\$ 19,418.31
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	66.26	279	0	0	0	0	\$ 7,389.62
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	4,207.48	137.81	89.5	0	256.48	1,106.26	0	33,759.00	10,582.62	0	\$ 78,108.52
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	422.45	12.12	47.55	0	136.28	0	395.99	5,341.08	41.15	0	\$ 20,900.29
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	1,280.14	40.4	41.96	0	120.27	249.08	515.27	12,009.25	2,310.18	0	\$ 29,852.81
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	2,279.91	72.25	69	0	197.76	0	558.2	21,052.40	4,290.17	0	\$ 50,638.83
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	412.4	11.76	16.92	0	48.48	209.26	109.93	5,290.74	0	0	\$ 11,403.57
28	201 4th Ave. Building	18,782.82	0	0	0	1,878.78	53.58	51.62	0	0	0	0	24,103.14	0	0	\$ 44,869.94
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	1,553.51	44.3	62.59	0	179.38	707.5	107.82	19,930.29	0	0	\$ 40,723.82
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	4,050.70	125.41	104.37	0	299.11	1,315.42	0	40,743.74	5,874.16	0	\$ 85,535.96
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	3,939.81	117.58	132.12	0	378.67	0	0	44,616.61	3,102.52	0	\$ 93,589.59
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	840.99	23.98	15.3	0	43.86	204.33	0	10,789.25	0	0	\$ 16,352.32
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	2,101.64	59.94	51.01	0	146.19	677.67	0	26,962.25	0	0	\$ 44,780.74
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	1,118.55	35.54	17.67	0	50.64	164.42	44.93	10,212.51	2,165.57	0	\$ 19,186.98
39	Ryman Auditorium	2,308.72	2,790.67	122.22	332.91	1,684.81	56.13	18.36	0	52.62	159.42	0	12,450.33	4,796.53	0	\$ 24,772.72
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	8,707.25	282.12	189.2	0	542.25	0	0	73,361.83	20,069.28	0	\$ 160,436.05
41	LP Field	10,172.29	13,682.60	599.14	1,631.92	3,802.26	108.43	90.01	0	257.97	0	71.56	48,779.76	0	0	\$ 79,195.94
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	581.9	16.95	25.7	0	73.65	0	52.48	7,068.96	207.48	0	\$ 15,957.18
44	Schmerhorn Symphony Center	13,673.00	0	0	0	1,522.87	50.23	37.23	0	0	0	0	11,824.23	4,036.86	0	\$ 31,144.42
45	Nashville Public Library	6,182.28	0	0	0	2,240.18	64.54	57.93	0	0	0	86.8	28,003.62	385.21	0	\$ 37,020.56
49	Viridian Residential Tower	11,125.76	0	0	0	818.42	23.34	28.1	0	0	0	333.77	10,499.71	0	0	\$ 22,829.10
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	\$ -
51	State Government of TN	136,594.49	96,022.92	0	0	22,267.76	696.27	0	0	1,997.57	0	4,622.58	216,197.81	36,364.35	0	\$ 514,763.75
Grand Totals:		343,279.99	278,456.74	7,990.67	21,764.81	74,410.80	2,314.76	1,375.38	0	5,438.18	5,969.19	8,600.84	736,022.77	114,415.43	0	\$ 1,600,039.56
Rate Calculation Totals:		388,279.59	386,110.16	12,706.29	34,609.17	74,427.56	2,312.78	1,908.89	0	5,471.02	5,969.19	8600.84	736,238.40	114,415.43	0	\$ 1,771,049.32
Deviation:		-44,999.60	-107,653.42	-4,715.62	-12,844.36	-16.76	1.98	-533.51	0	-32.84	0	0	-215.63	0	0	\$ (171,009.76)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

September, 11

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Micro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	13,345.18	14,954.75	655.09	1,784.31	3,540.51	0	98.42	0	300.02	0	1,452.76	23,061.80	12,521.05	0	\$ 71,713.89
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	1,538.65	0	45.92	0	140	0	626.22	12,213.44	3,779.59	0	\$ 32,777.86
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	929.59	0	44.55	0	135.81	637.74	4.37	10,389.74	0	0	\$ 25,775.92
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	902.71	0	17.23	0	52.52	229.17	132.32	6,525.03	2,703.24	0	\$ 15,852.40
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	70.48	279	0	0	0	0	\$ 7,393.84
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	3,684.65	0	89.5	0	272.82	1,106.26	0	23,359.95	13,516.65	0	\$ 69,999.20
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	161.28	0	47.55	0	144.96	0	429.39	1,780.98	16.41	0	\$ 17,084.24
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	1,126.34	0	41.96	0	127.92	249.08	499.36	8,703.03	2,947.03	0	\$ 26,980.98
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	1,937.62	0	69	0	210.35	0	558.2	17,375.50	3,246.51	0	\$ 45,516.32
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	1,067.70	0	16.92	0	51.57	209.26	1.39	7,576.51	3,304.30	0	\$ 17,531.73
28	201 4th Ave. Building	18,782.82	0	0	0	1,323.23	0	51.62	0	0	0	0	14,789.28	0	0	\$ 34,946.95
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	1,107.49	0	62.59	0	190.8	707.5	157.58	12,378.00	0	0	\$ 32,742.39
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	3,414.99	0	104.37	0	318.15	1,315.42	0	28,496.08	7,335.50	0	\$ 74,007.56
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	3,207.53	0	132.12	0	402.77	0	0	30,233.00	4,259.60	0	\$ 79,537.30
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	684.66	0	15.3	0	46.65	204.33	0	7,652.24	0	0	\$ 13,037.79
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	1,693.81	0	51.01	0	155.49	677.67	0	18,931.11	0	0	\$ 36,291.13
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	905.09	0	17.67	0	53.86	164.42	77.27	6,932.40	2,414.44	0	\$ 15,942.30
39	Ryman Auditorium	2,308.72	2,790.67	122.22	332.91	1,390.24	0	18.36	0	55.98	159.42	0	9,625.58	4,484.28	0	\$ 21,288.38
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	9,212.75	0	189.2	0	576.76	0	139.15	73,866.63	22,070.97	0	\$ 163,339.58
41	LP Field	10,172.29	13,682.60	599.14	1,631.92	2,429.92	0	90.01	0	274.4	0	23.85	27,158.39	0	0	\$ 56,062.52
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	414.34	0	25.7	0	78.35	0	50.1	4,630.97	0	0	\$ 13,129.52
44	Schmerhorn Symphony Center	13,673.00	0	0	0	1,171.22	0	37.23	0	0	0	0	8,728.84	3,307.82	0	\$ 26,918.11
45	Nashville Public Library	6,182.28	0	0	0	2,187.85	0	57.93	0	0	0	78.12	22,143.06	1,751.82	0	\$ 32,401.06
49	Viridian Residential Tower	11,125.76	0	0	0	616.32	0	28.1	0	0	0	367.15	6,888.45	0	0	\$ 19,025.78
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	\$ -
51	State Government of TN	136,594.49	96,022.92	0	0	19,439.19	0	0	0	2,124.76	0	5,524.32	160,689.18	42,908.54	0	\$ 463,303.40
	Grand Totals:	343,279.99	278,456.74	7,990.67	21,764.81	64,087.68	0	1,375.38	0	5,784.42	5,969.19	10,121.55	544,129.19	130,567.75	0	\$ 1,413,527.37
	Rate Calculation Totals:	388,279.59	386,110.16	12,706.29	34,609.17	64,108.38	0	1,908.89	0	5,819.38	5,969.19	10121.55	544,319.10	130,599.21	0	\$ 1,584,550.91
	Deviation:	-44,999.60	-107,653.42	-4,715.62	-12,844.36	-20.7	0	-533.51	0	-34.96	0	0	-189.91	-31.46	0	\$ (171,023.54)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

October, 11

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	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 2,310.82	\$ 699.57	\$ 98.42	\$ -	\$ 275.51	\$ -	\$ 1,644.79	\$ 11,983.89	\$ 14,457.11	\$ -	\$ 62,209.44
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 884.44	\$ 263.91	\$ 45.92	\$ -	\$ 128.56	\$ -	\$ 764.81	\$ 4,887.82	\$ 4,836.73	\$ -	\$ 26,246.23
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 687.49	\$ 190.49	\$ 44.55	\$ -	\$ 124.71	\$ 637.74	\$ -	\$ 4,948.15	\$ 1,101.77	\$ -	\$ 21,369.02
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 582.04	\$ 172.17	\$ 17.23	\$ -	\$ 48.23	\$ 229.17	\$ 160.43	\$ 3,334.58	\$ 2,910.11	\$ -	\$ 12,744.14
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ -	\$ 64.73	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,388.09
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 2,292.33	\$ 708.71	\$ 89.50	\$ -	\$ 250.53	\$ 1,106.26	\$ -	\$ 10,732.22	\$ 17,015.37	\$ -	\$ 60,164.29
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 141.77	\$ 38.30	\$ 47.55	\$ -	\$ 133.11	\$ -	\$ 391.22	\$ 1,097.51	\$ 48.86	\$ -	\$ 16,401.99
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 772.46	\$ 229.07	\$ 41.96	\$ -	\$ 117.47	\$ 249.08	\$ 518.45	\$ 4,380.43	\$ 3,966.43	\$ -	\$ 23,561.61
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,560.78	\$ 448.03	\$ 69.00	\$ -	\$ 193.16	\$ -	\$ 558.20	\$ 10,012.89	\$ 5,325.63	\$ -	\$ 40,286.83
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 564.41	\$ 165.42	\$ 16.92	\$ -	\$ 47.36	\$ 209.26	\$ 84.88	\$ 3,354.10	\$ 2,542.91	\$ -	\$ 12,289.34
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 1,051.41	\$ 307.68	\$ 51.62	\$ -	\$ -	\$ -	\$ -	\$ 6,285.54	\$ 4,650.85	\$ -	\$ 31,129.92
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 746.23	\$ 200.17	\$ 62.59	\$ -	\$ 175.21	\$ 707.50	\$ 207.34	\$ 5,887.88	\$ -	\$ -	\$ 26,125.35
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 3,207.32	\$ 961.17	\$ 104.37	\$ -	\$ 292.16	\$ 1,315.42	\$ -	\$ 17,401.45	\$ 18,288.31	\$ -	\$ 74,593.25
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 2,307.56	\$ 653.02	\$ 132.12	\$ -	\$ 369.86	\$ -	\$ -	\$ 15,539.42	\$ 6,171.54	\$ -	\$ 66,475.80
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 570.88	\$ 153.14	\$ 15.30	\$ -	\$ 42.84	\$ 204.33	\$ -	\$ 4,504.36	\$ -	\$ -	\$ 9,925.46
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 1,141.08	\$ 306.09	\$ 51.01	\$ -	\$ 142.79	\$ 677.67	\$ -	\$ 9,003.28	\$ -	\$ -	\$ 26,103.96
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 496.48	\$ 146.59	\$ 17.67	\$ -	\$ 49.45	\$ 164.42	\$ 102.43	\$ 2,865.44	\$ 2,433.43	\$ -	\$ 11,653.06
39	Ryman Auditorium	\$ 2,308.72	\$ 2,790.67	\$ 122.22	\$ 332.91	\$ 823.68	\$ 245.55	\$ 18.36	\$ -	\$ 51.41	\$ 159.42	\$ -	\$ 4,570.19	\$ 4,462.25	\$ -	\$ 15,885.38
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 6,700.15	\$ 1,934.43	\$ 189.20	\$ -	\$ 529.64	\$ -	\$ 755.40	\$ 42,112.26	\$ 24,877.42	\$ -	\$ 134,382.62
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 918.18	\$ 246.30	\$ 90.01	\$ -	\$ 251.98	\$ -	\$ -	\$ 7,244.53	\$ -	\$ -	\$ 34,836.95
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 194.22	\$ 52.66	\$ 25.70	\$ -	\$ 71.95	\$ -	\$ 52.48	\$ 1,488.94	\$ 100.63	\$ -	\$ 9,916.64
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 800.04	\$ 235.70	\$ 37.23	\$ -	\$ -	\$ -	\$ -	\$ 4,659.31	\$ 3,824.72	\$ -	\$ 23,230.00
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 1,398.24	\$ 384.54	\$ 57.93	\$ -	\$ -	\$ -	\$ -	\$ 10,289.69	\$ 1,718.05	\$ -	\$ 20,030.73
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 352.85	\$ 94.65	\$ 28.10	\$ -	\$ -	\$ -	\$ 572.98	\$ 2,784.07	\$ -	\$ -	\$ 14,958.41
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	-
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 14,561.07	\$ 4,265.80	\$ -	\$ -	\$ 1,951.14	\$ -	\$ 6,259.07	\$ 86,674.58	\$ 65,275.55	\$ -	\$ 411,604.62
Grand Totals:		\$ 343,279.99	\$ 278,456.74	\$ 7,990.67	\$ 21,764.81	\$ 45,065.93	\$ 13,103.16	\$ 1,375.38	\$ -	\$ 5,311.80	\$ 5,969.19	\$ 12,072.48	\$ 276,042.53	\$ 184,007.67	\$ -	\$ 1,194,440.35
Rate Calculation Totals:		\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 45,089.12	\$ 13,110.00	\$ 1,908.89	\$ -	\$ 5,343.86	\$ 5,969.19	\$ 12,072.48	\$ 276,127.02	\$ 184,235.20	\$ -	\$ 1,365,560.97
Deviation:		\$ (44,999.60)	\$ (107,653.42)	\$ (4,715.62)	\$ (12,844.36)	\$ (23.19)	\$ (6.84)	\$ (533.51)	\$ -	\$ (32.06)	\$ -	\$ -	\$ (84.49)	\$ (227.53)	\$ -	\$ (171,120.62)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

