Exhibit No.: Issue(s): Capital StructureWitness:Michael G. O'BryanSponsoring Party:Union Electric CompanyType of Exhibit:Direct TestimonyCase No.:GR-2010-stimony Prepared:-Date Testimony Prepared: June 11, 2010

Rate of Return

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. GR-2010-____

DIRECT TESTIMONY

OF

MICHAEL G. O'BRYAN

ON

BEHALF OF

UNION ELECTRIC COMPANY d/b/a AmerenUE

St. Louis, Missouri June, 2010

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1		DIRECT TESTIMONY
2		OF
3		MICHAEL G. O'BRYAN
4		CASE NO. GR-2010
5		
6		I. <u>INTRODUCTION</u>
7	Q.	Please state your name and business address.
8	А.	My name is Michael G. O'Bryan. My business address is One Ameren Plaza,
9	1901 Choutea	u Avenue, St. Louis, Missouri 63103.
10	Q.	By whom and in what capacity are you employed?
11	А.	I am employed by Ameren Services Company ("Ameren Services") as a Senior
12	Capital Marke	ets Specialist in Corporate Finance.
13	Q.	Please summarize your educational background and professional experience.
14	А.	Prior to accepting my current position at Ameren Services, I was employed by
15	A.G. Edwards	s in St. Louis, Missouri as a Vice President in Investment Banking. I focused on
16	business deve	lopment and transaction execution with both investor-owned utilities and public
17	power entities	s. I was also involved in structuring and analyzing fixed-income transactions for
18	clients.	
19		Upon receiving my undergraduate degree, I took a position at A.G. Edwards in
20	Investment Ba	anking as a Research Assistant and then Analyst, focusing on the investor-owned
21	utilities sector	r. I was responsible for transaction support and marketing as well as general
22	financial anal	ysis of clients, capital markets transactions and mergers and acquisitions. I was
23	later promoted	d to Senior Analyst where I focused to a greater degree on business development

1 and the execution of clients' transactions. I then moved into Debt Capital Markets concentrating 2 solely on fixed-income execution and business development for clients in several different 3 industries. I graduated *cum laude* with a Bachelor of Science degree in Business Administration 4 with a concentration in Finance from the University of Missouri – Columbia in 1992. I later 5 earned an MBA from Saint Louis University's John Cook School of Business in 1998. 6 Q. What are your responsibilities in your current position with Ameren 7 Services? 8 A. In my current position, I am involved in Ameren's corporate financing, cost of 9 capital, financial analysis and modeling activities as well as monitoring capital markets and bank 10 credit markets to stay current on rates, structures and opportunities. I communicate regularly 11 with investment bankers and debt capital markets personnel to obtain market intelligence. I also 12 closely follow the actions of the rating agencies for trends and changes in ratings methodology 13 largely for internal ratings maintenance purposes. 14 II. PURPOSE AND SUMMARY OF TESTIMONY 15 Q. What is the purpose of your direct testimony? The purpose of my testimony is to recommend an overall fair rate of return for 16 A. 17 Union Electric Company d/b/a AmerenUE's ("AmerenUE" or "Company") gas utility business. 18 I determine AmerenUE's capital structure, embedded cost of long-term debt, cost of short-term 19 debt and embedded cost of preferred stock. I also calculate the overall fair rate of return applied 20 to rate base which is utilized in AmerenUE's filing in this case. I do so by using the fair rate of 21 return applicable to the common equity component of AmerenUE's capital structure as 22 developed by AmerenUE witness Mr. Robert Hevert in his direct testimony submitted in this

23 case.

