

Emera Inc. Q&A LOG

127-19 Strategic Alternatives - Question and Answer Log

Due Diligence Request List

Respondent	Topic	Question / Document Requested	Priority	Date Submitted	Answers	Date Responded	Round (1 / 2)	Status (Open / Closed)	Data Room Location
Emera Inc.	Electric System	The Generation Expansion Capacity Capex in the economic model, tab titled "CAPEX", is roughly \$1.5B (total of rows 13 & 14). Please supply assumptions and state whether any shortfalls are anticipated.	Medium	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	21.1
Emera Inc.	Electric System	The Generation R&R in the economic model, tab titled "CAPEX", is roughly \$500M (row 18). Please supply a breakout of the specific generation types and annual dollar associated with each category.	Medium	1-Nov-19	The generation R&R spread across the generation fleet over the 10 year period and it's consistent with prudent industry practice for the types of generation assets we own.	14-Nov-19	1	Closed	
Emera Inc.	Electric System	Please provide retirement dates for Brandy Branch and J.D. Kennedy Generating stations. State capacity replacement assumptions if within timeline of economic model.	Low	1-Nov-19	Neither plants are within the timeline of the economic model	5-Nov-19	1	Closed	
Emera Inc.	Electric System	CIP section 6 sub-section 1 discusses Operational Improvements - has there been a benchmarking study performed comparing JEA's operational costs and performance metrics against peers, as well as identifying improvement areas? If so, please provide.	Medium	1-Nov-19	Benchmarking to peers was performed as part of the sizing of potential operational cost savings. Certain parts of the information you have requested is contained in the CIP. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	12-Nov-19	1	Closed	
Emera Inc.	Electric System	Please provide most recent Integrated Resource Plan.	Medium	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	4-Nov-19	1	Closed	21.1.10
Emera Inc.	Electric System	Please provide Independent Engineer's report(s) for electric and water systems.	Medium	1-Nov-19	Please see IE Report, which will be made available upon execution of the Use Agreement.	4-Nov-19	1	Closed	
Emera Inc.	Electric System	Please provide any internal or external reports/studies pertaining to expanding JEA's transmission import capability at the FL-Ga border, including the expected capital outlays and projected value earned	Medium	1-Nov-19	No studies have been performed relating to expanding JEA's transmission import capability at the FL-GA state border.	12-Nov-19	1	Closed	
Emera Inc.	Electric System	Please provide any internal or external reports/studies pertaining to repowering existing generator assets and projects that would result in generator capacity updates, including the expected capital outlays and projected value earned.	Medium	1-Nov-19	All capacity uprate projects are complete. No future projects planned. The last uprate project completed was the BBCT 7F.05 in Spring 2019. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	22.1.18
Emera Inc.	Organizational Structure	Is it anticipated that the assets will be transferred to Newco as a condition of closing and that Respondent will buy the shares of Newco, or that Respondent will form Newco prior to closing and that the assets will be transferred to Newco as part of the closing transactions?	Low	1-Nov-19	JEA is open to considering all structures that meet the minimum requirements set forth in the ITN.	15-Nov-19	1	Closed	
Emera Inc.	Electric System	Please explain the reference to purchase price adjustments relating to the Committed Rates and Committed Rate Stability. Is an adjustment contemplated in favour of the Respondent in the event the FPSC does not allow the Committed Rates to be flowed through to customers during the three year period?	High	1-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	Process Letter
Emera Inc.	Electric System	In Adjusted Scenario C, please confirm that all proceeds from Vogtle energy sold by Legacy JEA to the market will be used to top up the Stabilization Fund.	High	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	
Emera Inc.	Electric System	Does the initial amount of the Stabilization Fund in Adjusted Scenario C include a deduction for expected market revenue from the sale of Vogtle Energy by Legacy JEA?	High	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
Emera Inc.	Electric System	FTI Regulatory Report to JEA – Page 19 - please provide the data that supports the concept that Jacksonville has stronger EE penetration than the rest of the state and provide any associated analysis/evidence as to the reasons why Jacksonville is well ahead of EE programs elsewhere in the state.	High	1-Nov-19	FTI reviewed data from the Load and Resource Plan published by the Florida Reliability Coordinating Council which shows that load for the state of Florida as a whole has been trending upward for roughly the last 10 years. Figure 3 of our report, which utilizes data provided by JEA, shows that JEA's load has been falling over the same period. From these data, we conclude that demand-side management, including EE as well as distributed generation, are causes of the difference between the trend in JEA's load and that of the state as a whole.	5-Nov-19	1	Closed	

14	Emera Inc.	Accounting	FTI Regulatory Report to JEA – Page 11 “JEA’s financial statements are audited by Ernst and Young and are prepared in accordance with US generally accepted accounting principals”. JEA follows Governmental Accounting Standards Board (GASB) accounting standards under USGAAP. As a non-governmental entity, JEA will follow Financial Accounting Standards Board (FASB) standards under USGAAP. Has the JEA assessed whether the balances on the proforma “Opening Balance Sheet” should further be adjusted to reflect accounting differences between GASB and FASB USGAAP standards?	High	1-Nov-19	All material adjustments have been made to JEA’s 9/30/2019 opening Balance Sheets to reflect the proper starting point for the model for a Buyer based on FASB USGAAP. A detailed analysis of GASB to FASB USGAAP standards has not been done.	4-Nov-19	1	Closed	
15	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab - GASB statement No. 87, Leases (FASB ASU 2016-13 Leases) has not yet been adopted by the JEA. Do you have a preliminary estimate of the impact this adoption will have on the JEA’s opening balance sheet on adoption?	Medium	1-Nov-19	Early adoption is not planned and we have not estimated impact	5-Nov-19	1	Closed	