November, 11

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	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 1,661.88	\$ 309.75	\$ 98.42	\$ -	\$ 276.39	\$ -	\$ 1,561.30	\$ 9,801.17	\$ 14,574.75	\$ -	\$ 59,022.99
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 683.98	\$ 126.03	\$ 45.92	\$ -	\$ 128.97	\$ -	\$ 737.39	\$ 4,202.65	\$ 5,375.43	\$ -	\$ 25,734.41
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 1,058.82	\$ 191.70	\$ 44.55	\$ -	\$ 125.12	\$ 637.74	\$ -	\$ 6,903.48	\$ 6,853.67	\$ -	\$ 29,449.20
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 524.02	\$ 95.66	\$ 17.23	\$ -	\$ 48.38	\$ 229.17	\$ 160.43	\$ 3,325.21	\$ 3,729.42	\$ -	\$ 13,419.70
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ -	\$ 64.94	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,388.30
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 1,488.83	\$ 283.42	\$ 89.50	\$ -	\$ 251.33	\$ 1,106.26	\$ -	\$ 8,090.38	\$ 15,605.14	\$ -	\$ 54,884.23
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 38.09	\$ 7.38	\$ 47.55	\$ -	\$ 133.55	\$ -	\$ -	\$ 191.76	\$ 455.48	\$ -	\$ 15,377.48
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 606.92	\$ 111.91	\$ 41.96	\$ -	\$ 117.85	\$ 249.08	\$ 524.81	\$ 3,720.26	\$ 4,802.74	\$ -	\$ 23,461.79
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,755.65	\$ 313.76	\$ 69.00	\$ -	\$ 193.78	\$ -	\$ 539.60	\$ 11,925.02	\$ 9,599.08	\$ -	\$ 46,515.03
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 364.71	\$ 66.31	\$ 16.92	\$ -	\$ 47.51	\$ 209.26	\$ 153.07	\$ 2,344.87	\$ 2,482.76	\$ -	\$ 10,989.49
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 1,024.15	\$ 194.39	\$ 51.62	\$ -	\$ -	\$ -	\$ -	\$ 5,632.60	\$ 10,486.07	\$ -	\$ 36,171.65
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 570.69	\$ 94.73	\$ 62.59	\$ -	\$ 175.77	\$ 707.50	\$ 223.93	\$ 4,721.62	\$ -	\$ -	\$ 24,695.26
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 2,542.52	\$ 470.76	\$ 104.37	\$ -	\$ 293.10	\$ 1,315.42	\$ -	\$ 15,360.59	\$ 20,948.05	\$ -	\$ 74,057.86
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 1,849.95	\$ 332.95	\$ 132.12	\$ -	\$ 371.05	\$ -	\$ -	\$ 12,293.05	\$ 11,120.54	\$ -	\$ 67,401.94
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 435.15	\$ 72.23	\$ 15.30	\$ -	\$ 42.97	\$ 204.33	\$ 4.06	\$ 3,600.19	\$ -	\$ -	\$ 8,808.84
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 805.54	\$ 133.72	\$ 51.01	\$ -	\$ 143.25	\$ 677.67	\$ -	\$ 6,664.71	\$ -	\$ -	\$ 23,257.94
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 297.91	\$ 55.33	\$ 17.67	\$ -	\$ 49.62	\$ 164.42	\$ 154.55	\$ 1,780.17	\$ 2,527.17	\$ -	\$ 10,423.99
39	Ryman Auditorium	\$ 2,308.72	\$ 2,790.67	\$ 122.22	\$ 332.91	\$ 554.70	\$ 101.66	\$ 18.36	\$ -	\$ 51.57	\$ 159.42	\$ -	\$ 3,472.34	\$ 4,122.91	\$ -	\$ 14,035.48
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 4,763.74	\$ 838.18	\$ 189.20	\$ -	\$ 531.35	\$ -	\$ 834.92	\$ 33,887.61	\$ 20,395.81	\$ -	\$ 118,724.93
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 595.64	\$ 98.87	\$ 90.01	\$ -	\$ 252.79	\$ -	\$ -	\$ 4,928.03	\$ -	\$ -	\$ 32,051.29
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 398.79	\$ 75.01	\$ 25.70	\$ -	\$ 72.18	\$ -	\$ 121.66	\$ 2,272.41	\$ 3,790.78	\$ -	\$ 14,686.59
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 615.53	\$ 111.88	\$ 37.23	\$ -	\$ -	\$ -	\$ -	\$ 3,962.00	\$ 4,173.56	\$ -	\$ 22,573.20
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 1,029.61	\$ 176.20	\$ 57.93	\$ -	\$ -	\$ -	\$ -	\$ 7,903.10	\$ 2,271.68	\$ -	\$ 17,620.80
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 187.70	\$ 31.16	\$ 28.10	\$ -	\$ -	\$ -	\$ 940.13	\$ 1,552.96	\$ -	\$ -	\$ 13,865.81
50	Music City Center	\$ 0.00	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0.00	\$ 0	\$ 0	\$ -
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 12,363.91	\$ 2,257.70	\$ -	\$ -	\$ 1,957.43	\$ -	\$ 6,330.21	\$ 78,368.30	\$ 88,314.33	\$ -	\$ 422,209.29
	Grand Totals:	\$ 343,279.99	\$ 278,456.74	\$ 7,990.67	\$ 21,764.81	\$ 36,218.43	\$ 6,550.69	\$ 1,375.38	\$ -	\$ 5,328.90	\$ 5,969.19	\$ 12,286.06	\$ 236,904.48	\$ 231,629.37	\$ -	\$ 1,187,754.71
	Rate Calculation Totals:	\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 36,239.10	\$ 6,555.00	\$ 1,908.89	\$ -	\$ 5,361.11	\$ 5,969.19	\$ 12,286.06	\$ 236,945.84	\$ 232,107.44	\$ -	\$ 1,359,077.84
	Deviation:	\$ (44,999.60)	\$ (107,653.42)	\$ (4,715.62)	\$ (12,844.36)	\$ (20.67)	\$ (4.31)	\$ (533.51)	\$ -	\$ (32.21)	\$ -	\$ -	\$ (41.36)	\$ (478.07)	\$ -	\$ (171,323.13)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

December, 11

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	13,345.18	14,954.75	655.09	1,784.31	1,184.64	414.32	98.42	0	298.14	0	1,628.10	12,464.13	20,384.28	0	\$ 67,211.36
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	459.44	160.17	45.92	0	139.12	0	804.08	4,868.76	7,717.04	0	\$ 28,628.57
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	682.09	228.83	44.55	0	134.96	637.74	52.48	7,818.27	8,250.36	0	\$ 31,483.40
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	374.98	126.62	17.23	0	52.19	229.17	172.01	4,244.04	4,830.00	0	\$ 15,336.42
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	70.04	279	0	0	0	0	\$ 7,393.40
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	825.64	306.12	89.5	0	271.1	1,106.26	0	7,541.37	20,430.20	0	\$ 58,539.56
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	75.54	35.02	47.55	0	144.05	0	0	227.62	4,381.28	0	\$ 19,414.73
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	394.5	135.26	41.96	0	127.12	249.08	540.71	4,329.85	5,814.70	0	\$ 24,919.44
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	1,298.10	423.87	69	0	209.02	0	553.55	15,647.16	11,529.44	0	\$ 51,849.28
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	240.62	80.76	16.92	0	51.24	209.26	162.81	2,755.80	2,922.96	0	\$ 11,744.45
28	201 4th Ave. Building	18,782.82	0	0	0	403.59	154.34	51.62	0	0	0	0	3,376.32	11,671.09	0	\$ 34,439.78
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	374.12	112.89	62.59	0	189.6	707.5	240.51	5,121.25	0	0	\$ 24,946.89
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	1,659.09	568.69	104.37	0	316.15	1,315.42	0	18,219.87	24,398.32	0	\$ 79,604.96
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	1,028.55	343.34	132.12	0	400.23	0	133.59	11,903.95	11,819.99	0	\$ 67,064.05
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	215.83	65.13	15.3	0	46.35	204.33	16.22	2,954.54	0	0	\$ 7,952.31
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	505.76	152.62	51.01	0	154.51	677.67	27.04	6,923.35	0	0	\$ 23,274.00
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	251.71	85.55	17.67	0	53.52	164.42	0	2,812.30	3,440.49	0	\$ 12,202.81
39	Ryman Auditorium	2,308.72	2,790.67	122.22	332.91	341.62	117.1	18.36	0	55.62	159.42	0	3,751.46	5,024.70	0	\$ 15,022.80
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	3,864.39	1,243.14	189.2	0	573.14	0	1,192.74	47,814.78	27,621.44	0	\$ 139,782.95
41	LP Field	10,172.29	13,682.60	599.14	1,631.92	160.77	48.51	90.01	0	272.67	0	0	2,200.82	0	0	\$ 28,858.73
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	318.31	113.33	25.7	0	77.85	0	114.5	3,216.69	6,196.61	0	\$ 17,993.05
44	Schmerhorn Symphony Center	13,673.00	0	0	0	417.78	141.34	37.23	0	0	0	0	4,711.19	5,474.91	0	\$ 24,455.45
45	Nashville Public Library	6,182.28	0	0	0	603.84	196.36	57.93	0	0	0	0	7,332.55	5,070.67	0	\$ 19,443.63
49	Viridian Residential Tower	11,125.76	0	0	0	99.61	30.06	28.1	0	0	0	1,190.46	1,363.58	0	0	\$ 13,837.57
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	\$ 0
51	State Government of TN	136,594.49	96,022.92	0	0	8,388.42	2,860.90	0	0	2,111.37	0	6,288.56	93,071.26	118,192.81	0	\$ 463,530.73
Grand Totals:		343,279.99	278,456.74	7,990.67	21,764.81	24,168.94	8,144.27	1,375.38	0	5,747.99	5,969.19	13,117.36	274,670.91	305,171.29	0	\$ 1,289,857.54
Rate Calculation Totals:		388,279.59	386,110.16	12,706.29	34,609.17	24,183.60	8,150.27	1,908.89	0	5,782.69	5,969.19	13,117.36	274,731.26	305,933.74	0	\$ 1,461,482.21
Deviation:		-44,999.60	-107,653.42	-4,715.62	-12,844.36	-14.66	-6	-533.51	0	-34.7	0	0.00	-60.35	-762.45	0	\$ (171,624.67)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

January, 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	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 1,095.86	\$ 344.24	\$ 98.42	\$ -	\$ 304.75	\$ -	\$ 1,811.78	\$ 8,688.04	\$ 18,381.91	\$ -	\$ 61,464.33
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 503.40	\$ 158.12	\$ 45.92	\$ -	\$ 142.21	\$ -	\$ 796.67	\$ 4,351.45	\$ 7,248.31	\$ -	\$ 27,680.12
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 753.38	\$ 236.65	\$ 44.55	\$ -	\$ 137.95	\$ 637.74	\$ 65.60	\$ 7,238.11	\$ 8,440.95	\$ -	\$ 31,189.05
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 382.08	\$ 120.02	\$ 17.23	\$ -	\$ 53.35	\$ 229.17	\$ 175.32	\$ 3,614.22	\$ 4,468.77	\$ -	\$ 14,350.34
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ -	\$ 71.60	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,394.96
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 1,060.24	\$ 333.05	\$ 89.50	\$ -	\$ 277.11	\$ 1,106.26	\$ -	\$ 7,975.03	\$ 19,212.79	\$ -	\$ 58,023.35
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 148.61	\$ 46.69	\$ 47.55	\$ -	\$ 147.24	\$ -	\$ -	\$ 187.61	\$ 5,778.17	\$ -	\$ 20,859.54
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 474.34	\$ 149.00	\$ 41.96	\$ -	\$ 129.95	\$ 249.08	\$ 550.25	\$ 4,303.83	\$ 6,155.16	\$ -	\$ 25,339.83
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,339.63	\$ 420.80	\$ 69.00	\$ -	\$ 213.65	\$ -	\$ 553.55	\$ 13,817.76	\$ 11,867.12	\$ -	\$ 50,400.65
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 227.55	\$ 71.48	\$ 16.92	\$ -	\$ 52.38	\$ 209.26	\$ 172.55	\$ 2,233.27	\$ 2,393.26	\$ -	\$ 10,680.75
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 587.69	\$ 184.61	\$ 51.66	\$ -	\$ -	\$ -	\$ -	\$ 3,965.36	\$ 12,159.05	\$ -	\$ 35,731.19
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 348.22	\$ 109.38	\$ 62.59	\$ -	\$ 193.81	\$ 707.50	\$ 223.93	\$ 4,521.86	\$ -	\$ -	\$ 24,305.72
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 1,768.03	\$ 555.37	\$ 104.37	\$ -	\$ 323.17	\$ 1,315.42	\$ -	\$ 15,816.22	\$ 23,689.49	\$ -	\$ 76,595.12
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 1,223.87	\$ 384.44	\$ 132.12	\$ -	\$ 409.12	\$ -	\$ 22.26	\$ 11,880.66	\$ 13,306.08	\$ -	\$ 68,660.83
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 205.04	\$ 64.40	\$ 15.30	\$ -	\$ 47.38	\$ 204.33	\$ 4.06	\$ 2,662.51	\$ -	\$ -	\$ 7,637.63
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 486.68	\$ 152.87	\$ 51.01	\$ -	\$ 157.95	\$ 677.67	\$ 27.04	\$ 6,319.76	\$ -	\$ -	\$ 22,655.02
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 179.41	\$ 56.36	\$ 17.67	\$ -	\$ 54.71	\$ 164.42	\$ -	\$ 1,592.32	\$ 2,445.56	\$ -	\$ 9,887.60
39	Ryman Auditorium	\$ 2,085.00	\$ 2,597.41	\$ 113.75	\$ 309.84	\$ 357.41	\$ 112.27	\$ 17.09	\$ -	\$ 52.92	\$ 159.42	\$ -	\$ 3,168.37	\$ 4,884.65	\$ -	\$ 13,858.13
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 3,722.79	\$ 1,169.38	\$ 189.20	\$ -	\$ 585.86	\$ -	\$ 1,073.47	\$ 40,242.32	\$ 26,865.31	\$ -	\$ 131,132.45
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 113.90	\$ 35.78	\$ 90.01	\$ -	\$ 278.73	\$ -	\$ -	\$ 1,478.99	\$ -	\$ -	\$ 28,083.36
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 402.73	\$ 126.51	\$ 25.70	\$ -	\$ 79.59	\$ -	\$ 71.56	\$ 3,361.62	\$ 6,195.79	\$ -	\$ 18,193.56
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 501.13	\$ 157.41	\$ 37.25	\$ -	\$ -	\$ -	\$ -	\$ 4,706.77	\$ 5,972.29	\$ -	\$ 25,047.85
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 713.07	\$ 223.99	\$ 57.97	\$ -	\$ -	\$ -	\$ 115.01	\$ 7,658.13	\$ 5,311.68	\$ -	\$ 20,262.13
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 88.46	\$ 27.79	\$ 28.10	\$ -	\$ -	\$ -	\$ -	\$ 1,148.70	\$ -	\$ -	\$ 12,418.81
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	0
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 9,237.44	\$ 2,901.66	\$ -	\$ -	\$ 2,158.23	\$ -	\$ 5,862.86	\$ 84,669.55	\$ 117,023.72	\$ -	\$ 454,470.87
Grand Totals:		\$ 343,056.27	\$ 278,263.48	\$ 7,982.20	\$ 21,741.74	\$ 25,920.96	\$ 8,142.27	\$ 1,374.21	\$ -	\$ 5,871.66	\$ 5,969.19	\$ 11,525.91	\$ 245,602.46	\$ 301,800.06	\$ -	\$ 1,257,250.41
Rate Calculation Totals:		\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 25,943.47	\$ 8,150.27	\$ 1,908.89	\$ -	\$ 5,911.17	\$ 5,969.19	\$ 11,525.91	\$ 245,647.64	\$ 302,620.15	\$ -	\$ 1,429,381.90
Deviation:		\$ (45,223.32)	\$ (107,846.68)	\$ (4,724.09)	\$ (12,867.43)	\$ (22.51)	\$ (8.00)	\$ (534.68)	\$ -	\$ (39.51)	\$ -	\$ -	\$ (45.18)	\$ (820.09)	\$ -	\$ (172,131.49)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