1	Q. Have you prepared, or has there been prepared under your direction and						
2	supervision, any schedules relating to overall fair rate of return in this proceeding?						
3	A. Yes, I am sponsoring Schedules MGO-G1 through MGO-G4 for that purpose.						
4	These schedules are based upon a twelve month period ending January 31, 2010. In addition,						
5	consistent with how these expenses were handled in the most recent AmerenUE electric rate case						
6	(Case No. ER-2010-0036), I am sponsoring Schedule MGO-G5 which calculates AmerenUE gas						
7	operation's pro-rata share of flotation costs from Ameren Corporation's most recent common						
8	equity offering. The schedules are designated as follows:						
9	Schedule MGO-G1 Capital Structure / Weighted Average Cost of Capital						
10	Schedule MGO-G2 Embedded Cost of Long-Term Debt						
11	Schedule MGO-G3 Cost of Short-Term Debt						
12	Schedule MGO-G4 Embedded Cost of Preferred Stock						
13	Schedule MGO-G5 AmerenUE Gas Operations Flotation Costs Allocation						
14	III. METHODOLOGY AND REASONING						
15	Q. How did you calculate the overall fair rate of return or weighted average cost						
16	of capital for AmerenUE?						
17	A. In order to derive AmerenUE's overall fair rate of return, I multiplied the relative						
18	weighting or proportion of each component of AmerenUE's capital structure by the cost						
19	developed for that component. I then summed these weighted costs by component to arrive at						
20	AmerenUE's overall fair rate of return or weighted average cost of capital.						
21	Q. What is the primary standard for determining a fair rate of return?						
22	A. The primary standard used in the determination of a fair rate of return is the cost						
23	of capital. This cost, the overall rate of return or weighted average cost of capital, must produce						

1 sufficient earnings/cash flow when applied to AmerenUE's rate base at book value to enable the

2 Company to accomplish the following:

3	1) maintain the financial integrity of its existing invested capital;
4	2) maintain its creditworthiness; and
5	3) attract sufficient capital on competitive terms to continue to provide a
6	source of funds for continued investment and enable the Company to meet
7	the needs of its customers.

8 Q. Why must AmerenUE meet these requirements?

A. Beyond the fact that these three standards are mandated by the landmark <u>Bluefield</u> and <u>Hope</u> U.S. Supreme Court decisions,¹ meeting these requirements is necessary in order for AmerenUE to effectively meet the gas utility services requirements of its customers and provide an adequate and reasonable return to its investors, debt holders and equity holder alike. These assets exist and are available for this purpose only because investors have entrusted their funds with AmerenUE and deemed an investment in the securities issued by the Company to be sound and capable of providing a competitive return.

AmerenUE must maintain its creditworthiness in order to continue to attract capital on a competitive basis. This is important to assure future opportunities for AmerenUE to replace capital and various securities which must be refinanced in the future at reasonable cost. Also, the ability of AmerenUE to attract new capital on competitive terms is critical in order for the Company to continue to replace and upgrade facilities used to meet the gas utility services needs of its customers.

¹ <u>Bluefield Water Works & Improvement Co. v. Public Service Commission of West Virginia</u>, 262 U.S. 679 (1923) and <u>Federal Power Commission v. Hope Natural Gas Company</u>, 320 U.S. 391 (1944).

- 1 IV. CAPITAL STRUCTURE AND COSTS OF CAPITAL 2 **Q**. Please describe the capital structure of AmerenUE. 3 As outlined on Schedule MGO-G1, the capital structure of AmerenUE on A. 4 January 31, 2010 consisted of 47.262% long-term debt, no short-term debt, 1.480% preferred 5 stock and 51.258% common equity. 6 Q. How were the balances of the components of AmerenUE's capital structure 7 determined? 8 A. The balance of long-term debt, \$3,656,370,998, is the total carrying value of the 9 Company's long-term debt using the net proceeds method. The net proceeds method calculates 10 the carrying value by taking the indebtedness principal amount outstanding and subtracting the 11 unamortized discount, issuance expenses and any loss on reacquired debt. 12 The zero balance of short-term debt is the last twelve-month average net short-13 term debt – see Schedule MGO-G3. This approach measures the average monthly short-term 14 debt balance, less cash, cash equivalents and Construction Work in Progress ("CWIP"), over the 15 twelve months ended January 31, 2010. It recognizes that short-term debt balances can fluctuate 16 substantially during the year and includes in the Company's capital structure only that portion of 17 short-term debt which may represent permanent capital -i.e. the extent to which short-term debt 18 plays a continual role on the financing of long-term assets. 19 The balance of preferred stock, \$114,502,040, is also the carrying value or net 20 proceeds amount of AmerenUE's preferred stock as found in the embedded cost calculation for
 - 21 this component of capitalization.

The balance of common equity, \$3,965,502,596, represents AmerenUE's actual
 stated book value of common equity at January 31, 2010. This amount is typically adjusted for
 Accumulated Other Comprehensive Income, which was zero as of January 31, 2010.