16	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab – where are asset retirement obligations recorded and what are the balances for both Electric and Water at Sept 30, 2019?	Medium	1-Nov-19	Unrealized asset retirement obligation \$50,329 (Scherer \$32M & SJRPP \$18M) Current portion of ARO (Scherer \$837 SJRPP \$18,047) Non Current Portion of ARO (Scherer \$31,445)	5-Nov-19	1	Closed	
17	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab – have you established cost of removal reserves, and if so, what are the balances and where are they recorded for both Electric and Water at Sept 30, 2019?	Medium	1-Nov-19	Because we are a municipal utility we generally do not record the removal costs.	14-Nov-19	1	Closed	
18	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab – Do the “All-in rate projections” in the CIM include the effect of the rate base adjustments made to both the pro-forma Electric and Water balance sheets?	Low	1-Nov-19	Yes.	5-Nov-19	1	Closed	
19	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab – Are there any regulatory assets/liabilities that are not in rates today? If so how much, and why are they not in rates?	Low	1-Nov-19	No.	4-Nov-19	1	Closed	
20	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: General question “Opening Balance Sheet” tab – In the last two years have there been any impairments > \$2 M. If so, for what reason, what accounts and how much.	Low	1-Nov-19	SJRPP ARO \$29,173 2018	5-Nov-19	1	Closed	
21	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Line 24 “Opening Balance Sheet” tab – what makes up \$110M of other assets?	Low	1-Nov-19	See FTI report page 13. Total costs to be recovered from future revenues less SJRPP is \$41M. Other assets of \$9M and total deferred outflows of resources less unamortized deferred losses on refundings of \$81M is 60M for a total other assets of \$110M.	4-Nov-19	1	Closed	
22	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Line 35 “Opening Balance Sheet” tab – what makes up \$156M of other noncurrent liabilities?	Low	1-Nov-19	See FTI report pages 14 & 15. Current portion of asset retirement obligation, \$19M; Total noncurrent liabilities \$77M; Total deferred inflows of resources \$77M less regulatory liabilities of \$17M for a total of \$156M.	4-Nov-19	1	Closed	
23	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Line 40 “Opening Balance Sheet” tab – what is the September 30, 2019 fair value of the \$1,523M debt to be transferred to NewCo? Are there any change of control clauses/terms on this debt?	Medium	1-Nov-19	Please see the JEA ITN Regulatory Report discussing the opening balance sheet.	4-Nov-19	1	Closed	
24	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Line 69 “Opening Balance Sheet” tab – what makes up \$72M of other assets?	Low	1-Nov-19	See FTI report pages 16 & 17. Misc accounts receivable \$4M; total costs to be recovered from future revenues less environmental regulatory assets \$10M; other non current assets \$3M; total deferred outflows of resources \$55M for a total of \$72M.	4-Nov-19	1	Closed	
25	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Line 85 “Opening Balance Sheet” tab – what is the September 30, 2019 fair value of the \$1,239M debt to be transferred to NewCo? Are there any change of control clauses/terms on this debt?	High	1-Nov-19	Please see the JEA ITN Regulatory Report discussing the opening balance sheet.	4-Nov-19	1	Closed	
26	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: “Scenario A Vogtle Adjustment” tab - Please confirm that JEA’s current estimate of the company’s total future value/obligation under the Vogtle PPA obligation is \$4.220 B.	High	1-Nov-19	It’s based on the latest schedule provided by MEAG August 2018	5-Nov-19	1	Closed	
27	Emera Inc.	Accounting	JEA ITN Process Document (page 3) : Please provide JEA’s current estimate of the total rates that would be received from ratepayers for a “Qualifying Facility” over the life of the Vogtle PPA agreement.	High	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	12-Nov-19	1	Closed	Supplemental Materials

28	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Please provide a schedule of contractual obligations and commitments for each of the next five years, and the aggregate thereafter (as at September 30, 2019).	Medium	1-Nov-19	JEA obligations and commitments are found in the Audited Financial Reports and Annual Disclosure Report. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	5-Nov-19	1	Closed	
29	Emera Inc.	Accounting	JEA ITN Respondent Financial Model: Do any contingent liabilities exist today that would be transferred to NewCo. If so, please list description and dollar amount.	Medium	1-Nov-19	See Note 15 of Financial Statements	5-Nov-19	1	Closed	
30	Emera Inc.	General Operations	Summary of formal self insurance arrangements (whether such arrangement is solely for JEA or procured through the City of Jacksonville), in place over the past five years	Low	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	5-Nov-19	1	Closed	28.1.14
31	Emera Inc.	General Operations	Details of insurance loss reserves, including actuarial reports	Low	1-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	5-Nov-19	1	Closed	26.27
32	Emera Inc.	General Operations	The gross amount of losses in the past five years related to storm losses before contribution by FEMA, State of Florida, and insurance	Low	1-Nov-19	Oct 2016 (Matthew) \$10,318,590 / Sept 2017 (Irma) \$13,748,219	5-Nov-19	1	Closed	
33	Emera Inc.	Electric System	Detailed capex projections (base plan)/Expanded generation capacity capex/New Generation and Generation Fleet of the Future: Please provide details, specifically, the type of new generation contemplated (combined cycle or solar or battery or a combination thereof), Size (MW), heat rate (if applicable), expected energy production/capacity factor (by year), clarify if the amounts presented include AFUDC.	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	7.3
34	Emera Inc.	Electric System	Detailed capex projections (base plan) - R & R - Generation - please supply details of contemplated capital expenditures by plant.	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	7.3.1
35	Emera Inc.	Electric System	The Leidos Independent Engineer's Report (page 51) notes that "Provided for our review was a CapEx plan entitled "7.1-Energy-CAPEX FY19-FY30_AS OF 8-8-2019.xlsx". Please provide a copy of the report.	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	12-Nov-19	1	Closed	7.3.1