February, 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	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 986.60	\$ 297.39	\$ 98.42	\$ -	\$ 279.01	\$ -	\$ 1,703.24	\$ 9,241.30	\$ 17,187.86	\$ 1.13	\$ 60,534.28
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 408.73	\$ 123.19	\$ 45.92	\$ -	\$ 130.20	\$ -	\$ 792.97	\$ 4,332.99	\$ 5,692.80	\$ 0.37	\$ 25,961.21
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 604.43	\$ 182.18	\$ 44.55	\$ -	\$ 126.30	\$ 637.74	\$ 43.73	\$ 6,933.09	\$ 6,931.87	\$ 0.46	\$ 29,138.47
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 309.67	\$ 93.34	\$ 17.23	\$ -	\$ 48.85	\$ 229.17	\$ 172.01	\$ 3,434.56	\$ 3,883.83	\$ 0.26	\$ 13,479.10
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ -	\$ 65.55	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,388.91
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 1,113.66	\$ 335.68	\$ 89.50	\$ -	\$ 253.71	\$ 1,106.26	\$ -	\$ 11,174.44	\$ 17,298.84	\$ 1.14	\$ 59,342.60
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 110.78	\$ 33.39	\$ 47.55	\$ -	\$ 134.81	\$ -	\$ -	\$ 269.63	\$ 4,103.33	\$ 0.27	\$ 19,203.43
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 398.13	\$ 120.00	\$ 41.96	\$ -	\$ 118.97	\$ 249.08	\$ 575.70	\$ 4,205.38	\$ 5,588.48	\$ 0.37	\$ 24,584.33
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,128.46	\$ 340.14	\$ 69.00	\$ -	\$ 195.61	\$ -	\$ 548.90	\$ 13,436.08	\$ 11,549.34	\$ 0.76	\$ 49,387.43
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 257.84	\$ 77.72	\$ 16.92	\$ -	\$ 47.95	\$ 209.26	\$ 102.97	\$ 3,069.56	\$ 2,639.94	\$ 0.17	\$ 11,726.41
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 674.76	\$ 203.39	\$ 51.66	\$ -	\$ -	\$ -	\$ -	\$ 6,556.72	\$ 11,086.05	\$ 0.73	\$ 37,356.13
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 276.18	\$ 83.24	\$ 62.59	\$ -	\$ 177.44	\$ 707.50	\$ 281.98	\$ 4,287.31	\$ -	\$ -	\$ 24,014.67
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 1,424.67	\$ 429.43	\$ 104.37	\$ -	\$ 295.88	\$ 1,315.42	\$ -	\$ 14,948.24	\$ 20,281.81	\$ 1.33	\$ 71,824.20
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 1,211.16	\$ 365.07	\$ 132.12	\$ -	\$ 374.57	\$ -	\$ -	\$ 14,384.95	\$ 12,497.03	\$ 0.82	\$ 70,268.00
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 176.78	\$ 53.28	\$ 15.30	\$ -	\$ 43.38	\$ 204.33	\$ -	\$ 2,744.30	\$ -	\$ -	\$ 7,671.98
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 442.00	\$ 133.22	\$ 51.01	\$ -	\$ 144.61	\$ 677.67	\$ -	\$ 6,861.33	\$ -	\$ -	\$ 23,091.88
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 138.32	\$ 41.69	\$ 17.67	\$ -	\$ 50.09	\$ 164.42	\$ 5.39	\$ 1,479.88	\$ 1,888.32	\$ 0.12	\$ 9,163.05
39	Ryman Auditorium	\$ 2,085.00	\$ 2,597.41	\$ 113.75	\$ 309.84	\$ 298.77	\$ 90.06	\$ 17.09	\$ -	\$ 48.45	\$ 159.42	\$ -	\$ 3,132.84	\$ 4,259.14	\$ 0.28	\$ 13,112.05
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 2,852.10	\$ 859.68	\$ 189.20	\$ -	\$ 536.39	\$ -	\$ 1,093.35	\$ 36,418.72	\$ 22,229.01	\$ 1.46	\$ 121,464.03
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 144.03	\$ 43.41	\$ 90.01	\$ -	\$ 255.19	\$ -	\$ -	\$ 2,235.85	\$ -	\$ -	\$ 28,854.44
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 305.32	\$ 92.03	\$ 25.70	\$ -	\$ 72.86	\$ -	\$ 81.11	\$ 3,032.88	\$ 4,829.52	\$ 0.32	\$ 16,369.80
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 475.47	\$ 143.31	\$ 37.25	\$ -	\$ -	\$ -	\$ -	\$ 5,321.60	\$ 5,826.94	\$ 0.38	\$ 25,477.95
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 537.12	\$ 161.90	\$ 57.97	\$ -	\$ -	\$ -	\$ 106.33	\$ 7,069.77	\$ 3,588.32	\$ 0.24	\$ 17,703.93
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 83.44	\$ 25.15	\$ 28.10	\$ -	\$ -	\$ -	\$ 1,134.83	\$ 1,295.26	\$ -	\$ -	\$ 13,692.54
50	Music City Center	0.00	0	0	0	0	0	0	0	0	0	0	0.00	0	0	0
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 7,369.84	\$ 2,221.48	\$ -	\$ -	\$ 1,975.98	\$ -	\$ 6,145.55	\$ 80,227.99	\$ 96,712.02	\$ 6.37	\$ 427,276.64
Grand Totals:		\$ 343,056.27	\$ 278,263.48	\$ 7,982.20	\$ 21,741.74	\$ 21,728.26	\$ 6,549.37	\$ 1,374.21	\$ -	\$ 5,375.80	\$ 5,969.19	\$ 12,788.06	\$ 246,094.67	\$ 258,074.45	\$ 16.98	\$ 1,209,014.68
Rate Calculation Totals:		\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 21,745.06	\$ 6,555.00	\$ 1,908.89	\$ -	\$ 5,411.97	\$ 5,969.19	\$ 12,788.06	\$ 246,136.08	\$ 258,694.17	\$ 17.00	\$ 1,380,930.63
Deviation:		\$ (45,223.32)	\$ (107,846.68)	\$ (4,724.09)	\$ (12,867.43)	\$ (16.80)	\$ (5.63)	\$ (534.68)	\$ -	\$ (36.17)	\$ -	\$ -	\$ (41.41)	\$ (619.72)	\$ (0.02)	\$ (171,915.95)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

March, 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	13,345.18	14,954.75	655.09	1,784.31	1,314.56	440.91	98.42	0	281.27	0	1,419.37	13,977.27	14,621.35	0	\$ 62,892.48
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	487.32	163.46	45.92	0	131.25	0	648.46	5,748.82	4,548.81	0	\$ 26,207.88
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	594.4	199.36	44.55	0	127.32	637.74	0	7,739.25	4,429.97	0	\$ 27,406.71
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	311.52	104.49	17.23	0	49.24	229.17	150.51	3,686.18	2,890.45	0	\$ 12,728.97
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	66.08	279	0	0	0	0	\$ 7,389.44
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	1,233.35	413.68	89.5	0	255.76	1,106.26	0	12,569.04	14,555.24	0	\$ 58,192.20
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	69.05	23.16	47.55	0	135.9	0	496.18	1,154.23	122.54	0	\$ 16,552.28
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	442.07	148.27	41.96	0	119.93	249.08	575.7	5,085.46	4,324.93	0	\$ 24,273.66
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	1,021.79	342.71	69	0	197.2	0	534.95	12,480.71	8,880.75	0	\$ 45,646.25
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	249.29	83.61	16.92	0	48.34	209.26	114.66	3,160.02	1,989.75	0	\$ 11,175.93
28	201 4th Ave. Building	18,782.82	0	0	0	701.49	235.28	51.66	0	0	0	0	8,802.30	5,737.13	0	\$ 34,310.68
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	375.88	126.07	62.59	0	178.87	707.5	149.28	6,716.66	0	0	\$ 26,455.28
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	1,581.48	530.44	104.37	0	298.27	1,315.42	0	16,321.07	18,349.82	0	\$ 71,523.92
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	1,299.75	435.95	132.12	0	377.59	0	0	17,039.47	9,508.04	0	\$ 70,095.20
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	186.54	62.57	15.3	0	43.73	204.33	0	3,333.40	0	0	\$ 8,280.48
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	574.58	192.72	51.01	0	145.77	677.67	0	10,267.47	0	0	\$ 26,691.26
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	232.25	77.9	17.67	0	50.49	164.42	0	3,192.42	1,472.09	0	\$ 10,584.39
39	Ryman Auditorium	2,085.00	2,597.41	113.75	309.84	426.52	143.06	17.09	0	48.85	159.42	0	4,859.44	4,245.56	0	\$ 15,005.94
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	3,436.95	1,152.78	189.2	0	540.72	0	656.01	45,935.39	23,793.30	0	\$ 132,988.47
41	LP Field	10,172.29	13,682.60	599.14	1,631.92	528.74	177.35	90.01	0	257.25	0	0	9,448.28	0	0	\$ 36,587.58
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	301.81	101.23	25.7	0	73.45	0	95.42	3,153.53	3,442.27	0	\$ 15,123.47
44	Schmerhorn Symphony Center	13,673.00	0	0	0	542.33	181.9	37.25	0	0	0	0	6,332.93	5,161.32	0	\$ 25,928.73
45	Nashville Public Library	6,182.28	0	0	0	783.18	262.69	57.97	0	0	0	82.46	12,291.13	2,618.64	0	\$ 22,278.35
49	Viridian Residential Tower	11,125.76	0	0	0	180.38	60.5	28.1	0	0	0	324.87	3,223.35	0	0	\$ 14,942.96
50	Music City Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -
51	State Government of TN	136,594.49	96,022.92	0	0	7,451.88	2,499.42	0	0	1,991.94	0	5,496.30	94,220.23	59,849.14	0	\$ 404,126.32
	Grand Totals:	343,056.27	278,263.48	7,982.20	21,741.74	24,327.11	8,159.51	1,374.21	0	5,419.22	5,969.19	10,744.17	310,737.85	190,541.10	0	\$ 1,208,316.05
	Rate Calculation Totals:	388,279.59	386,110.16	12,706.29	34,609.17	24,348.73	8,166.55	1,908.89	0	5,455.64	5,969.19	10,744.17	310,783.10	191,066.36	0	\$ 1,380,147.84
	Deviation:	-45,223.32	-107,846.68	-4,724.09	-12,867.43	-21.62	-7.04	-534.68	0	-36.42	0	0	-45.25	-525.26	0	\$ (171,831.79)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