4

Q. What is the embedded cost of AmerenUE's long-term debt?

A. AmerenUE's embedded cost of long-term debt was 5.945% as of January 31, 2010. Schedule MGO-G2 provides the calculation of the embedded cost of long-term debt. AmerenUE has \$207.5 million principal amount of variable rate environmental improvement indebtedness (in various series) outstanding under which the interest rates are reset by a Dutch auction process every 35 days. The effective cost used for this indebtedness for purposes of this proceeding was derived using prevailing rates as of April 30, 2010 for these securities including related auction broker/dealer fees.

12

Q. Did you make any adjustments to AmerenUE's long-term debt balance?

A. I did not include the Company's obligations under capital leases related to the Chapter 100 "financing" of its Peno Creek (City of Bowling Green) and Audrain County gasfired generating facilities. These transactions and related capital leases did not generate any proceeds nor were they a source of new capital for the Company.

17

Q. What is the embedded cost of AmerenUE's preferred stock?

A. AmerenUE's embedded cost of preferred stock was 5.189% as of January 31,
2010. Schedule MGO-G4 provides the calculation of the embedded cost of preferred stock.
Using the net proceeds method of calculating the balance of preferred stock, the balance
outstanding as of January 31, 2010 was \$114,502,040.

Q. Did you consider expenses associated with AmerenUE's issuance of preferred
 stock in developing the embedded cost of this component of the Company's capital
 structure?

4 A. Yes, I did. I included expenses associated with the issuance of preferred stock, 5 including discount and premium, plus any loss incurred in acquiring/redeeming prior series, in 6 the embedded cost calculation. These costs are illustrated in the cost calculations shown on 7 Schedule MGO-G4. Unlike similar expenses incurred in connection with the issuance of long-8 term debt, for accounting purposes these expenses are not amortized over the life of the 9 particular series of preferred stock due to the perpetual nature of this form of capitalization. 10 Nonetheless, for economic purposes it is reasonable to recognize these costs in establishing an 11 overall fair rate of return for the Company.

12 Q. In what manner will AmerenUE obtain debt and preferred stock capital in
13 the future?

A. AmerenUE expects to continue to issue its own long-term debt and preferred
stock securities in the external capital markets. Short-term borrowings can be obtained from the
capital or bank markets, Ameren Corporation, or through Ameren Corporation's Utility Money
Pool, depending on the best borrowing rates and availability.

18

Q. What is the cost of common equity for AmerenUE?

A. In his direct testimony in this case, Mr. Hevert develops and supports a fair rate of
return on common equity for AmerenUE's gas utility operations of 10.50%. Therefore, for
purposes of determining the overall fair rate of return for AmerenUE in this proceeding, I use
10.50% as the Company's cost of common equity.

1

V. FAIR RATE OF RETURN

2	Q.	What is the overall fair rate of return for AmerenUE for this proceeding?
3	А.	As shown on Schedule MGO-G1, as of January 31, 2010, the overall fair rate of
4	return for Am	herenUE is 8.269%. I derived this result by using the capital structure and
5	embedded co	sts of long-term debt, short-term debt and preferred stock discussed above, and
6	shown on the	various schedules attached, along with the cost of common equity for AmerenUE
7	developed by	Mr. Hevert in his testimony.
8		VI. <u>FLOTATION COSTS</u>
9	Q.	Please quantify AmerenUE's gas operations share of the flotation costs
10	associated w	ith the September 2009 Ameren Corporation common stock offering.
11	А.	In Schedule MGO-ER5 of my rebuttal testimony for AmerenUE's most recent
12	electric rate c	ase ² , I included an analysis of AmerenUE's share of the flotation costs associated
13	with Ameren	Corporation's September 2009 \$436 million common stock issuance. This analysis
14	showed that A	AmerenUE's portion of the flotation costs was equal to \$13.7 million. Subsequent
15	to my rebutta	l testimony, a correction was made to reduce the amount of recovery of these
16	flotation cost	s to reflect electric operations only. Schedule MGO-G5 attached to this testimony
17	details the all	ocation of the \$13.7 million of total flotation costs between AmerenUE's electric
18	and gas opera	ations. As shown in the schedule, AmerenUE requests recovery of flotation costs
19	attributable to	o its gas operations in the amount of \$443,880.
20	Q.	Does this conclude your direct testimony?