36	Emera Inc.	Electric System	The Leidos Independent Engineer's Report (page 53) identifies a \$15M capital investment from 2019-2023 at GEC for "2X1 Combined Cycle Completion". Please provide anticipated size, heat rate, capacity factor (by year) of this upgrade.	High	8-Nov-19	GE 7HA.02 1x1 545 Average MW. The \$15M capital in the plan is for engineering and permitting only.	13-Nov-19	1	Closed	
37	Emera Inc.	Electric System	Please provide additional details on rationale for replacement of Northside unit 3 in 2025-2026 timeframe, i.e. is unit anticipated to reach end of life at that time?	Medium	8-Nov-19	NS1, 2, and 3 share a NPDES permit. As part of 316(b), it is anticipated that substantial capital may be required to upgrade the cooling water system to allow all three units to continue to operate. This, together with unit age, is driving NS3 retirement date.	13-Nov-19	1	Closed	
38	Emera Inc.	Electric System	Page 65 of the Independent Engineers report states that approximately \$600M will be required at the Scherer facility to address coal combustion residue (CCR) and effluent limit guideline (ELG) rules. What portion of this amount is attributed to Scherer #4	Low	8-Nov-19	JEA cost is estimated at \$75M	12-Nov-19	1	Closed	
39	Emera Inc.	Electric System	Does JEA, or any other entity, have monthly or longer firm transmission reservations into or out of the JEA Balancing Authority Area (BAA) (in addition to those reported in the JEA ten year site plan)?	High	8-Nov-19	No additional monthly or longer firm transmission reservation into or out of the JEA Balancing Authority Area (BAA) in addition to what is listed in JEA's ten year site plan.	15-Nov-19	1	Closed	
40	Emera Inc.	Electric System	We assume the currently reported JEA long-term firm purchases are those reported at page 31, table 5 of its current 10 year site plan. What type of purchases are these (firm energy, firm energy and capacity, unit contingent, other), and to the extent JEA knows, are there actual resources that back these purchases?	High	8-Nov-19	The current SOCO contract is backed by Plant Wansley. PPAs marked "TEA purchase" have not been identified. These contracts are typically firm energy and capacity.	12-Nov-19	1	Closed	
41	Emera Inc.	General Operations	Are there any additional long-term firm purchase or sales agreements between JEA and other parties other than those reported in the current ten year site plan (either executed or in the works)?	High	8-Nov-19	No.	12-Nov-19	1	Closed	
42	Emera Inc.	Electric System	Please confirm that JEA does not consider its BAA to have a direct connection to the Southern Company BAA. We observe in recent NERC data that JEA is not shown as interconnected to Southern, but it has been shown as directly interconnected in the past and we would like to confirm that Southern is definitely no longer a first-tier interconnect to JEA.	High	8-Nov-19	Technically JEA does not have a physical BA-BA connection with Southern Company (SC). However, JEA has a direct connection with the SC BA pursuant to ownership in 2-500KV lines that are co-owned with FPL and contractual rights thru the FPL substation that connects to 500KV lines to the JEA system. This essentially connects JEA to SC without any transmission service from FPL. This allows JEA to directly schedule with SCS.	14-Nov-19	1	Closed	

43	Emera Inc.	Electric System	What is the legal basis for the statement on page 108 of the CIP that: "the buyer will need to file a rate case with the FPSC and obtain an order allowing its rates to go into effect before it can provide service to electricity customers" and does JEA believe that a Newco can adopt JEA's existing customer rates, charges and tariffs and operate under those rates in accordance with Rule 25-9.044, Florida Administrative Code?	High	8-Nov-19	The statement in the CIP is general guidance. Please refer to section VIII of the Process Letter.	14-Nov-19	1	Closed	
44	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: How was the base revenue in the default case (row 203 of the Model Assumptions tab) determined?	High	8-Nov-19	The base revenue was determined by a declining sales forecast against a revenue yield that assumes an annual inflation adjustment starting in FY21. Utility Tax, Franchise Fee, and Stabilization fund adjustments are Included in the base revenues	12-Nov-19	1	Closed	
45	Emera Inc.	General Operations	JEA ITN Respondent Financial Model: How was the water, sewer and reclaim total revenue in the default case (row 569 of the Model Assumptions tab) determined?	High	8-Nov-19	The total revenue was determined by a sales forecast consisting of customer equivalent residential units (ERU) by 1.5% on water & sewer and 11% on reclaimed offset by kgal usage per ERU declining by 1% per year on water & sewer against revenue yields that assumes an annual inflation adjustment starting in FY21	12-Nov-19	1	Closed	
46	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: Why is the Vogtle purchased power not included in the fuel and purchase power revenue line (row 26) on the ES Scenario Model tab? What do the Vogtle revenue amounts included in base revenue on the ES Scenario Model tab (which appear to be the amounts in row 213 of the Model Assumptions tab) represent? Why are they included in base revenue instead of fuel and purchased power revenue?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
47	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: Why is 2022 and 2023 residential, commercial and industrial load different in Scenario A (rows 408, 418 and 428 respectively) than in the default case (rows 407, 417 and 427 respectively)?	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
48	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: Why does the debt capitalization in cell M166 of the ES Rate Base Model tab (\$1,275) differ from the cell M105 debt balance of \$1,523 (which matches the opening balance sheet)?	Medium	8-Nov-19	Please refer to row 167 of the 'ES Rate Base Model' tab for a reconciliation of the regulatory balance sheet debt to the 'debt rate base'. Note that in column M, this logic does not hold as the closing balance of rate base in 2019 does not include the adjustments for net working capital & other net regulatory assets or accumulated deferred income tax liabilities that are applicable to Florida IOUs.	13-Nov-19	1	Closed	