April, 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	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 2,040.07	\$ 353.03	\$ 98.42	\$ 1,105.55	\$ 290.55	\$ -	\$ 1,277.43	\$ 11,367.67	\$ 11,256.47	\$ -	\$ 58,528.52
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 765.68	\$ 132.49	\$ 45.92	\$ 515.89	\$ 135.57	\$ -	\$ 644.75	\$ 5,011.66	\$ 3,305.69	\$ -	\$ 24,991.69
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 940.36	\$ 162.72	\$ 44.55	\$ 500.45	\$ 131.53	\$ 637.74	\$ -	\$ 6,737.13	\$ 3,341.76	\$ -	\$ 26,130.36
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 501.41	\$ 86.76	\$ 17.23	\$ 193.53	\$ 50.86	\$ 229.17	\$ 152.16	\$ 3,198.80	\$ 2,267.30	\$ -	\$ 11,987.40
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ 259.73	\$ 68.26	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,651.35
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 2,415.17	\$ 417.94	\$ 89.50	\$ 1,005.28	\$ 264.20	\$ 1,106.26	\$ 1,072.68	\$ 13,479.95	\$ 13,298.77	\$ -	\$ 61,119.12
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 63.40	\$ 10.97	\$ 47.55	\$ 534.15	\$ 140.38	\$ -	\$ -	\$ 576.28	\$ 74.83	\$ -	\$ 15,951.23
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 592.32	\$ 102.49	\$ 41.96	\$ 471.40	\$ 123.88	\$ 249.08	\$ 578.88	\$ 3,922.87	\$ 2,500.65	\$ -	\$ 21,869.79
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,507.97	\$ 260.94	\$ 69.00	\$ 775.09	\$ 203.71	\$ -	\$ 611.23	\$ 10,653.80	\$ 5,543.91	\$ -	\$ 41,744.79
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 318.92	\$ 55.19	\$ 16.92	\$ 190.03	\$ 49.94	\$ 209.26	\$ 150.29	\$ 2,285.21	\$ 1,132.93	\$ -	\$ 9,712.77
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 1,154.59	\$ 199.79	\$ 51.66	\$ 580.22	\$ -	\$ -	\$ 6.19	\$ 8,109.34	\$ 4,303.76	\$ -	\$ 33,188.37
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 589.07	\$ 101.93	\$ 62.59	\$ 703.07	\$ 184.77	\$ 707.50	\$ 207.34	\$ 5,917.58	\$ -	\$ -	\$ 26,612.28
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 2,747.65	\$ 475.46	\$ 104.37	\$ 1,172.35	\$ 308.10	\$ 1,315.42	\$ -	\$ 16,088.67	\$ 14,200.67	\$ -	\$ 69,435.74
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 2,005.82	\$ 347.08	\$ 132.12	\$ 1,484.15	\$ 390.05	\$ -	\$ -	\$ 15,749.82	\$ 5,427.02	\$ -	\$ 66,838.34
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 287.41	\$ 49.73	\$ 15.30	\$ 171.89	\$ 45.17	\$ 204.33	\$ -	\$ 2,887.25	\$ -	\$ -	\$ 8,095.69
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 901.68	\$ 156.02	\$ 51.01	\$ 572.98	\$ 150.58	\$ 677.67	\$ -	\$ 9,057.94	\$ -	\$ -	\$ 26,349.92
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 393.54	\$ 68.09	\$ 17.67	\$ 198.46	\$ 52.16	\$ 164.42	\$ 28.75	\$ 2,978.51	\$ 1,202.40	\$ -	\$ 10,481.15
39	Ryman Auditorium	\$ 2,085.00	\$ 2,597.41	\$ 113.75	\$ 309.84	\$ 690.64	\$ 119.51	\$ 17.09	\$ 191.98	\$ 50.46	\$ 159.42	\$ -	\$ 4,329.94	\$ 3,216.77	\$ -	\$ 13,881.81
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 5,387.41	\$ 932.23	\$ 189.20	\$ 2,125.32	\$ 558.55	\$ -	\$ 703.72	\$ 39,722.92	\$ 17,757.80	\$ -	\$ 124,661.27
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 825.80	\$ 142.89	\$ 90.01	\$ 1,011.13	\$ 265.73	\$ -	\$ -	\$ 8,295.64	\$ -	\$ -	\$ 36,717.15
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 423.72	\$ 73.32	\$ 25.70	\$ 288.70	\$ 75.87	\$ -	\$ 100.19	\$ 2,504.67	\$ 2,160.79	\$ -	\$ 13,583.02
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 706.18	\$ 122.20	\$ 37.25	\$ 418.46	\$ -	\$ -	\$ -	\$ 4,608.97	\$ 3,065.04	\$ -	\$ 22,631.10
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 1,220.85	\$ 211.25	\$ 57.97	\$ 651.27	\$ -	\$ -	\$ 82.46	\$ 11,000.58	\$ 1,558.62	\$ -	\$ 20,965.28
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 297.55	\$ 51.49	\$ 28.10	\$ 315.69	\$ -	\$ -	\$ 378.28	\$ 2,989.10	\$ -	\$ -	\$ 15,185.97
50	Music City Center	\$ -	\$ 141.04	\$ -	\$ -	\$ 63.25	\$ 10.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635.35	\$ -	\$ -	\$ 850.58
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 11,013.34	\$ 1,905.75	\$ -	\$ 7,829.43	\$ 2,057.65	\$ -	\$ 5,495.31	\$ 79,594.89	\$ 38,287.08	\$ -	\$ 378,800.86
	Grand Totals:	\$ 343,056.27	\$ 278,404.52	\$ 7,982.20	\$ 21,741.74	\$ 37,853.80	\$ 6,550.21	\$ 1,374.21	\$ 23,266.20	\$ 5,597.97	\$ 5,969.19	\$ 11,489.66	\$ 271,704.54	\$ 133,902.26	\$ -	\$ 1,148,892.77
	Rate Calculation Totals:	\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 37,875.80	\$ 6,555.00	\$ 1,908.89	\$ 21,443.72	\$ 5,635.54	\$ 5,969.19	\$ 11,489.66	\$ 271,775.75	\$ 134,087.12	\$ -	\$ 1,318,445.88
	Deviation:	\$ (45,223.32)	\$ (107,705.64)	\$ (4,724.09)	\$ (12,867.43)	\$ (22.00)	\$ (4.79)	\$ (534.68)	\$ 1,822.48	\$ (37.57)	\$ -	\$ -	\$ (71.21)	\$ (184.86)	\$ -	\$ (169,553.11)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

May, 12

Customer Number	Customer Name	Capacity	Operating	EDS Improvement	Micro Incremental	Water And Sewer	Chemical Treatment	Engineering	Insurance	EDS Electricity	EDS Maint Costs Alloc	TIFS	Electricity	Natural Gas	Propane	Total
2	A. A. Birch	\$ 13,345.18	\$ 14,954.75	\$ 655.09	\$ 1,784.31	\$ 2,203.09	\$ 401.39	\$ 98.42	\$ -	\$ 260.37	\$ -	\$ 1,085.40	\$ 15,274.82	\$ 9,938.04	\$ -	\$ 60,000.86
4	Metro Courthouse	\$ 6,317.59	\$ 6,978.16	\$ 305.68	\$ 832.61	\$ 816.27	\$ 148.71	\$ 45.92	\$ -	\$ 121.50	\$ -	\$ 581.76	\$ 7,030.52	\$ 2,773.82	\$ -	\$ 25,952.54
7	Parkway Towers	\$ 5,759.59	\$ 6,770.30	\$ 296.53	\$ 807.70	\$ 446.62	\$ 81.35	\$ 44.55	\$ -	\$ 117.87	\$ 637.74	\$ -	\$ 6,101.75	\$ 23.72	\$ -	\$ 21,087.72
9	Wells Fargo Plaza	\$ 2,245.01	\$ 2,618.14	\$ 114.68	\$ 312.35	\$ 524.46	\$ 95.55	\$ 17.23	\$ -	\$ 45.58	\$ 229.17	\$ 119.08	\$ 4,372.19	\$ 1,878.22	\$ -	\$ 12,571.66
10	401 Union Building	\$ 2,934.32	\$ 3,513.84	\$ 153.90	\$ 419.18	\$ -	\$ -	\$ 23.12	\$ -	\$ 61.17	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 7,384.53
11	Sheraton Hotel	\$ 12,152.83	\$ 13,598.40	\$ 595.67	\$ 1,622.47	\$ 2,285.62	\$ 416.42	\$ 89.50	\$ -	\$ 236.76	\$ 1,106.26	\$ 1,050.01	\$ 16,723.05	\$ 9,729.93	\$ -	\$ 59,606.92
12	Municipal Auditorium	\$ 6,098.67	\$ 7,226.39	\$ 316.51	\$ 862.10	\$ 192.75	\$ 35.11	\$ 47.55	\$ -	\$ 125.80	\$ -	\$ -	\$ 2,607.92	\$ 27.15	\$ -	\$ 17,539.95
21	Hermitage Hotel	\$ 5,870.01	\$ 6,376.12	\$ 279.32	\$ 760.81	\$ 756.69	\$ 137.86	\$ 41.96	\$ -	\$ 111.02	\$ 249.08	\$ 547.07	\$ 5,645.97	\$ 3,148.65	\$ -	\$ 23,924.56
24	Criminal Justice Center	\$ 9,925.65	\$ 10,483.26	\$ 459.27	\$ 1,250.96	\$ 1,630.19	\$ 297.00	\$ 69.00	\$ -	\$ 182.54	\$ -	\$ 604.72	\$ 12,756.90	\$ 6,390.28	\$ -	\$ 44,049.77
25	501 Union Building	\$ 2,314.41	\$ 2,570.38	\$ 112.60	\$ 306.69	\$ 351.06	\$ 63.96	\$ 16.92	\$ -	\$ 44.75	\$ 209.26	\$ 129.41	\$ 3,010.96	\$ 1,201.36	\$ -	\$ 10,331.76
28	201 4th Ave. Building	\$ 18,782.82	\$ -	\$ -	\$ -	\$ 775.29	\$ 141.21	\$ 51.66	\$ -	\$ -	\$ -	\$ 49.50	\$ 10,654.14	\$ -	\$ -	\$ 30,454.62
29	Fifth Third Financial Center	\$ 7,073.13	\$ 9,513.97	\$ 416.60	\$ 1,134.73	\$ 632.88	\$ 115.27	\$ 62.59	\$ -	\$ 165.58	\$ 707.50	\$ 124.40	\$ 8,697.18	\$ -	\$ -	\$ 28,643.83
32	Renaissance Hotel	\$ 14,578.95	\$ 15,857.31	\$ 694.67	\$ 1,892.12	\$ 2,339.14	\$ 426.16	\$ 104.37	\$ -	\$ 276.10	\$ 1,315.42	\$ -	\$ 18,712.05	\$ 8,899.42	\$ -	\$ 65,095.71
33	Convention Center	\$ 17,951.45	\$ 20,076.05	\$ 879.43	\$ 2,395.35	\$ 1,645.67	\$ 299.77	\$ 132.12	\$ -	\$ 349.54	\$ -	\$ 55.66	\$ 18,893.69	\$ 2,465.39	\$ -	\$ 65,144.12
34	Renaissance Office Tower	\$ 1,729.29	\$ 2,326.04	\$ 101.85	\$ 277.43	\$ 309.62	\$ 56.39	\$ 15.30	\$ -	\$ 40.48	\$ 204.33	\$ 56.39	\$ 4,254.81	\$ -	\$ -	\$ 9,315.54
35	St. Mary of the Seven Sorrows	\$ 897.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.92	\$ -	\$ -	\$ -	\$ 927.22
36	Nashville City Center	\$ 5,764.30	\$ 7,753.47	\$ 339.51	\$ 924.76	\$ 935.20	\$ 170.34	\$ 51.01	\$ -	\$ 134.94	\$ 677.67	\$ 54.07	\$ 12,851.63	\$ -	\$ -	\$ 29,656.90
38	Wildhorse Saloon	\$ 2,254.32	\$ 2,684.92	\$ 117.60	\$ 320.31	\$ 347.24	\$ 63.25	\$ 17.67	\$ -	\$ 46.74	\$ 164.42	\$ -	\$ 4,135.76	\$ 421.41	\$ -	\$ 10,573.64
39	Ryman Auditorium	\$ 2,085.00	\$ 2,597.41	\$ 113.75	\$ 309.84	\$ 790.27	\$ 143.97	\$ 17.09	\$ -	\$ 45.22	\$ 159.42	\$ -	\$ 6,110.18	\$ 3,146.83	\$ -	\$ 15,518.98
40	Bridgestone Arena	\$ 23,841.00	\$ 28,753.63	\$ 1,259.33	\$ 3,430.16	\$ 3,562.43	\$ 648.98	\$ 189.20	\$ -	\$ 500.54	\$ -	\$ 457.22	\$ 33,879.66	\$ 9,988.00	\$ -	\$ 106,510.15
41	LP Field	\$ 10,172.29	\$ 13,682.60	\$ 599.14	\$ 1,631.92	\$ 1,305.03	\$ 237.70	\$ 90.01	\$ -	\$ 238.14	\$ -	\$ -	\$ 17,933.93	\$ -	\$ -	\$ 45,890.76
43	Hume Fogg School	\$ 3,387.63	\$ 3,905.42	\$ 171.07	\$ 465.94	\$ 629.01	\$ 114.60	\$ 25.70	\$ -	\$ 67.99	\$ -	\$ 73.95	\$ 4,091.58	\$ 3,016.07	\$ -	\$ 15,948.96
44	Schmerhorn Symphony Center	\$ 13,673.00	\$ -	\$ -	\$ -	\$ 743.50	\$ 135.45	\$ 37.25	\$ -	\$ -	\$ -	\$ -	\$ 6,366.72	\$ 2,551.14	\$ -	\$ 23,507.06
45	Nashville Public Library	\$ 6,182.28	\$ -	\$ -	\$ -	\$ 1,188.00	\$ 216.39	\$ 57.97	\$ -	\$ -	\$ -	\$ 84.63	\$ 14,246.98	\$ 1,377.18	\$ -	\$ 23,353.43
49	Viridian Residential Tower	\$ 11,125.76	\$ -	\$ -	\$ -	\$ 364.03	\$ 66.30	\$ 28.10	\$ -	\$ -	\$ -	\$ 194.70	\$ 5,002.50	\$ -	\$ -	\$ 16,781.39
50	Music City Center	\$ -	\$ 141.04	\$ -	\$ -	\$ 432.03	\$ 78.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,937.08	\$ -	\$ -	\$ 6,588.84
51	State Government of TN	\$ 136,594.49	\$ 96,022.92	\$ -	\$ -	\$ 10,746.47	\$ 1,957.71	\$ -	\$ -	\$ 1,843.93	\$ -	\$ 4,696.81	\$ 104,089.55	\$ 28,878.97	\$ -	\$ 384,830.85
	Grand Totals:	\$ 343,056.27	\$ 278,404.52	\$ 7,982.20	\$ 21,741.74	\$ 35,952.56	\$ 6,549.53	\$ 1,374.21	\$ -	\$ 5,016.56	\$ 5,969.19	\$ 9,908.39	\$ 349,381.52	\$ 95,855.58	\$ -	\$ 1,161,192.27
	Rate Calculation Totals:	\$ 388,279.59	\$ 386,110.16	\$ 12,706.29	\$ 34,609.17	\$ 35,966.84	\$ 6,555.00	\$ 1,908.89	\$ -	\$ 5,050.31	\$ 5,969.19	\$ 9,908.39	\$ 349,477.70	\$ 95,921.74	\$ -	\$ 1,332,463.27
	Deviation:	\$ (45,223.32)	\$ (107,705.64)	\$ (4,724.09)	\$ (12,867.43)	\$ (14.28)	\$ (5.47)	\$ (534.68)	\$ -	\$ (33.75)	\$ -	\$ -	\$ (96.18)	\$ (66.16)	\$ -	\$ (171,271.00)