A. Yes, it does.

² MPSC Case No. ER-2010-0036

BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

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In the Matter of Union Electric Company d/b/a AmerenUE for Authority to File Tariffs Increasing Rates for Natural Gas Service Provided to Customers in the Company's Missouri Service Area.

Case No. GR-2010-

AFFIDAVIT OF MICHAEL G. O'BRYAN

STATE OF MISSOURI)) ss CITY OF ST. LOUIS)

Michael G. O'Bryan, being first duly sworn on his oath, states:

1. My name is Michael G. O'Bryan. I work in the City of St. Louis,

Missouri, and I am employed Ameren Services Company as Senior Capital Markets Specialist.

2. Attached hereto and made a part hereof for all purposes is my Direct

Testimony on behalf of Union Electric Company d/b/a AmerenUE consisting of

pages, Schedules MGO-G1 through MGO-G5, all of which have been prepared in written

form for introduction into evidence in the above-referenced docket.

3. I hereby swear and affirm that my answers contained in the attached testimony to the questions therein propounded are true and correct.

Subscribed and sworn to before me this $\underline{//}$ day of June, 2010.

Mande Tesda U Notary Public

My commission expires:



Union Electric Company d/b/a AmerenUE Weighted Average Cost of Capital

-+	-	101	100	10:
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		PERCENT		WEIGHTED
CAPITAL COMPONENT	AMOUNT	OF TOTAL	COST	COST
Long-Term Debt	\$3,656,370,998	47.262%	5.945%	2.810%
Short-Term Debt	\$0	0.000%	0.000%	0.000%
Preferred Stock	\$114,502,040	1.480%	5.189%	0.077%
Common Equity	\$3,965,502,596	51.258%	10.500%	5.382%
TOTAL	\$7,736,375,634	100.000%		8.269%

Union Electric Company d/b/a AmerenUE Embedded Cost of Long-Term Debt

At January 31, 2010

					FACE AMOUNT	UNA	MORTIZED BAL	ANCES	CARRYING	ANNUALIZED	ANNUA	LIZED AMORTIZ	ATION	ANNUALIZED	EMBEDDED
SERIES	COUPON (a)	ISSUED	MATURITY	PRINCIPAL	OUTSTANDING	DISC/(PREM)	ISSUE EXP.	LOSS	VALUE	COUPON INT.	DISC/(PREM)	ISSUE EXP	LOSS	INT. EXP.	COST
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16
Senior Secured Notes	5.250%	22-Aug-02	01-Sep-12	\$173,000,000	\$173,000,000	\$52,297	\$316,417			\$9,082,500	\$20,244	\$122,484			
Senior Secured Notes	4.650%	07-Oct-03	01-Oct-13	\$200,000,000	\$200,000,000	\$145,684	\$581,900			\$9,300,000	\$39,732	\$158,700			
Senior Secured Notes	5.500%	18-May-04	15-May-14	\$104,000,000	\$104,000,000	\$153,660	\$323,544			\$5,720,000	\$35,460	\$74,664			
Senior Secured Notes	4.750%	09-Apr-03	01-Apr-15	\$114,000,000	\$114,000,000	\$80,042	\$390,724			\$5,415,000	\$15,492	\$75,624			
Senior Secured Notes	5.400%	08-Dec-05	01-Feb-16	\$260,000,000	\$260,000,000	\$441,796	\$1,148,801			\$14,040,000	\$72,624	\$188,844			
Senior Secured Notes	6.400%	15-Jun-07	15-Jun-17	\$425,000,000	\$425,000,000	\$277,324	\$2,331,444			\$27,200,000	\$37,392	\$314,352			
Senior Secured Notes	6.000%	08-Apr-08	01-Apr-18	\$250,000,000	\$250,000,000	\$616,518	\$1,518,314			\$15,000,000	\$75,492	\$185,916			
Senior Secured Notes	5.100%	28-Jul-03	01-Aug-18	\$200,000,000	\$200,000,000	\$60,078	\$975,630			\$10,200,000	\$7,068	\$114,780			
Senior Secured Notes	6.700%	19-Jun-08	01-Feb-19	\$450,000,000	\$450,000,000	\$1,121,148	\$2,835,108			\$30,150,000	\$124,572	\$315,012			
Senior Secured Notes	5.100%	23-Sep-04	01-Oct-19	\$300,000,000	\$300,000,000	\$83,056	\$1,553,356			\$15,300,000	\$8,592	\$160,692			
Senior Secured Notes	5.000%	27-Jan-05	01-Feb-20	\$85,000,000	\$85,000,000	\$448,800	\$476,520			\$4,250,000	\$44,880	\$47,652			
First Mortgage Bonds	5.450%	15-Oct-93	01-Oct-28	\$44,000,000	\$44,000,000	\$182,112	\$334,432			\$2,398,000	\$9,756	\$17,916			
Senior Secured Notes	5.500%	10-Mar-03	15-Mar-34	\$184,000,000	\$184,000,000	\$1,597,900	\$1,402,440			\$10,120,000	\$66,120	\$58,032			
Senior Secured Notes	5.300%	21-Jul-05	01-Aug-37	\$300,000,000	\$300,000,000	\$873,840	\$2,562,450			\$15,900,000	\$31,776	\$93,180			
Senior Secured Notes	8.450%	20-Mar-09	15-Mar-39	\$350,000,000	\$350,000,000	\$1,132,950	\$3,379,950			\$29,575,000	\$38,844	\$115,884			
Subordinated Debentures	7.690%	16-Dec-96	15-Dec-36	\$65,500,000	\$65,500,000	\$385,662	\$89,148			\$5,036,950	\$14,328	\$3,312			
Environmental Improvement, Series 1992	0.543%	01-Dec-92	01-Dec-22	\$47,500,000	\$47,500,000		\$362,147			\$257,925		\$97,800			
Environmental Improvement, Series 1998 ABC	1.056%	04-Sep-98	01-Sep-33	\$160,000,000	\$160,000,000		\$1,643,743			\$1,690,300		\$391,452			
TOTAL LONG-TERM DEBT				\$3,712,000,000	\$3,712,000,000	\$7,652,867	\$22,226,068	\$25,750,067	\$3,656,370,998	\$210,635,675	\$642,372	\$2,536,296	\$3,548,280	\$217,362,623	5.945%