49	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: Electric rates are increasing during the rate stability period (see rows 136 and 144 in the ES Scenario Model tab). What is the rationale behind the magnitude of the increases?	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	See responses to Q44
50	Emera Inc.	Water System	JEA ITN Respondent Financial Model: Water rates are increasing during the rate stability period (see row 127 in the WS Scenario Model tab). What is the rationale behind the magnitude of the increases?	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	See responses to Q45
51	Emera Inc.	Electric System	JEA ITN Respondent Financial Model: What is the rationale for using a 12-year useful life to depreciate the existing electric assets, and a 16-year useful life to depreciate the existing water assets?	Medium	8-Nov-19	Useful lives are based on the most recent 2019 depreciation study. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	11.4
52	Emera Inc.	Electric System	Please provide a detailed overview of the Vogtle PPA and how it is reflected in the financial model? Please confirm what impact switching to Scenario A is meant to have on the financial model?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
53	Emera Inc.	Electric System	The total load assumption only has a forecast for the default case (row 397 in Model Assumptions tab). The Residential load, Commercial load and Industrial load have forecasts for both the default case and Scenario A case (rows 406 to 428 in the Model Assumptions Tab). Please explain why the Total load assumption does not have a forecast for the Scenario A case.	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	
54	Emera Inc.	Electric System	The management case Base rate (row 135) is calculated as the sum of the Base revenue plus the Vogtle revenue, divided by the Total load forecast. Why does the Base revenue and Vogtle revenue remain unchanged in both the default and Scenario A cases?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
55	Emera Inc.	Electric System	The Fuel and purchased power amount under both the default and Scenario A cases remain unchanged. This differs from the ES Rate Base Model, which has different amounts for the Fuel and purchased power under the default and Scenario A cases. Please explain the nature of this difference.	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	15-Nov-19	1	Closed	

56	Emera Inc.	Electric System	In row 213 and 223 of the Model Assumption tab, what do Vogtle revenue and Vogtle revenue included in base & fuel revenue represent, and what is the difference between these items?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
57	Emera Inc.	Electric System	What is the difference between Scenario A Vogtle base revenue adjustment (row 14 of Scenario A Vogtle Adjustment tab) and management projections of Vogtle revenue (row 213 of Model Assumptions tab)?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
58	Emera Inc.	Electric System	Please walk us through the mechanism of Adjusted Scenario B and C. Please confirm if the >\$3 billion of proceeds to the City of Jacksonville is gross or net of the Stabilization Fund defined herein?	High	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question. Gross of the Stabilization Fund.	14-Nov-19	1	Closed	
59	Emera Inc.	Electric System	The difference in the Total load (sum of the Residential, Commercial and Industrial Load) between the default case and the Scenario A case doesn't reconcile to the Power adjustment (in GWh) in the Scenario A Vogtle Adjustment tab. Please provide an explanation of the difference. As an example, in 2022 the sum of the Residential, Commercial and Industrial Load (row 408, 418 and 428 in the Model Assumptions tab) is equal to 11,071, which is 784 below the Total load of 11,855 (row 397 in Model Assumptions tab). This number does not reconcile to cell P13 in the Scenario A Vogtle Adjustment tab, which is 770.	Medium	8-Nov-19	Difference is driven by rounding.	15-Nov-19	1	Closed	
60	Emera Inc.	Electric System	On Scenario A Vogtle Adjustment tab, please confirm the nature of the revenue adjustment in 2020 and 2021.	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
61	Emera Inc.	Electric System	The net impact on EBITDA between the default and Scenario A case for the ES Rate Base model is 0. The net impact on EBITDA between the default and Scenario A case for the ES Scenario model is positive. Please provide an explanation for the differing impact on EBITDA (net zero in ES rate base model vs positive in ES Scenario Model).	Medium	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
62	Emera Inc.	Electric System	Please confirm the capex requirements for the Environmental Minimum Requirement #1 (develop 100% renewable electricity by 2030) is reflected in the model? If so, can you provide the line items in the capex tab that is associated with these initiatives? Does Generation fleet of the future refer to the capex requirement for the commitment to 100% renewable electricity by 2030 / the Northside repowering? If not, please provide where in the model is the capex associated with the retirements and replacements of Northside Unit 1, 2, 3 (see page 21 of the CIP)?	High	8-Nov-19	The generation fleet of the future assumes a shut down of Northside 1 and 2 to be replaced with solar and batteries. This would allow the Respondent to fulfill the environmental minimum requirement #1. The new-generation line in the CAPEX tab of the model reflects the costs to replace Northside Unit 3 with a new combined cycle unit.	14-Nov-19	1	Closed	
63	Emera Inc.	Water System	Based on pages 34 and 91 of the CIP, it is our understanding that the total investment required to meet 40 MGD by 2035 is US\$815MM. It is also our understanding that only US\$360MM of this amount is reflected in the financial model. Please confirm the remaining US\$455MM has not been reflected in the model and is required to meet the 40 MGD by 2035. If the additional US\$455MM is required, we are looking to forecast these amounts. Can you provide the capex forecast by year for the remaining US\$455MM? Additionally, according to page 34 of the CIP it appears the timeline of commercial implementation is from 2019 to 2026, however the US\$360MM is spent in years 2025 to 2030 (Capex tab row 130). Please explain the nature of this difference.	High	8-Nov-19	\$455MM is outside the 10 year forecast window.	14-Nov-19	1	Closed	