Metro Nashville District Energy System
FY 11 - 12

Chilled Water and Steam Revenues

June, 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	13,345.18	14,954.75	655.09	1,784.31	3,026.32	539.92	98.42	0	280.96	0	1,168.89	24,355.30	9,551.92	0	\$ 69,761.06
4	Metro Courthouse	6,317.59	6,978.16	305.68	832.61	960.47	171.37	45.92	0	131.11	0	555.82	11,157.15	1,777.73	0	\$ 29,233.61
7	Parkway Towers	5,759.59	6,770.30	296.53	807.7	678.13	121.02	44.55	0	127.18	637.74	0	11,271.18	13.63	0	\$ 26,527.55
9	Wells Fargo Plaza	2,245.01	2,618.14	114.68	312.35	779.21	139.02	17.23	0	49.18	229.17	105.85	7,364.39	2,059.41	0	\$ 16,033.64
10	401 Union Building	2,934.32	3,513.84	153.9	419.18	0	0	23.12	0	66	279	0	0	0	0	\$ 7,389.36
11	Sheraton Hotel	12,152.83	13,598.40	595.67	1,622.47	3,123.15	557.2	89.5	0	255.48	1,106.26	982.03	27,778.97	8,890.14	0	\$ 70,752.10
12	Municipal Auditorium	6,098.67	7,226.39	316.51	862.1	300.53	53.63	47.55	0	135.75	0	333.97	4,910.70	36.93	0	\$ 20,322.73
21	Hermitage Hotel	5,870.01	6,376.12	279.32	760.81	781.54	139.44	41.96	0	119.81	249.08	550.25	8,650.85	1,602.99	0	\$ 25,422.18
24	Criminal Justice Center	9,925.65	10,483.26	459.27	1,250.96	1,668.92	297.77	69	0	196.98	0	660.54	17,812.50	3,664.78	0	\$ 46,489.63
25	501 Union Building	2,314.41	2,570.38	112.6	306.69	489.11	87.27	16.92	0	48.29	209.26	84.88	5,735.52	885.55	0	\$ 12,860.88
28	201 4th Ave. Building	18,782.82	0	0	0	1,079.41	192.62	51.66	0	0	0	49.5	18,000.09	0	0	\$ 38,156.10
29	Fifth Third Financial Center	7,073.13	9,513.97	416.6	1,134.73	879.92	157.02	62.59	0	178.68	707.5	99.52	14,673.38	0	0	\$ 34,897.04
32	Renaissance Hotel	14,578.95	15,857.31	694.67	1,892.12	2,993.53	534.11	104.37	0	297.95	1,315.42	0	31,400.35	6,774.67	0	\$ 76,443.45
33	Convention Center	17,951.45	20,076.05	879.43	2,395.35	2,832.61	505.41	132.12	0	377.18	0	0	32,165.79	5,513.02	0	\$ 82,828.41
34	Renaissance Office Tower	1,729.29	2,326.04	101.85	277.43	457.79	81.7	15.3	0	43.69	204.33	0	7,634.12	0	0	\$ 12,871.54
35	St. Mary of the Seven Sorrows	897.3	0	0	0	0	0	0	0	0	29.92	0	0	0	0	\$ 927.22
36	Nashville City Center	5,764.30	7,753.47	339.51	924.76	1,374.35	245.26	51.01	0	145.62	677.67	0	22,918.56	0	0	\$ 40,194.51
38	Wildhorse Saloon	2,254.32	2,684.92	117.6	320.31	474.03	84.59	17.67	0	50.44	164.42	0	6,833.57	391.89	0	\$ 13,393.76
39	Ryman Auditorium	2,085.00	2,597.41	113.75	309.84	1,114.53	198.85	17.09	0	48.79	159.42	0	9,438.08	3,346.39	0	\$ 19,429.15
40	Bridgestone Arena	23,841.00	28,753.63	1,259.33	3,430.16	5,161.84	920.98	189.2	0	540.14	0	377.7	55,255.50	11,275.41	0	\$ 131,004.89
41	LP Field	10,172.29	13,682.60	589.14	1,631.92	2,235.96	399.02	90.01	0	256.97	0	119.27	37,286.60	0	0	\$ 66,473.78
43	Hume Fogg School	3,387.63	3,905.42	171.07	465.94	854.81	152.5	25.7	0	73.37	0	71.56	6,067.69	2,994.95	0	\$ 18,170.64
44	Schmerhorn Symphony Center	13,673.00	0	0	0	1,018.60	181.74	37.25	0	0	0	0	9,946.83	2,575.03	0	\$ 27,432.45
45	Nashville Public Library	6,182.28	0	0	0	1,413.46	252.24	57.97	0	0	0	86.8	22,794.05	284.1	0	\$ 31,070.90
49	Viridian Residential Tower	11,125.76	0	0	0	530.35	94.64	28.1	0	0	0	328.21	8,844.05	0	0	\$ 20,951.11
50	Music City Center	0	141.04	0	0	991.65	176.96	0	0	0	0	0	16,536.60	0	0	\$ 17,846.25
51	State Government of TN	136,594.49	96,022.92	0	0	14,850.34	2,649.68	0	0	1,989.80	0	4,464.90	171,495.97	27,855.70	0	\$ 455,923.80
	Grand Totals:	343,056.27	278,404.52	7,982.20	21,741.74	50,070.56	8,933.96	1,374.21	0	5,413.37	5,969.19	10,039.69	590,327.79	89,494.24	0	\$ 1,412,807.74
	Rate Calculation Totals:	388,279.59	386,110.16	12,706.29	34,609.17	50,082.13	8,932.96	1,908.89	0	5,449.82	5,969.19	10039.69	590,521.11	89,494.23	0	\$ 1,584,103.23
	Deviation:	-45,223.32	-107,705.64	-4,724.09	-12,867.43	-11.57	1	-534.68	0	-36.45	0	0	-193.32	0.01	0	\$ (171,295.49)

Metro Nashville District Energy System
FY 10 - 11

Chilled Water and Steam Revenues

True Up

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	\$ -	\$ -	\$ -	\$ (1,467.25)	\$ (1,364.66)	\$ 526.98	\$ (751.86)	\$ -	\$ -	\$ -	\$ -	\$ (1,191.07)	\$ (1,132.30)	\$ 450.99	\$ (4,929.17)
4	Metro Courthouse	\$ -	\$ -	\$ -	\$ (684.67)	\$ (495.15)	\$ 211.82	\$ (350.84)	\$ -	\$ -	\$ -	\$ -	\$ (510.82)	\$ (369.95)	\$ 147.35	\$ (2,052.26)
7	Parkway Towers	\$ -	\$ -	\$ -	\$ (664.19)	\$ (462.45)	\$ 218.07	\$ (340.35)	\$ -	\$ -	\$ -	\$ -	\$ (554.35)	\$ (305.35)	\$ 121.62	\$ (1,987.00)
9	Wells Fargo Plaza	\$ -	\$ -	\$ -	\$ (279.22)	\$ (335.83)	\$ 142.26	\$ (143.07)	\$ -	\$ -	\$ -	\$ -	\$ (341.10)	\$ (253.70)	\$ 101.05	\$ (1,109.61)
10	401 Union Building	\$ -	\$ -	\$ -	\$ (344.70)	\$ -	\$ -	\$ (176.64)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (521.34)
11	Sheraton Hotel	\$ -	\$ -	\$ -	\$ (1,334.18)	\$ (1,406.73)	\$ 539.40	\$ (683.67)	\$ -	\$ -	\$ -	\$ -	\$ (1,213.18)	\$ (1,174.80)	\$ 467.91	\$ (4,805.25)
12	Municipal Auditorium	\$ -	\$ -	\$ -	\$ (708.92)	\$ (151.84)	\$ 60.61	\$ (363.27)	\$ -	\$ -	\$ -	\$ -	\$ (140.06)	\$ (122.06)	\$ 48.62	\$ (1,376.92)
21	Hermitage Hotel	\$ -	\$ -	\$ -	\$ (625.62)	\$ (421.57)	\$ 177.74	\$ (320.58)	\$ -	\$ -	\$ -	\$ -	\$ (424.97)	\$ (320.15)	\$ 127.51	\$ (1,807.64)
24	Criminal Justice Center	\$ -	\$ -	\$ -	\$ (1,028.68)	\$ (869.08)	\$ 389.94	\$ (527.12)	\$ -	\$ -	\$ -	\$ -	\$ (965.87)	\$ (613.31)	\$ 244.28	\$ (3,369.84)
25	501 Union Building	\$ -	\$ -	\$ -	\$ (252.19)	\$ (217.28)	\$ 97.63	\$ (129.23)	\$ -	\$ -	\$ -	\$ -	\$ (241.99)	\$ (153.07)	\$ 60.97	\$ (835.16)
28	201 4th Ave. Building	\$ -	\$ -	\$ -	\$ -	\$ (650.00)	\$ 289.44	\$ (394.69)	\$ -	\$ -	\$ -	\$ -	\$ (713.99)	\$ (463.08)	\$ 184.44	\$ (1,747.88)
29	Fifth Third Financial Center	\$ -	\$ -	\$ -	\$ (933.10)	\$ (206.40)	\$ 166.03	\$ (478.15)	\$ -	\$ -	\$ -	\$ -	\$ (509.58)	\$ -	\$ -	\$ (1,961.20)
32	Renaissance Hotel	\$ -	\$ -	\$ -	\$ (1,555.90)	\$ (1,597.25)	\$ 654.09	\$ (797.29)	\$ -	\$ -	\$ -	\$ -	\$ (1,536.38)	\$ (1,251.31)	\$ 498.39	\$ (5,585.65)
33	Convention Center	\$ -	\$ -	\$ -	\$ (1,969.72)	\$ (1,044.11)	\$ 525.40	\$ (1,009.35)	\$ -	\$ -	\$ -	\$ -	\$ (1,377.67)	\$ (623.89)	\$ 248.49	\$ (5,250.85)
34	Renaissance Office Tower	\$ -	\$ -	\$ -	\$ (228.13)	\$ (116.47)	\$ 93.69	\$ (116.90)	\$ -	\$ -	\$ -	\$ -	\$ (287.55)	\$ -	\$ -	\$ (655.36)
35	St. Mary of the Seven Sorrows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Nashville City Center	\$ -	\$ -	\$ -	\$ (760.44)	\$ (306.58)	\$ 246.61	\$ (389.67)	\$ -	\$ -	\$ -	\$ -	\$ (756.92)	\$ -	\$ -	\$ (1,967.00)
38	Wildhorse Saloon	\$ -	\$ -	\$ -	\$ (233.86)	\$ (234.29)	\$ 111.51	\$ (119.84)	\$ -	\$ -	\$ -	\$ -	\$ (284.75)	\$ (152.67)	\$ 60.81	\$ (853.09)
39	Ryman Auditorium	\$ -	\$ -	\$ -	\$ (254.97)	\$ (431.31)	\$ 179.78	\$ (130.65)	\$ -	\$ -	\$ -	\$ -	\$ (426.90)	\$ (331.64)	\$ 132.09	\$ (1,263.60)
40	Bridgestone Arena	\$ -	\$ -	\$ -	\$ (2,820.66)	\$ (2,524.87)	\$ 1,210.67	\$ (1,445.38)	\$ -	\$ -	\$ -	\$ -	\$ (3,103.04)	\$ (1,627.43)	\$ 648.19	\$ (9,662.52)
41	LP Field	\$ -	\$ -	\$ -	\$ (1,341.95)	\$ (377.40)	\$ 303.58	\$ (687.65)	\$ -	\$ -	\$ -	\$ -	\$ (931.77)	\$ -	\$ -	\$ (3,035.19)
43	Hume Fogg School	\$ -	\$ -	\$ -	\$ (383.15)	\$ (324.11)	\$ 125.07	\$ (196.34)	\$ -	\$ -	\$ -	\$ -	\$ (282.56)	\$ (269.09)	\$ 107.18	\$ (1,223.00)
44	Schmerhorn Symphony Cen	\$ -	\$ -	\$ -	\$ -	\$ (455.33)	\$ 192.96	\$ (284.68)	\$ -	\$ -	\$ -	\$ -	\$ (462.80)	\$ (343.81)	\$ 136.94	\$ (1,216.72)
45	Nashville Public Library	\$ -	\$ -	\$ -	\$ -	\$ (502.50)	\$ 305.70	\$ (442.96)	\$ -	\$ -	\$ -	\$ -	\$ (864.67)	\$ (195.44)	\$ 77.84	\$ (1,622.03)
49	Viridian Residential Tower	\$ -	\$ -	\$ -	\$ -	\$ (103.59)	\$ 83.33	\$ (214.95)	\$ -	\$ -	\$ -	\$ -	\$ (255.75)	\$ -	\$ -	\$ (490.96)
50	Music City Center	\$ -	\$ -	\$ -	\$ -	\$ (44.04)	\$ 35.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (108.72)	\$ -	\$ -	\$ (117.34)
51	State Government of TN	\$ -	\$ -	\$ -	\$ -	\$ (7,385.39)	\$ 3,236.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,914.63)	\$ (5,364.37)	\$ 2,136.59	\$ (15,291.00)
Grand Totals:		\$ -	\$ -	\$ -	\$ (17,871.50)	\$ (22,028.23)	\$ 10,124.53	\$ (10,495.13)	\$ -	\$ -	\$ -	\$ -	\$ (25,401.09)	\$ (15,067.42)	\$ 6,001.26	\$ (74,737.58)
Rate Calculation Totals:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,116.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,012.57	\$ 16,129.48
Deviation:		\$ -	\$ -	\$ -	\$ (17,871.50)	\$ (22,028.23)	\$ 7.62	\$ (10,495.13)	\$ -	\$ -	\$ -	\$ -	\$ (25,401.09)	\$ (15,067.42)	\$ (11.31)	\$ (90,867.06)