Carrying Value = Face Amount Outstanding less Unamortized Discount, Issuance Expenses, and Loss on Reacquired Debt

C10 = C6 - C7 - C8 - C9

Annualized Interest Expense = Annual Coupon Interest plus Annual Amortization of Discount, Issuance Expenses, and Loss on Reacquired Debt C15 = C11 + C12 + C13 + C14

Embedded Cost = Annualized Interest Expense divided by Carrying Value

C16 = C15 / C10

(a) Coupon rate for variable rate auction securities reflects prevailing rates as of 4/30/10 and includes ongoing broker dealer fees.

Union Electric Company d/b/a AmerenUE Cost of Short-term Debt

	BALANCE OF	BALANCE	BALANCE OF		
	SHORT-TERM	OF TOTAL	CWIP ACCRUING	NET AMOUNT	INTEREST
MONTH	DEBT (a)	CWIP	AFUDC	OUTSTANDING	RATE
C1	C2	C3	C4	C5	C6
February 2009	\$533,200,000	\$921,848,042	\$923,615,920	\$0	1.184%
March	\$270,000,000	\$943,774,020	\$919,212,603	\$0	1.122%
April	\$291,600,000	\$1,005,301,389	\$904,934,162	\$0	1.050%
Мау	\$377,000,000	\$1,009,251,434	\$942,616,402	\$0	0.928%
June	\$429,800,000	\$994,051,873	\$935,996,231	\$0	5.118%
July	\$319,800,000	\$983,146,622	\$938,371,524	\$0	3.107%
August	\$295,800,000	\$1,019,542,409	\$930,393,144	\$0	3.081%
September	\$0	\$1,080,097,600	\$968,836,847	\$0	
October	\$0	\$1,124,749,504	\$965,154,859	\$0	
November	\$0	\$1,068,451,669	\$931,233,564	\$0	
December	\$0	\$1,163,059,062	\$933,442,289	\$0	
January 2010	\$0	\$1,137,667,477	\$965,607,760	\$0	
AVERAGE	\$209,766,667	\$1,037,578,425	\$938,284,609	\$0	

C5 Net Amount Outstanding = Balance of Short-Term Debt less Balance of CWIP Accruing AFUDC

C5 = C2 - C4

(a) Short-term debt amounts are net of cash and short-term investments. Negative amounts are excluded.