64	Emera Inc.	Electric System	Is the capex for new headquarters reflected in the forecast?	High	8-Nov-19	JEA has entered into a lease agreement for the new HQ building. There are \$8.5 million in capital expenditures in the plan for tenant improvements and furniture/fixtures.	14-Nov-19	1	Closed	
65	Emera Inc.	Electric System	Is any of the Power line undergrounding described on page 25 of the CIP included in capex projections? If so, which lines?	High	8-Nov-19	Line 137 in the CAPEX.	14-Nov-19	1	Closed	
66	Emera Inc.	Electric System	Has JEA filed its 10-year storm recovery and system hardening plan yet? Is all of this incremental to the current capex plan?	High	8-Nov-19	JEA is not required to file a 10-year storm recovery and system hardening plan. IOU requirement.	14-Nov-19	1	Closed	
67	Emera Inc.	Electric System	Please confirm what R&R represents?	Low	8-Nov-19	Renew and Replace	14-Nov-19	1	Closed	
68	Emera Inc.	Electric System	For Purchased power – total, what is the driver of the significant year over year increase in power?	High	8-Nov-19	Purchase Power total includes Plant Vogtle costs which are broken out in a separate line item on the income statement. Plant Vogtle is expected to come online in November 2021 and November 2022	14-Nov-19	1	Closed	
69	Emera Inc.	Electric System	Please clarify why Equity sharing is set to 0% in each case.	Medium	8-Nov-19	The respondent is meant to make their own equity sharing assumption in the model	14-Nov-19	1	Closed	

70	Emera Inc.	Electric System	Please confirm that this row should be linked to row 12 as opposed to row 11.	Medium	8-Nov-19	Please clarify what you're referring to	14-Nov-19	1	Closed	
71	Emera Inc.	Electric System	Please explain the differences in Contracted demand for Distric Energy System. The sum of Contracted demand for the four chilled water plants in the financial model is 15,006 tons. The contracted demand presented on page 37 of the CIP is 16,324 tons.	Low	8-Nov-19	The correct figure for the District Energy System contracted demand is the figure stated in the model: 15,006 tons. The CIP incorrectly states contracted demand as 16,324 and should not be relied upon for your analysis.	14-Nov-19	1	Closed	
72	Emera Inc.	Electric System	Where is corporate G&A reflected in the model (i.e. CEO, CFO, CAO and COO)? Are these costs allocated to each segment?	High	8-Nov-19	Corporate G&A is captured in the O&M and Capital Expenditures. These cost are allocated to the Electric and Water systems	12-Nov-19	1	Closed	
73	Emera Inc.	Electric System	Please confirm what line items are included in Other revenue?	High	8-Nov-19	Other revenue consist of miscellaneous revenue from items like pole attachments, late payments, reconnection fees, transmission and installation	12-Nov-19	1	Closed	
74	Emera Inc.	Electric System	Where is Communications infrastructure revenue reflected in the model?	Medium	8-Nov-19	Other revenue	12-Nov-19	1	Closed	
75	Emera Inc.	Electric System	Please confirm that management case represents the rate stability required in the ITN.	Medium	8-Nov-19	Please see page 1 and iii e) on page 5 of the Process Letter. Also, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information	15-Nov-19	1	Closed	Process Letter
76	Emera Inc.	Electric System	Please explain the differences in O&M in the forecast period for Electric System - Model Assumptions Tab row 265, Electric System O&M declines by \$24mm 2021 vs. 2020; explain differences thereafter	Medium	8-Nov-19	See Sub Section 1 of the CIP beginning on page 76. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	21.2.1
77	Emera Inc.	Water System	Please explain the differences in O&M in the forecast period for Water System - Model Assumptions Tab row 591, Water System O&M declines by \$4.5mm 2021 vs. 2020	Medium	8-Nov-19	See Sub Section 1 of the CIP beginning on page 76. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	22.2.6
78	Emera Inc.	General Operations	Please clarify what Real estate sales and Business development team implementation represent.	Low	8-Nov-19	JEA has had discussions with interested parties regarding SJRPP and its future development. JEA RFP 136-19, Real Estate Redevelopment Services, will provide JEA the ability to work with consulting engineers and land planners to create development alternatives and provide marketing support to maximize impact of efficiency	14-Nov-19	1	Closed	
79	Emera Inc.	Electric System	Why does Total load decline from 11,855 in 2022 to 11,782 in 2023?	Low	8-Nov-19	JEA utilized GIS data to remove all lead piping, services and associated fittings identified in the system. Current protocol is to remove all lead material in JEA's infrastructure up to the point of connection at the consumer side meter coupling	14-Nov-19	1	Closed	
80	Emera Inc.	Water System	Are there any lead pipes in the water supply system? If so, are there any plans to remove/replace? Is this captured in capex?	Low	8-Nov-19	No. Floridan aquifer well protected by Hawthorne confining layer in NE FL	12-Nov-19	1	Closed	
81	Emera Inc.	Water System	Have there been any water quality issues (PFOA/PFOS, 1,4 Dioxane, aquifer contamination, military base chemicals)? If so, any plans to remediate and is this captured in capex?	Low	8-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	13-Nov-19	1	Closed	
82	Emera Inc.	General Operations	Engineering / Loss Control reports for major plants - a request for any engineering reports from Insurers with regards to the JEA facilities.	Medium	8-Nov-19	JEA anticipates that November 26 will be the Revised Replies deadline; however, consistent with the ITN, the Negotiation Team retains the ability to change that anticipated deadline.	15-Nov-19	1	Closed	21.1.22
83	Emera Inc.	Process	In the October 29 process letter, JEA indicated that they "...anticipate that Revised Replies will likely be requested for submittal no later than November 26, 2019 at 12:00 PM EST (the "Anticipated Revised Reply Date"), although such timing will be confirmed by the Negotiation team as provided in section 3.3.3 of the ITN and memorialized in a formal Request for Revised Replies. Can JEA either confirm that November 26th will be the deadline for Revised Replies or indicate when parties can expect to receive a formal Request for Revised Replies?	High	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