Appendix 4

CE INVOICE RECONCILIATION - FY 2011 - 2012

FINALIZE FUEL EFFICIENCY ADJUSTMENTS

SUMMARY	ELECTRIC FEA	FUEL GAS FEA	WATER FEA	System TOTAL	Include FEA in INVOICE (YES/NO) YES
STEAM SYSTEM	\$15,763.02	\$80,238.98	\$894.93	\$96,896.93	
CHILLED WATER SYSTEM	\$273,443.28	\$0.00	\$123,667.21	\$397,110.49	
TOTAL	\$289,206.30	\$80,238.98	\$124,562.14	\$494,007.42	

ELECTRICITY-TO-STEAM CONVERSION

CONTRACTUAL GUARANTEE	6.000	kWh per mlb sold	CES PENALTY/BONUS CALCULATION	PENALTY	BONUS
Metering Inaccuracy Buffer	0%		RATE VARIANCE	0.000	2.660
GUARANTEED MAX QUANTITY	6.000	kWh per mlb sold	STEAM SOLD		
CEPS FUEL EFFICIENCY ADJUSTME	6.000	kWh per mlb sold	VARIANCE in kWh = RATE VARIANCE x STEAM SOLD	0	666,090
CEPS ACTUAL CONVERSION RATE	3.340	kWh per mlb sold	AVERAGE ELECTRIC PRICE		
			CEPS PENALTY / BONUS	\$0.00	\$15,763.02
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)	68%	of Send-out	CES PENALTY/BONUS CALCULATION	PENALTY	BONUS
Given Condensate Return at	162 °F	avg. Temp.	RATE VARIANCE	0.000	0.213
GUARANTEED MAX QUANTITY	1.711	Dth.per mlb sold	STEAM SEND-OUT		
CEPS FUEL EFFICIENCY ADJUSTME	1.613	Dth.per mlb sold	VARIANCE in Dth. = RATE VARIANCE x STEAM SOLD	0	65,879
CEPS ACTUAL CONVERSION RATE	1.400	Dth.per mlb sold	AVERAGE FUEL PRICE		
			CEPS PENALTY / BONUS	\$0.00	\$80,238.98
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	1,415,139
VOLUMETRIC CONVERSION	8.15585	gallons	AVERAGE WATER PRICE		
CONDENSATE RETURN SPEC. VOL.	14,030,544	gallons	CEPS PENALTY / BONUS	\$0.00	\$894.93
GUARANTEED MAX QUANTITY	12,615,405	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	0.000	0.202
GUARANTEED MAX QUANTITY	1.055	kWh per ton-hr sold	CHILLED WATER SOLD		
CEPS FUEL EFFICIENCY ADJUSTME	1.055	kWh per ton-hr sold	VARIANCE in kWh = RATE VARIANCE x CHW SOLD	0	11,554,755
CEPS ACTUAL CONVERSION RATE	0.853	kWh per ton-hr sold	AVERAGE ELECTRIC PRICE		
			CEPS PENALTY / BONUS	\$0.00	\$273,443.28
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	0.000	3.417
GUARANTEED MAX QUANTITY	5.250	gall per ton-hr sold	CHILLED WATER SOLD		
CEPS FUEL EFFICIENCY ADJUSTME	5.250	gall per ton-hr sold	VARIANCE in gallons = RATE VARIANCE x CHW SOLD	0	195,552,197
CEPS ACTUAL CONVERSION RATE	1.833	gall per ton-hr sold	AVERAGE WATER PRICE		
			CEPS PENALTY / BONUS	\$0.00	\$123,667.21
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	\$15,122.40	\$15,763.02	\$640.62	ELECTRIC	\$289,185.28	\$273,443.28	(\$15,742.00)
FUEL GAS	\$79,863.54	\$80,238.98	\$375.44	FUEL GAS	\$0.00	\$0.00	\$0.00
WATER	\$684.27	\$894.93	\$210.66	WATER	\$123,670.31	\$123,667.21	(\$3.10)
TOTAL	\$95,670.21	\$96,896.93	\$1,226.72	TOTAL	\$412,855.59	\$397,110.49	(\$15,745.10)

COMPARISON AMOUNT COLLECTED BY METRO VS 97-13 CAP

FEA COLLECTED BY METRO				METRO PAID	METRO OWES
	STEAM	CHILLED WATER	TOTAL	CE	CUSTOMER
ELECTRIC	\$5,974.01	\$160,205.24	\$166,179.25		
FUEL GAS	\$38,519.33	\$0.00	\$38,519.33		
WATER	\$62.98	\$66,360.35	\$66,423.33		
TOTAL	\$44,556.32	\$226,565.59	\$271,121.91	\$223,547.40	\$47,574.51



NASHVILLE, TENNESSEE

REV: 1
DATE: 09/27/12

CE INVOICE RECONCILIATION - FY 2011 - 2012

SALES SUMMARY FROM CUSTOMER METER READS														TOTAL
MONTH		7	8	9	10	11	12	1	2	3	4	5	6	
STEAM SALES	Previously invoiced, lbs	7,305,236	7,785,591	11,764,961	19,894,223	27,527,771	38,676,472	41,672,263	36,489,110	21,655,105	17,821,477	10,967,194	8,854,136	250,413,539
	Reconciled, lbs	7,305,236	7,785,591	11,764,961	19,894,223	27,527,771	38,676,472	41,672,263	36,489,110	21,655,105	17,821,477	10,967,194	8,854,136	250,413,539
CHW SALES	Previously invoiced, ton-hrs	7,908,633	7,403,789	5,147,474	4,028,804	3,325,184	2,823,215	2,878,030	2,994,730	4,397,562	4,327,866	5,753,654	6,243,668	57,232,609
	Reconciled, ton-hrs	7,908,633	7,403,789	5,147,474	4,028,804	3,325,184	2,823,215	2,878,030	2,994,730	4,397,562	4,327,866	5,753,654	6,243,668	57,232,609
SUMMARY FROM CUSTOMER METER READS from INVOICES (paste link)														
START DATE		07/01/11	08/01/11	09/01/11	10/01/11	11/01/11	12/01/11	01/01/12	02/01/12	03/01/12	04/01/12	05/01/12	06/01/12	07/01/11
END DATE		07/31/11	08/31/11	09/30/11	10/31/11	11/30/11	12/31/11	01/31/12	02/29/12	03/31/12	04/30/12	05/31/12	06/30/12	06/30/12
CHW SALES	ton-hrs	7,908,633	7,403,789	5,147,474	4,028,804	3,325,184	2,823,215	2,878,030	2,994,730	4,397,562	4,327,866	5,753,654	6,243,668	57,232,609
CHW SENDOUT	ton-hrs	88,158	8,096,100	5,761,300	4,484,700	3,595,900	3,076,200	3,020,800	3,059,200	4,613,200	4,534,900	6,022,700	6,578,400	52,931,558
CHW ELECTRIC	kWh	6,959,854	6,368,553	4,274,646	3,290,699	2,701,753	2,293,643	2,365,989	2,357,782	3,553,333	3,622,711	4,907,149	5,373,177	48,069,288
CHW MUW	galls	15,319,000	14,836,000	9,481,000	7,011,000	5,212,000	4,065,000	4,153,000	4,414,000	7,694,000	7,833,000	11,371,000	13,530,000	104,919,000
STEAM SALES	mbs	7,305	7,786	11,765	19,894	27,528	38,676	41,672	36,489	21,655	17,821	10,967	8,854	250,414
STEAM SENDOUT	mbs	13,208	13,648	17,081	24,906	32,064	42,604	45,251	39,803	26,287	22,596	16,848	14,994	309,290
STEAM PRODUCTION	mbs	15,299	16,862	20,546	29,436	37,647	52,010	53,239	46,836	31,956	27,920	20,571	18,244	370,566
NATURAL GAS	mmBtu	18,177	19,769	24,071	34,708	44,793	59,634	63,084	54,728	36,785	31,952	23,434	21,714	432,849
PROPANE	mmBtu	0	0	0	8	16	33	0	262	34	0	0	0	353
STEAM ELECTRIC	kWh	47,635	48,089	48,401	64,218	80,310	108,105	111,111	97,799	65,121	55,311	50,718	47,138	823,956
CONDENSATE RETURN	galls	826,400	619,100	1,625,900	2,281,400	2,969,800	3,713,800	4,267,300	3,725,800	2,305,000	1,940,600	1,424,400	22,500	25,722,000
	mbs	6,740	5,049	13,261	18,607	24,221	30,289	34,803	30,387	18,799	15,827	11,617	184	209,784
	°F	172 °F	178 °F	169 °F	164 °F	161 °F	161 °F	160 °F	158 °F	158 °F	161 °F	171 °F	152 °F	162.2
STEAM MUW	galls	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840	12,490,500
	mbs	5,993	10,936	4,136	6,745	8,251	13,195	11,151	10,059	7,373	6,297	4,449	15,654	104,237
Days in Service		31	31	30	31	30	31	31	29	31	30	31	30	366
Efficiency - Cooling	kWh/ton-hr-Sold	0.880	0.860	0.830	0.817	0.813	0.812	0.822	0.787	0.808	0.837	0.853	0.861	0.840
Efficiency - Heating	Dth/klb-Sendout	1.376	1.448	1.409	1.394	1.397	1.400	1.394	1.382	1.401	1.414	1.391	1.448	1.401



NASHVILLE, TENNESSEE

REV: 1
DATE: 09/27/12

CE INVOICE RECONCILIATION - FY 2011 - 2012

UTILITY INVOICES (Paste Link)

Month of Service 7 8 9 10 11 12 1 2 3 4 5 6 TOTAL

ELECTRIC SERVICE (NES)

Service Dates	From	7/1/2011	8/1/2011	9/1/2011	10/1/2011	11/1/2011	12/1/2011	1/1/2012	2/1/2012	3/1/2012	4/1/2012	5/1/2012	6/1/2012	7/1/2011
	To	7/31/2011	8/31/2011	9/30/2011	10/31/2011	11/30/2011	12/31/2011	1/31/2012	2/29/2012	3/31/2012	4/30/2012	5/31/2012	6/30/2012	6/30/2012
PEAK Demand	kWh	15,540	14,380	11,986	0	0	9,380	9,380	9,380	9,380	0	0	17	15,540
Service Period Use	kWh	7,095,137	6,497,943	4,384,717	3,428,256	2,842,239	2,455,086	2,455,739	2,523,513	3,692,672	3,750,393	5,036,922	5,499,421	49,662,038
Service Period Charge	\$	\$ 748,388.53	\$ 697,622.01	\$ 509,999.82	\$ 257,114.49	\$ 219,755.23	\$ 253,792.78	\$ 245,647.64	\$ 246,136.08	\$ 310,793.10	\$ 271,775.75	\$ 349,477.70	\$ 590,521.11	\$ 4,701,014.24
Average Charge	\$/kWh	\$ 0.105500	\$ 0.107400	\$ 0.116300	\$ 0.075000	\$ 0.077300	\$ 0.103400	\$ 0.100000	\$ 0.097500	\$ 0.084200	\$ 0.072500	\$ 0.069400	\$ 0.107400	\$ 0.094660

NATURAL GAS SERVICE

Service Dates	From	7/1/2011	8/1/2011	9/1/2011	10/1/2011	11/1/2011	12/1/2011	1/1/2012	2/1/2012	3/1/2012	4/1/2012	5/1/2012	6/1/2012	7/1/2011
	To	7/31/2011	8/31/2011	9/30/2011	10/31/2011	11/30/2011	12/31/2011	1/31/2012	2/29/2012	3/31/2012	4/30/2012	5/31/2012	6/30/2012	6/30/2012
UTILITY METER Readings	Start	719,799	737,655	757,088	780,937	815,400	859,804	918,476	981,009	1,034,829	71,006	102,608	125,886	
	Ending	737,655	757,088	780,937	815,400	859,804	918,476	981,009	1,034,829	71,006	102,608	125,886	147,349	
UTILITY METER Multiplier		10	10	10	10	10	10	10	10	10	10	10	10	
HEAT FACTOR		1.017	1.018	1.016	1.014	1.012	1.011	1.009	1.016	1.012	1.009	1.008	1.008	
Service Period Use	CCF	178,560	194,330	238,490	344,630	444,040	586,720	625,330	538,200	361,770	316,020	232,780	214,630	4,275,500
	Dth	18,159.6	19,782.8	24,230.6	34,945.5	44,936.8	59,317.4	63,095.8	54,681.1	36,611.1	31,886.4	23,464.2	21,634.7	432,746.0
Service Period Charges														
CONSULTANTS	\$	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	\$ 7,756.11	93,073.32
NASHVILLE GAS	\$	\$ 10,801.06	\$ 11,280.82	\$ 12,595.38	\$ 15,762.22	\$ 18,716.15	\$ 22,966.40	\$ 24,083.13	\$ 21,596.13	\$ 16,410.83	\$ 15,014.42	\$ 12,488.88	\$ 11,949.74	193,665.16
ATMOS	\$	\$ 84,382.17	\$ 91,692.74	\$ 106,081.31	\$ 154,099.36	\$ 197,362.99	\$ 264,131.54	\$ 270,780.91	\$ 229,341.93	\$ 166,899.42	\$ 111,316.59	\$ 75,676.75	\$ 69,788.38	1,821,554.09
TOTAL	\$	\$ 102,939.34	\$ 110,729.67	\$ 126,432.80	\$ 177,617.69	\$ 223,835.25	\$ 294,854.05	\$ 302,620.15	\$ 258,694.17	\$ 191,066.36	\$ 134,087.12	\$ 95,921.74	\$ 89,494.23	\$ 2,108,292.57
Average Charge	\$/Dth	\$ 5.6686	\$ 5.5973	\$ 5.2179	\$ 5.0827	\$ 4.9811	\$ 4.9708	\$ 4.7962	\$ 4.7310	\$ 5.2188	\$ 4.2052	\$ 4.0880	\$ 4.1366	\$ 4.8719