Union Electric Company d/b/a AmerenUE Embedded Cost of Preferred Stock

at January 31, 2010

				SHARES	PAR ISSUED/		ISSUANCE		ANNUAL	EMBEDDED
SERIES, TYPE, PAR	DIVIDEND	ISSUED	MATURITY	OUTSTANDING	OUTSTANDING	PREMIUM	EXPENSE/DISCOUNT	NET PROCEEDS	DIVIDEND	COST
C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11
\$4.50 Series, Perpetual, \$100 par	\$4.500	01-May-41	-	213,595	\$21,359,500	(\$825,000)	\$440,294	\$21,744,206	\$961,178	
\$5.50 Series, Perpetual, \$100 par	\$5.500	01-Oct-41	-	14,000	\$1,400,000			\$1,400,000	\$77,000	
\$3.70 Series, Perpetual, \$100 par	\$3.700	01-Oct-45	-	40,000	\$4,000,000	(\$70,000)	\$69,396	\$4,000,604	\$148,000	
\$3.50 Series, Perpetual, \$100 par	\$3.500	01-May-46	-	130,000	\$13,000,000	(\$910,000)	\$252,772	\$13,657,228	\$455,000	
\$4.30 Series, Perpetual, \$100 par	\$4.300	01-Jul-46	-	40,000	\$4,000,000			\$4,000,000	\$172,000	
\$4.75 Series, Perpetual, \$100 par	\$4.750	01-Oct-49	-	20,000	\$2,000,000			\$2,000,000	\$95,000	
\$4.00 Series, Perpetual, \$100 par	\$4.000	01-Nov-49	-	150,000	\$15,000,000	(\$384,000)	\$326,896	\$15,057,104	\$600,000	
\$4.56 Series, Perpetual, \$100 par	\$4.560	01-Nov-63	-	200,000	\$20,000,000	(\$266,000)	\$297,633	\$19,968,367	\$912,000	
\$7.64 Series, Perpetual, \$100 par	\$7.640	01-Jan-93	-	330,000	\$33,000,000		\$325,469	\$32,674,531	\$2,521,200	
TOTAL PREFERRED STOCK					\$113,759,500	(\$2,455,000)	\$1,712,460	\$114,502,040	\$5,941,378	5.189%

issuance expenses, discount/premium, and any loss incurred in acquiring/redeeming prior series are not amortized due to the perpetual nature of the company's preferred stock

Net Proceeds = Par Value Outstanding plus Premium less Issuance Expense and Discount

C9 = C6 + C7 - C8

Embedded Cost = Annual Dividend divided by Net Proceeds

C11 = C10 / C9

AmerenUE Calculation of Net Plant allocation factor By Utility And Allocation of Flotation Costs at January 31, 2010

	Electric Plant	Gas Plant	Total						
Plant Post Op subtotal	<u>In Service</u> 12,804,445,345 <u>116,730,946</u> 12,921,176,291	<u>In Service</u> 363,495,564 363,495,564	<u>In Service</u> 13,167,940,909 <u>116,730,946</u> 13,284,671,855						
less: ARO bal. Total in Service	23,095,142	363,495,564	23,095,142						
Plant	<u>Reserve</u> 5,497,791,878	<u>Reserve</u> 117,485,230	<u>Reserve</u> 5,615,277,108						
Post Op	62,340,828	-	62,340,828						
subtotal less: ARO bal.	5,560,132,706 5,780,806	117,485,230	5,677,617,936 5,780,806						
Total Reserve	5,554,351,900	117,485,230	5,671,837,130						
		,	0,011,001,100						
Net plant balance	\$ 7,343,729,249	\$ 246,010,334	\$ 7,589,739,583						
Factor	96.76%	3.24%	100.00%						
Allocation of Floation C	Costs								
	\$ 13,256,120	\$ 443,880	\$ 13,700,000						
Allocation of Flotation Cost Annual Amortization									
	\$ 2,651,224	\$ 88,776	\$ 2,740,000						