84	Emera Inc.	Corporate Finance	Scampi HoldCo Tab (rows 88, 96): Confirm that there is a model linking error that is preventing the tax depreciation from being calculated	Low	11-Nov-19	The Gross Proceeds should assume assets are acquired on a debt-free, cash free basis	14-Nov-19	1	Closed	
85	Emera Inc.	Accounting	The process letter indicates we should assume zero working capital. Please clarify the line items in the model that correspond to the definition of working capital.	High	11-Nov-19	The renewable energy for COJ and DCPS is provided at or below the then-applicable tariff for electricity, not at a premium price. Unless purified water is carved out for specific customers rather than supplied to the system generally this footnote likely does not apply to water.	14-Nov-19	1	Closed	
86	Emera Inc.	Electric System	CIP (page 6): Please clarify what is meant by footnote 2. Specifically please elaborate what it is meant by "new or existing tariffs at a price equal to or less than the applicable tariff rate".	High	11-Nov-19	Confirmed	15-Nov-19	1	Closed	
87	Emera Inc.	Accounting	CIP (page 6): Can you confirm the minimum requirements of "Protection of certain employee retirement benefits" and "Retention payments to all full-time employees of 100% current base compensation" are consistent with the amounts presented in Addendum 4 - Attachment 14 - Net Proceeds Calculation, which are \$165MM and \$132MM, respectively?	High	11-Nov-19		14-Nov-19	1	Closed	

88	Emera Inc.	General Operations	CIP (page 6): Can you confirm the minimum requirements of "Maintenance of substantially comparable employee compensation and benefits for three years" is reflected in the financial model?	High	11-Nov-19	Confirmed.	14-Nov-19	1	Closed	
89	Emera Inc.	General Operations	Capex Tab: Can you identify the quantum of maintenance capex in 2030 for both the water and electric business?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
90	Emera Inc.	Accounting	Please discuss the nature of restricted cash in the model.	Low	11-Nov-19	The reserved cash in the model consist of operations, rate stabilization funds, environmental liability reserve. See the Regulatory Report for more details.	13-Nov-19	1	Closed	
91	Emera Inc.	Electric System	Please provide generated power and purchased power forecasts for the default and Scenario A cases. If possible, please separate between Vogtle vs. owned generation (existing vs. new)	Low	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	21.1
92	Emera Inc.	Electric System	CIP (page 22): How has the financial model reflected the buy-out options described on page 22 of the CIP - has it assumed a buy-out option or the continuation of the purchase of power for those respective PPAs?	Low	11-Nov-19	No.	14-Nov-19	1	Closed	
93	Emera Inc.	Electric System	Regulatory Report (page 8): Please confirm the model currently reflects JEA's current rate design, which is that JEA charges residential customers the same volumetric rate regardless of usage.	Low	11-Nov-19	Yes.	13-Nov-19	1	Closed	
94	Emera Inc.	Water System	Please confirm the costs on page 35 of the CIP have been reflected in the capex projections in the financial model. Can you identify these amounts in the capex tab?	Low	11-Nov-19	We can confirm that on page 35 of the CIP the Greenland costs are in the model, but only a portion of the cost were included for Northwest WRF are reflected in the capex projections in the financial model. With regards to a granular capex breakdown, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question. The cost for Greenland are in the model, but only a portion of the funding was included for Northwest.	15-Nov-19	1	Closed	7.3
95	Emera Inc.	General Operations	What is driving assumption behind the forecast of electric load and water usage?	Medium	11-Nov-19	The load-growth and water usage forecasts were developed by the management team, with input from 3rd party consultants. As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	
96	Emera Inc.	General Operations	Can JEA please provide 10-20 years of historical load growth along with weather normalization factor?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	8.6
97	Emera Inc.	General Operations	Can JEA please provide historical load growth across customer segments?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	8.6
98	Emera Inc.	General Operations	Please provide the historical customer rates over 10 years for Electric and Water & Wastewater Systems.	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	8.3.1
99	Emera Inc.	Accounting	Are the revenue and purchase power adjustments in "Scenario A Vogtle Adjustment" tab considered in the total costs associated with Plant Vogtle?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	Supplemental Materials
100	Emera Inc.	General Operations	What is the breakdown for O&M expenses for Electric and Water & Wastewater Systems?	Medium	11-Nov-19	As the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question.	14-Nov-19	1	Closed	7.2
101	Emera Inc.	Electric System	Page 91 of the Management Presentation refers to a "Base 10-year Forecast". Please indicate if this document is in the data room and if it is, where can it be found?	High	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	20-Dec-19	2	Closed	
102	Emera Inc.	Electric System	Page 45 lists Key Assumptions for NSG Units 1 & 2 replacement with batteries and solar. What is the assumed installed capital cost for the Solar portion of the project?	High	12/13/19	Please find below the core underlying assumptions of the investments in renewable resource generation. These are based on JEA experience, industry forecasts and reports, and industry experts. o Total system size: ~400MW of solar + storage; ~400MW of standalone solar o Solar capacity factor: 28% (note: assumes tracker systems) o Solar capital cost: ~\$790 / kW o Battery BOS capital cost: ~\$225 / kW o Battery module cost: ~\$115/ kWh o Battery duration: 4 hours o Battery roundtrip efficiency: ~85% o ITC: 10% applied to both standalone solar, solar + storage	23-Dec-19	2	Closed	

103	Emera Inc.	Electric System	Page 45 & 46 of the Management Presentation refers to NGS Unit 1 & 2 replacement with Batteries and Solar. It appears the timing has changed compared to what is presented in the Respondent's Model. Please indicate if these investments are in addition to amounts presented in the initial Respondent's Model and/or of the timing has changed.	High	12/13/19	No additional investments. The timing is slightly different (earlier) in the model.	20-Dec-19	2	Closed