WATER SERVICE (DOMESTIC AND PLANT)

Service Dates	From	7/1/2011	8/1/2011	9/1/2011	10/1/2011	11/1/2011	12/1/2011	1/1/2012	2/1/2012	3/1/2012	4/1/2012	5/1/2012	6/1/2012	7/1/2011
	To	7/31/2011	8/31/2011	9/30/2011	10/31/2011	11/30/2011	12/31/2011	1/31/2012	2/29/2012	3/31/2012	4/30/2012	5/31/2012	6/30/2012	6/30/2012
UTILITY METER Readings	Start													
	Ending													
PLANT METER #1	Start													
	Ending													
PLANT METER #2	Start													
	Ending													
Service Period Use														
DOMESTIC	CCF	15	20	19	13	14	11	0	0	0	0	0	0	92
PLANT METER #1	CCF	20,051	21,862	19,456	13,234	10,395	6,290	9,517	7,964	8,927	13,924	13,220	18,435	163,275
PLANT METER #2	CCF													0
TOTAL	CCF	20,066	21,882	19,475	13,247	10,409	6,301	9,517	7,964	8,927	13,924	13,220	18,435	163,367
PLANT ONLY	CCF	20,051	21,862	19,456	13,234	10,395	6,290	9,517	7,964	8,927	13,924	13,220	18,435	163,275
	GALLONS	14,998,148	16,352,776	14,553,088	9,899,032	7,775,460	4,704,920	7,118,716	5,957,072	6,677,396	10,415,152	9,888,560	13,789,380	122,129,700
Service Period Charges														
DOMESTIC WATER	\$	\$ 59.21	\$ 71.61	\$ 69.13	\$ 54.25	\$ 56.73	\$ 49.29	\$ 26.97	\$ 26.97	\$ 26.97	\$ 26.97	\$ 26.97	\$ 26.97	\$ 522.04
SEWER	\$	\$ 126.65	\$ 153.15	\$ 147.85	\$ 116.05	\$ 121.35	\$ 105.45	\$ 57.75	\$ 57.75	\$ 57.75	\$ 57.75	\$ 57.75	\$ 57.75	\$ 1,117.00
PLANT WATER	\$	\$ 37,939.14	\$ 41,367.29	\$ 36,815.81	\$ 25,043.72	\$ 19,674.28	\$ 11,908.09	\$ 18,006.77	\$ 15,069.68	\$ 16,890.95	\$ 26,343.02	\$ 25,011.08	\$ 34,875.33	\$ 308,945.16
SEWER	\$	\$ 16,341.57	\$ 17,817.53	\$ 15,856.64	\$ 10,785.71	\$ 8,471.93	\$ 5,126.35	\$ 7,752.28	\$ 6,490.66	\$ 7,273.06	\$ 11,348.06	\$ 10,771.04	\$ 15,022.08	\$ 133,056.91
STATE FEE @ 10%	\$	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
TOTAL	\$	\$ 54,566.57	\$ 59,509.58	\$ 52,989.43	\$ 36,099.73	\$ 28,424.29	\$ 17,289.18	\$ 25,943.77	\$ 21,745.06	\$ 24,348.73	\$ 37,875.80	\$ 35,966.84	\$ 50,082.13	\$ 444,841.11
PLANT, WATER ONLY	\$	\$ 37,939.14	\$ 41,367.29	\$ 36,815.81	\$ 25,043.72	\$ 19,674.28	\$ 11,908.09	\$ 18,006.77	\$ 15,069.68	\$ 16,890.95	\$ 26,343.02	\$ 25,011.08	\$ 34,875.33	\$ 308,945.16
Average Charge	\$/kGall	\$ 2.5296	\$ 2.5297	\$ 2.5298	\$ 2.5299	\$ 2.5303	\$ 2.5310	\$ 2.5295	\$ 2.5297	\$ 2.5296	\$ 2.5293	\$ 2.5293	\$ 2.5291	\$ 2.5296

MONTHLY FEAS

Service Dates	From	7/1/2011	8/1/2011	9/1/2011	10/1/2011	11/1/2011	12/1/2011	1/1/2012	2/1/2012	3/1/2012	4/1/2012	5/1/2012	6/1/2012	7/1/2011
	To	7/31/2011	8/31/2011	9/30/2011	10/31/2011	11/30/2011	12/31/2011	1/31/2012	2/29/2012	3/31/2012	4/30/2012	5/31/2012	6/30/2012	6/30/2012
STEAM ELECTRIC		\$-401.53	\$-148.00	\$645.14	\$1,034.00	\$1,640.08	\$3,204.32	\$3,473.38	\$2,952.88	\$1,364.34	\$935.45	\$261.64	\$160.70	\$15,122.40
FUEL GAS		\$4,697.77	\$3,685.76	\$4,166.41	\$6,617.51	\$8,272.19	\$11,079.69	\$11,394.57	\$10,675.80	\$7,217.54	\$4,679.34	\$3,701.68	\$3,675.28	\$79,863.54
WATER		\$118.08	\$-280.90	\$24.14	\$45.50	\$67.88	\$88.28	\$78.17	\$69.76	\$103.35	\$121.62	\$125.90	\$122.49	\$684.27
CHW ELECTRIC		\$36,503.29	\$38,764.39	\$33,674.14	\$17,978.53	\$15,550.73	\$17,734.16	\$16,764.53	\$19,563.08	\$22,864.47	\$17,100.48	\$20,164.83	\$32,522.65	\$289,185.28
FUEL GAS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WATER		\$16,569.70	\$15,198.88	\$11,094.81	\$8,943.89	\$7,746.93	\$6,806.14	\$6,928.72	\$7,151.52	\$9,733.56	\$9,413.96	\$11,911.40	\$12,170.80	\$123,670.31
		\$ 57,487.31	\$ 57,220.13	\$ 49,604.64	\$ 34,619.43	\$ 33,277.81	\$ 38,912.59	\$ 38,639.37	\$ 40,413.04	\$ 41,283.26	\$ 32,250.85	\$ 36,165.45	\$ 48,651.92	\$ 508,525.80

STEAM CAPACITY TEST ADJUSTMENTS

Month	7	8	9	10	11	12									TOTAL
NATURAL GAS															0
USAGE CREDIT	MCF														0
	Dth														0
	\$														\$ -
ELECTRIC															

CE INVOICE RECONCILIATION - FY 2011 - 2012

Condensate Return Temp		172 °F	178 °F	169 °F	164 °F	161 °F	161 °F	160 °F	158 °F	158 °F	161 °F	171 °F	152 °F		162 °F
FT_4500: MUW, Stm.	Start Reading	72,784,780	73,502,890	74,813,270	75,308,830	76,117,030	77,105,680	78,686,780	80,022,940	81,228,250	82,111,790	82,866,320	83,399,440		
	End Reading	73,502,890	74,813,270	75,308,830	76,117,030	77,105,680	78,686,780	80,022,940	81,228,250	82,111,790	82,866,320	83,399,440	85,275,280		
	Period Use in units = 1 x GALL	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840		12,490,500
FT_4200: MUW, CW.	Start Reading	745,908,000	761,227,000	776,063,000	785,544,000	792,555,000	797,767,000	801,832,000	805,985,000	810,399,000	818,093,000	825,926,000	837,297,000		
	End Reading	#REF!	776,063,000	785,544,000	792,555,000	797,767,000	801,832,000	805,985,000	810,399,000	818,093,000	825,926,000	837,297,000	850,827,000		
	Period Use in units = 1 x GALL	15,319,000	14,836,000	9,481,000	7,011,000	5,212,000	4,065,000	4,153,000	4,414,000	7,694,000	7,833,000	11,371,000	13,530,000		104,919,000
FT_4100: MUW, CHW.	Start Reading	42,666,700	43,319,600	44,063,300	44,858,500	45,684,500	46,478,500	47,281,800	48,068,100	48,801,000	49,585,900	50,229,500	50,941,000		
	End Reading	43,319,600	44,063,300	44,858,500	45,684,500	46,478,500	47,281,800	48,068,100	48,801,000	49,585,900	50,229,500	50,941,000	51,766,500		
	Period Use in units = 1 x GALL	652,900	743,700	795,200	825,500	794,500	803,300	786,300	732,900	784,900	643,600	711,500	825,500		9,099,800
2" PLANT WATER	Start Reading in 10 x scft	25,553,500	25,890,000	26,226,200	26,523,700	26,819,700	26,970,800	27,248,100	27,400,400	27,532,000	27,788,500	28,059,200	28,338,500		
UTILITY METER	Start Reading in 10 x scft	25,890,000	26,226,200	26,523,700	26,819,700	26,970,800	27,248,100	27,400,400	27,532,000	27,788,500	28,059,200	28,338,500	28,612,300		
	Period Use in units = 1 x SCFT	336,500	336,200	297,500	296,000	151,100	277,300	152,300	131,600	256,500	270,700	279,300	273,800		3,058,800
6" PLANT WATER	Start Reading	106,890,000	108,788,500	110,708,500	111,865,000	112,742,000	113,538,000	114,134,500	114,825,000	115,542,000	116,548,500	117,523,000	118,938,500		
UTILITY METER	End Reading	108,788,500	110,708,500	111,865,000	112,742,000	113,538,000	114,134,500	114,825,000	115,542,000	116,548,500	117,523,000	118,938,500	120,844,500		
	Period Use in units = 1 x SCFT	1,898,500	1,920,000	1,156,500	877,000	796,000	596,500	690,500	717,000	1,006,500	974,500	1,415,500	1,906,000		13,954,500
2" DOMESTIC WATER	Start Reading	1,394,000.0	1,411,000.0	1,432,000.0	1,447,000.0	1,460,000.0	1,474,000.0	1,493,000.0	1,512,000.0	1,532,000.0	1,608,000.0	1,622,000.0	1,636,000.0		
UTILITY METER	End Reading	1,411,000.0	1,432,000.0	1,447,000.0	1,460,000.0	1,474,000.0	1,493,000.0	1,512,000.0	1,532,000.0	1,608,000.0	1,622,000.0	1,636,000.0	1,654,000.0		
	Period Use in units = 1 x SCFT	17,000	21,000	15,000	13,000	14,000	19,000	19,000	20,000	76,000	14,000	14,000	18,000		260,000

PERFORMANCE CALCULATIONS

Month		7	8	9	10	11	12	13	14	15	16	17	18		TOTAL
ELECTRIC-to-STEAM CONVERSION															
Emainutility	kWh	7,095,137	6,497,943	4,384,717	3,428,256	2,842,239	2,455,086	2,455,739	2,523,513	3,692,672	3,750,393	5,036,922	5,499,421		49,662,038
Echw,metered	kWh	6,913,551	6,322,034	4,228,798	3,243,342	2,655,186	2,244,818	2,317,028	2,311,837	3,505,488	3,577,532	4,861,154	5,328,233		47,509,002
Esteam,metered	kWh	47,320	47,740	47,887	63,307	78,950	105,854	108,860	95,931	64,256	54,630	50,247	46,747		811,729
Esteam,unmetered	kWh	895	942	1,180	2,246	3,003	4,502	1,323	4,400	2,139	1,722	1,252	1,058		24,662
CAPACITY TEST ADJUSTMENT, kWh		0	0	0	0	0	0	0	0	0	0	0	0		0
Esteam,total	kWh	48,215	48,682	49,067	65,553	81,953	110,356	110,183	100,331	66,395	56,352	51,499	47,805		836,391
Customer Steam, Sn+e	lbs	7,305,236	7,785,591	11,764,961	19,894,223	27,527,771	38,676,472	41,672,263	36,489,110	21,655,105	17,821,477	10,967,194	8,854,136		250,413,539
nelec, actual	kWh/kib	6.600	6.253	4.171	3.295	2.977	2.853	2.644	2.750	3.066	3.162	4.696	5.399		3.340
FUEL GAS-to-STEAM CONVERSION															
Metered Plant Steam Send-out	lbs	13,208,000	13,648,000	17,081,000	24,906,000	32,064,000	42,604,000	45,251,000	39,803,000	26,287,000	22,596,000	16,848,000	14,994,000		309,290,000
CAPACITY TEST ADJUSTMENT, lbs		0	0	0	0	0	0	0	0	0	0	0	0		0
ADJUSTED Plant Steam SO	lbs	13,208,000	13,648,000	17,081,000	24,906,000	32,064,000	42,604,000	45,251,000	39,803,000	26,287,000	22,596,000	16,848,000	14,994,000		309,290,000
Natural Gas use, NG	Dth	18,159.6	19,782.8	24,230.6	34,945.5	44,936.8	59,317.4	63,095.8	54,681.1	36,611.1	31,886.4	23,464.2	21,634.7		432,746.0
Propane Gas use, P	scft	0	0	0	0	0	0	0	0	0	0	0	0		0
Dth		0	0	0	8	16	33	0	262	34	0	0	0		352.91
CAPACITY TEST ADJUSTMENT, Dth		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0
TOTAL FUEL GAS USE	Dth	18,159.6	19,782.8	24,230.6	34,953.7	44,953.2	59,350.2	63,095.8	54,943.1	36,644.7	31,886.4	23,464.2	21,634.7		433,098.9
nhhv,actual	Dth/kib	1.375	1.450	1.419	1.403	1.402	1.393	1.394	1.380	1.394	1.411	1.393	1.443		1.400
Condensate Return, CR	gallon	826,400	619,100	1,625,900	2,281,400	2,969,800	3,713,800	4,267,300	3,725,800	2,305,000	1,940,600	1,424,400	22,500		25,722,000
% of SO		51.03%	37.00%	77.63%	74.71%	75.54%	71.09%	76.91%	76.34%	71.52%	70.04%	68.95%	1.22%		67.83%
Condensate Return Energy	mmBtu	942	737	1,811	2,448	3,129	3,893	4,442	3,825	2,377	2,034	1,616	22		27,276
Condensate Return Temperature	avg	172 °F	178 °F	169 °F	164 °F	161 °F	161 °F	160 °F	158 °F	158 °F	161 °F	171 °F	152 °F		162 °F
nhhw,guarantee	Dth/kib														1.711
															CES FEA RATE
															1.613