104	Emera Inc.	Electric System	Page 47 of the Management Presentation lists assumptions for a Virtual Power Plant overview. Was this investment embedded in the Respondent's model, if so, what line items in the model relate to it?	High	12/13/19	The Virtual Power Plant initiative is not included in the Respondent Financial Model and should be thought of as additional upside	23-Dec-19	2	Closed
105	Emera Inc.	Electric System	Page 48 of the Management Presentation outlines assumptions surrounding Utility-owned Distributed Generation. Was this investment embedded in the Respondent's model, if so, what line items in the model relate to it?	High	12/13/19	The Virtual Power Plant initiative is not included in the Respondent Financial Model and should be thought of as additional upside	23-Dec-19	2	Closed
106	Emera Inc.	Electric System	On page 32 of the Management presentation, the dispatch stack is illustrated for FY2019 that included a Wansley PPA. Please provide any future PPA's that factor into the fuel cost in the Respondent's model including their commercial terms (price, volume, term, etc.)	Medium	12/13/19	Vogle and solar PPAs are must-take. Their average price is reflected in the fuel cost. Contracts are located in Clean Team section of VDR.	23-Dec-19	2	Closed
107	Emera Inc.	Electric System	On page 34 of the Management Presentation natural gas capacity is detailed. Within the Respondent's model are future natural gas capacity requirements fully satisfied by these existing capacities? If not, what volume of capacity is anticipated to service contemplated future natural gas capacity included in the Respondent's model?	Medium	12/13/19	Existing capacity meets current gas needs. Additional gas requirements in the future may need either additional capacity, or more efficient use of existing capacity.	23-Dec-19	2	Closed
108	Emera Inc.	Electric System	On page 91 of the Management Presentation, please provide a link/data room location of the "base 10-year forecast" containing worksheet "Energy".	High	12/13/19			2	Open
109	Emera Inc.	Accounting	Provide detailed total asset listing with detail by depreciable group (consistent with depreciation study) and by asset (e.g. generating station, asset ID, etc.) if possible as of Oct-19 or latest available month end in 2019.	Critical	12/13/19			2	Open
110	Emera Inc.	Accounting	Please provide a detailed schedule of Capex forward budget (annually) broken down by depreciable group. For significant capex projects (e.g. projects to take >yr) please provide in service date if capex budget is based on cash expenditures.	Critical	12/13/19	See file 7.1 Energy CAPeX FY19-FY30 as of 8-8-19	20-Dec-19	2	Closed
111	Emera Inc.	Accounting	Provide monthly trial balances (P&L and BS) by Business Unit (Electric System, District Energy System, and Water & Wastewater System) and Plant (if available) in Excel for Historical Period (Oct-16 through the most recent available month in 2019). * Please provide a Reconciliation and Mapping file from trial balance to the financial statement line items per the P&L and BS of audited financials. * Please include FERC account numbers for each trial balance line item.	Critical	12/13/19	Please see Accounting folder 31.1 in the VDR.		2	Closed
112	Emera Inc.	Accounting	Reviewed 7.4 "Updated copies of monthly financial statements for Company". Please provide the combining income statement and balance sheet on a monthly basis for by business unit showing eliminations of intercompany activity for the following periods that were not yet included: Oct 16 through Aug-17, and Aug-19 through most recent available month in 2019, if available.	High	12/13/19			2	Open
113	Emera Inc.	Accounting	Provide any Management adjustments to EBITDA for the Historical Period on a monthly basis, if applicable. Include the supporting schedule for each management adjustment items.	Critical	12/13/19			2	Open
114	Emera Inc.	Accounting	Provide key performance indicators / reports that Management prepares and reviews on an interim and year-end basis to assess the business' performance for Historical Period.	High	12/13/19			2	Open
115	Emera Inc.	Accounting	Provide detailed Excel schedule for allocation of corporate and shared services costs to business units for Historical Period (FY17, FY18, FY19, and including LTM period as of the most recent available month in 2019), including the allocation methodology.	Critical	12/13/19			2	Open

116	Emera Inc.	Accounting	Please provide monthly details of O&M expenses for Historical Period (Oct-16 through the most recent available month in FY19): (1) by function/type (2) by fixed vs. variable (3) by department/plant/business unit. (4) by vendors	Critical	12/13/19	Please see Accounting folder 31.1 in the VDR.		2	Closed
117	Emera Inc.	Accounting	Reviewed 7.7 "Detailed schedule of unusual-non-recurring revenue-expenses". Please upload the detailed schedule prepared by Seller's consultants that identify and quantify the amount and month of any significant out of period or non-recurring items during the historical periods, including but not limited to: i) out of period revenue or expense items ii) one-off payments; iii) stay pay/extraordinary bonus payments; iv) one time revenue or expense items, v) any significant accrual or accrual reversal; etc.	Critical	12/13/19			2	Open
118	Emera Inc.	Accounting	Reviewed 9.2.1 "6.6 AR Top 20 Aging as of 07312019". Provide detailed A/R aging by customer for the periods ending Sep-18, Sep-19 and most recent available month in 2019 and a reconciliation to the BS, if necessary.	High	12/13/19			2	Open
119	Emera Inc.	Accounting	Provide annual bad-debt reserve roll forwards showing: Opening reserve, bad debt expenses, A/R write-offs, recoveries, closing reserve. Also include schedule and discussion of historical receivable write-offs and recoveries, as applicable.	High	12/13/19			2	Open
120	Emera Inc.	Accounting	Please provide monthly calculations of (1) DSO, (2) DPO and (3) DIO that were prepared by Management for the Historical Period (Oct-16 through the most recent available month in FY19).	Critical	12/13/19			2	Open
121	Emera Inc.	Accounting	Please provide inventory reserve calculation and roll-forward on an annual basis. Discuss inventory count procedures in place.	High	12/13/19	We no longer have an inventory reserve. We use ABC analysis for cycle counts which are performed monthly. Cycle Count procedure is attached.	20-Dec-19	2	Closed