WATER-to-STEAM CONVERSION															
Metered Steam Makeup, MW	Gallons	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840		12,490,500
CAPACITY TEST ADJUSTMENT, Gallons		0	0	0	0	0	0	0	0	0	0	0	0		0
ADJUSTED Steam Makeup, MW	Gallons	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840		12,490,500
Actual Steam Makeup, nwater	Gallons	725,291	1,323,484	500,516	816,282	998,537	1,596,911	1,349,522	1,217,363	892,375	762,075	538,451	1,894,598		12,615,405
Guarantee Steam Makeup, nguar.	Gallons	912,009	1,212,445	538,689	888,213	1,105,853	1,736,425	1,473,136	1,327,676	1,055,798	954,416	737,560	2,088,325		14,030,544

ELECTRICITY-to-CHW CONVERSION															
Emainutility	kWh	7,095,137	6,497,943	4,384,717	3,428,256	2,842,239	2,455,086	2,455,739	2,523,513	3,692,672	3,750,393	5,036,922	5,499,421		49,662,038
CAPACITY TEST ADJUSTMENT, kWh		0	0	0	0	0	0	0	0	0	0	0	0		0
Echw,metered	kWh	6,913,551	6,322,034	4,228,798	3,243,342	2,655,186	2,244,818	2,317,028	2,311,837	3,505,488	3,577,532	4,861,154	5,328,233		47,509,002
Esteam,total	kWh	48,215	48,682	49,067	65,553	81,953	110,356	110,183	100,331	66,395	56,352	51,499	47,805		836,391
Echw,unmetered	kWh	133,370	127,227	106,852	119,361	105,100	99,912	28,259	111,344	120,789	116,509	124,269	123,383		1,316,645
Echw,total	kWh	7,046,922	6,449,261	4,335,650	3,362,703	2,760,286	2,344,730	2,345,557	2,423,182	3,626,277	3,694,041	4,985,423	5,451,616		48,825,647
Customer CHW, CHWs+e	Ton-hrs	7,908,633	7,403,789	5,147,474	4,028,804	3,325,184	2,823,215	2,878,030	2,994,730	4,397,562	4,327,866	5,753,654	6,243,668		57,232,609
nelec, actual	kWh/ton-hr	0.891	0.871	0.842	0.835	0.830	0.831	0.815	0.809	0.825	0.854	0.866	0.873		0.853

CHW-to-CHW CONVERSION															
Condenser Water Makeup, CM	Gallons	15,319,000	14,836,000	9,481,000	7,011,000	5,212,000	4,065,000	4,153,000	4,414,000	7,694,000	7,833,000	11,371,000	13,530,000		104,919,000
Customer CHW, CHWs+e	Ton-hrs	7,908,633	7,403,789	5,147,474	4,028,804	3,325,184	2,823,215	2,878,030	2,994,730	4,397,562	4,327,866	5,753,654	6,243,668		57,232,609
nwater,actual	Gallons/ton-hr	1.9370	2.0038	1.8419	1.7402	1.5674	1.4398	1.4430	1.4739	1.7496					

CE INVOICE RECONCILIATION - FY 2011 - 2012

		7	8	9	10	11	12	1	2	3	4	5	6	TOTAL
WATER METER CHECKS														
Utility Meters - Utility Dates	gallons	14,998,148	16,352,776	14,553,088	9,899,032	7,775,460	4,704,920	7,118,716	5,957,072	6,677,396	10,415,152	9,888,560	13,789,380	122,129,700
Utility Meters - Customer Dates	gallons	16,717,800	16,876,376	10,875,920	8,774,040	7,084,308	6,536,024	6,304,144	6,347,528	9,447,240	9,314,096	12,677,104	16,304,904	127,259,484
variance (line 184-line 183)	gallons	1,719,652	523,600	-3,677,168	-1,124,992	-691,152	1,831,104	-814,572	390,456	2,769,844	-1,101,056	2,788,544	2,515,524	5,129,784
% of TOTAL (line 183)		11%	3%	-25%	-11%	-9%	39%	-11%	7%	41%	-11%	28%	18%	4.20%
Plant Meters														
CHW	gallons	652,900	743,700	795,200	825,500	794,500	803,300	786,300	732,900	784,900	643,600	711,500	825,500	9,099,800
CW	gallons	15,319,000	14,836,000	9,481,000	7,011,000	5,212,000	4,065,000	4,414,000	7,694,000	7,833,000	11,371,000	13,530,000	104,919,000	104,919,000
STEAM	gallons	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840	12,490,500
TOTAL	gallons	16,690,010	16,890,080	10,771,760	8,644,700	6,995,150	6,449,400	6,275,460	6,352,210	9,362,440	9,231,130	12,615,620	16,231,340	126,509,300
variance (line 191-line 184)	gallons	-27,790	13,704	-104,160	-129,340	-89,158	-86,624	-28,684	4,682	-84,800	-82,966	-61,484	-73,564	-750,184
% of TOTAL (line 184)		0%	0%	-1%	-1%	-1%	-1%	0%	0%	-1%	-1%	0%	0%	-0.59%
CW MUW CHECK														
CHW Send-out	ton-hrs	88,158	8,096,100	5,761,300	4,484,700	3,595,900	3,076,200	3,020,800	3,059,200	4,613,200	4,534,900	6,022,700	6,578,400	52,931,558
CW MUW Rate	gal/ton-hr	173.768	1.832	1.646	1.563	1.449	1.321	1.375	1.443	1.668	1.727	1.888	2.057	1.982
FINAL MAKEUP WATER RESULTS														
CHW	gallons	652,900	743,700	795,200	825,500	794,500	803,300	786,300	732,900	784,900	643,600	711,500	825,500	9,099,800
CW	gallons	15,319,000	14,836,000	9,481,000	7,011,000	5,212,000	4,065,000	4,153,000	4,414,000	7,694,000	7,833,000	11,371,000	13,530,000	104,919,000
STEAM	gallons	718,110	1,310,380	495,560	808,200	988,650	1,581,100	1,336,160	1,205,310	883,540	754,530	533,120	1,875,840	12,490,500
TOTAL	gallons	16,690,010	16,890,080	10,771,760	8,644,700	6,995,150	6,449,400	6,275,460	6,352,210	9,362,440	9,231,130	12,615,620	16,231,340	126,509,300
variance	gallons	-27,790	13,704	-104,160	-129,340	-89,158	-86,624	-28,684	4,682	-84,800	-82,966	-61,484	-73,564	-750,184
% of TOTAL (line 184)		0%	0%	-1%	-1%	-1%	-2%	0%	0%	0%	-1%	-1%	-1%	-1%
STEAM PLANT MASS BALANCE CK														
STEAM SENDOUT	klbs	13,208	13,648	17,081	24,906	32,064	42,604	45,251	39,803	26,287	22,596	16,848	14,994	309,290
STEAM PRODUCTION	klbs	18,177	19,769	24,071	34,708	44,793	59,634	63,084	54,728	36,785	31,952	23,434	21,714	432,849
CALC'D LOSSES		-4,969	-6,121	-6,990	-9,802	-12,729	-17,030	-17,833	-14,925	-10,498	-9,356	-6,586	-6,720	
BLOWDOWN	4% klbs	727	791	963	1,388	1,792	2,385	2,523	2,189	1,471	1,278	937	869	17,314
DEA VENT	0.50% klbs	91	99	120	174	224	298	315	274	184	160	117	109	2,164
TOTAL CALC'D LOSSES	klbs	818	890	1,083	1,562	2,016	2,684	2,839	2,463	1,655	1,438	1,055	977	19,478
CONDENSATE RETURN	gallons	826,400	619,100	1,625,900	2,281,400	2,969,800	3,713,800	4,267,300	3,725,800	2,305,000	1,940,600	1,424,400	22,500	25,722,000
8.15585	klbs	6,740	5,049	13,261	18,607	24,221	30,289	34,803	30,387	18,799	15,827	11,617	184	209,785
8.3453	klbs	5,993	10,936	4,136	6,745	8,251	13,195	11,151	10,059	7,373	6,297	4,449	15,654	104,237
TOTAL LEAVING PLANT	klbs	14,026	14,538	18,164	26,468	34,080	45,288	48,090	42,266	27,942	24,034	17,903	15,971	328,768
TOTAL ENTERING PLANT	klbs	12,733	15,985	17,396	25,351	32,472	43,484	45,954	40,446	26,173	22,124	16,066	15,838	314,022
OVERAGE / SHORTFALL	klbs	-1,293	1,447	-768	-1,116	-1,608	-1,804	-2,136	-1,820	-1,770	-1,910	-1,836	-133	-14,746
		-9.2%	10.0%	-4.2%	-4.2%	-4.7%	-4.0%	-4.4%	-4.3%	-6.3%	-7.9%	-10.3%	-0.8%	-4.49%
FINAL CONDENSATE RETURN CALCULATIONS														
RECALC'D TOTAL ENTERING	klbs	14,447	14,974	18,709	27,262	35,102	46,646	49,532	43,534	28,781	24,755	18,440	16,450	
RECALC'D COND. RETURN	klbs	8,454	4,038	14,574	20,517	26,851	33,451	38,382	33,475	21,407	18,458	13,991	796	
	gallons	1,036,544	495,132	1,786,880	2,515,645	3,292,299	4,101,522	4,706,047	4,104,423	2,624,765	2,263,170	1,715,402	97,576	



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		49,662,038 kWh
(2)	E (Steam,metered) = metered electric use for steam plant		811,729 kWh
	MCC-3	320,786	
	MCC-4	490,944	
(3)	E (CHW,metered) = metered electric use for chilled water plant		47,509,002 kWh
	SWGR-2A	10,025,710	
	SWGR-2B	9,948,500	
	SWGR-3A	9,947,940	
	SWGR-3B	6,553,570	
	SWGR-4A	2,317,333	
	SWGR-4B	2,196,828	
	SWGR-5A	1,587,755	
	SWGR-5B	1,741,817	
	MCC-1	1,534,906	
	MCC-2	1,654,643	
(4)	Esteam,unmetered = un-metered electric use for steam plant = [(2) / (1)] x [(1) - (2) - (3)]		21,924 kWh *
(5)	Echw,unmetered = un-metered electric use for chilled water plant = (1) - (2) - (3) - (4)		1,319,383 kWh *
(6)	Esteam,total = total electric use for steam plant = (2) + (4)		833,653 kWh *
(7)	Customer Steam Sales, metered + unmetered		250,413,539 lbs

$$n \text{ (elec): Actual Steam Plant Electric Conversion} = (6) / [(7) \times 0.001] = 3.329 \text{ kWh/klb}$$

NATURAL GAS-TO-STEAM CONVERSION

(8)	NG = Total Natural Gas Use per main utility meters		432,746.0 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		254,852,000 lbs
	Meter Reading at the beginning, n-1	2,686,322	
	Meter Reading at the end, n	2,941,174	
	Units of Measure	1 x SCFT	

$$n \text{ (HHV): Actual Plant Efficiency} = [(8) + (9) \times (10)] / [(11) \times 0.001] = 1.698 \text{ Dth/klb}$$

(12)	CR = Condensate Return per plant meter		25,722,000 gallons **
	Meter Reading at the beginning, n-1	102,439,800	
	Meter Reading at the end, n	124,774,300	
	Units of Measure	1 x SCFT	
(13)	H = Condensate Return energy		23,604 mmBtu
	Meter Reading at the beginning, n-1	122,234	
	Meter Reading at the end, n	145,838	
	Units of Measure	1 x MMBTU	

$$T \text{ (cr,avg): Average Condensate Return Temperature} = 145 \text{ }^\circ\text{F}$$



NASHVILLE, TENNESSEE

EXHIBIT 1 - CALCULATION DETAIL FOR PLANT PERFORMANCE PER APPENDIX 19

WATER-TO-STEAM CONVERSION

(14)	MW = Steam system makeup water plant meter		12,490,500 gallons
	<i>Meter Reading at the beginning, n-1</i>	72,784,780	
	<i>Meter Reading at the end, n</i>	85,275,280	
	<i>Units of Measure</i>	1 x SCFT	

n (water): Actual steam plant water use = (14) * 1.01 =	12,615,405 gallons
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G (water): Guaranteed steam plant water use = [(11) / 8.15585 - (12) =	6,354,618 gallons
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ELECTRICITY-TO-CHILLED WATER CONVERSION

(15)	E (chw,total) = Total CHW Electric use = (3) + (5) =	48,828,385 kWh *
(16)	Customer CHW Sales, metered + unmetered	57,232,609 kWh

n (elec): Actual chilled water plant electric conversion = (15) / (16) =	0.853 kw/ton
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CONDENSER WATER-TO-CHILLED WATER CONVERSION

(17)	CM = Condenser water makeup plant meter		72,185,000 gallons **
	<i>Meter Reading at the beginning, n-1</i>	745,908,000	
	<i>Meter Reading at the end, n</i>	818,093,000	
	<i>Units of Measure</i>	1 x GALL	

n (water): Actual chilled water plant conversion = (17) / (16) =	1.261 gal/ton-hr
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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".