122	Emera Inc.	Accounting	Reviewed "JEA ITN Respondent Financial Model", tab "Capex". Please provide similar schedule for Capex in the Historical Period (FY17, FY18 and FY19). Also please include a description of the project, budgeted amount and estimated time to complete (if available).	Critical	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	23-Dec-19	2	Closed
123	Emera Inc.	Accounting	Provide the monthly details of internal capitalized labor costs, if applicable for Historical Period	Critical	12/13/19			2	Open
124	Emera Inc.	Accounting	Summarize any related party transactions and balances, including real estate leasing arrangements, sales to related parties, interlocal arrangements, etc., as applicable. Provide detail of any related party / intercompany receivable and payable balances.	Medium	12/13/19	JEA does not currently lease any property from others. JEA does lease its property to others. Refer to "Leases.xls" file in Corporate Finance folder 31.2 in the VDR. Note that the future lease on the new corporate HQ is covered under contracts, and the leases on the 5x50 solar farms are included with the solar contracts, and are not included in the spreadsheet. One outstanding sale just approved, negotiation on the purchase of 3 parcels: 2 alternates for AWS pilot plant, NW WRF.	23-Dec-19	2	Closed
125	Emera Inc.	Accounting	Reviewed 8.1.1 "Revenue recognition policies-procedures" and 7.6.1 "FINC - JEA Accounting Procedure for Capex 01-08-18". Please upload copies of all technical accounting memos for all material transactions and new accounting standards including but not limited to pension, OPEB, asset impairment, ARO adoption.	Medium	12/13/19			2	Open
126	Emera Inc.	Accounting	Description of monthly, quarterly and annual closing procedures and differences among them if any.	Medium	12/13/19			2	Open
127	Emera Inc.	Accounting	Reviewed 8.2.1 "New Intralinks-Top 20- Customers - FY18". Please provide Top 20 customers sales, GP, and volumes data for each business unit for FY17 and FY19. Please provide additional data on GP by Top 20 customers for each business unit for FY18.	Medium	12/13/19			2	Open
128	Emera Inc.	Accounting	Reviewed 2.1.3 through 2.1.7 "Monthly Report Staffing". Provide monthly headcount by business unit and function/department for the Historical Period (Oct-16 through the most recent available month in 2019. Noted Sep-17, Sep-18 and Jul-19 were already provided).	Medium	12/13/19	Please see Accounting folder 31.1 in the VDR - Monthly Reports	20-Dec-19	2	Closed

129	Emera Inc.	Employees	Provide details on bonus and incentive compensation plans and general timing of bonus payouts.	Medium	12/13/19	Please see Employees folder 31.7 in the VDR. Also See 2.8 Executive Agreements. Executives incentives are based on a percentage of their base. It consists of 50% corporate metrics component and 50% individual performance. Range of payout is between 0-1	20-Dec-19	2	Closed
130	Emera Inc.	Employees	Description and supporting calculations for any change in control payments potentially triggered by the transaction, including the change in control bonuses, if applicable (transaction bonuses / retainer bonuses).	Medium	12/13/19	See 2.8 Retention agreement and Executive agreements.	20-Dec-19	2	Closed
131	Emera Inc.	Accounting	Reviewed 10.2.1 " Copy of 2019 July - Inventory Balance Report" and 6.9 "Inventory Items over 250K - 20190808". Please provide inventory aging detail as of Sep-17, Sep-18, and the most recent available month in 2019 for each business unit by major inventory item and by category (Fuel vs. Materials and supplies) that reconciles to the BS.	Medium	12/13/19			2	Open
132	Emera Inc.	Accounting	Provide a summary of operating and capital leases (including commencement date, termination date, options, total remaining payment amount, capitalization criteria, future cash requirements, etc.)	Medium	12/13/19	JEA does not currently lease any property from others. JEA does lease its property to others. Please refer to "Q684 Leases and Transactions - Rev.xls" in Corporate Finance folder 31.2 in the VDR. Note that the future lease on the new corporate HQ is covered under contracts, and the leases on the 5x50 solar farms are included with the solar contracts, and are not included in the spreadsheet. One outstanding sale just approved, negotiation on the purchase of 3 parcels: 2 alternates for AWS pilot plant, NW WRF.	23-Dec-19	2	Closed
133	Emera Inc.	Accounting	Reviewed 12.1.1 "6.7 AP Top 20 Vendors Aging Report - 20190808". Provide detailed A/P Aging by vendor for the periods ending Sep-18, Sep-19 and the most recent available month in 2019 (if available) and a reconciliation to the BS, if necessary.	Medium	12/13/19			2	Open
134	Emera Inc.	Accounting	Reviewed 5.2.1 "Open Claim Report". Please confirm if any other pending or threatened litigation, warranty claims, legal proceedings, governmental compliance problems, environmental issues or other contingent liabilities. If any, please provide summary schedule.	Medium	12/13/19	Please see Electric System folder 31.3 in the VDR.		2	Closed
135	Emera Inc.	Accounting	A summary of any other major outstanding commitments (on or off balance sheet) or contingency as of the most recent available date related to items such as: a. operating and capital leases b. advance customer payments c. fixed asset purchases d. vendor / purchase commitments e. employment agreements g. profit sharing plans h. redemption and defeasance cost	Medium	12/13/19	All known outstanding commitments have been provided in the VDR.		2	Closed
136	Emera Inc.	Accounting	Detail of the historical allocated P&L charges and balance sheet items related to labor costs, employee benefit and compensation plans, and other HR related items (e.g. HRIS/payroll, severance) for the last two fiscal years and current YTD. Provide the full back-up to the development of each current (material) balance sheet accrual.	Critical	12/13/19			2	Open
137	Emera Inc.	Employees	A description of the method used to allocate the compensation and benefit costs and liabilities to the Business for each plan (e.g., fringe rate) and a comparison to actual costs/obligations for Target employees. For balance sheet accruals, indicate whether the balance is expected to transfer to Buyer or not.	Critical	12/13/19			2	Open
138	Emera Inc.	Employees	Description of the HR services (staffing, systems, and other services) provided by Parent vs. those provided by Target. Also, the associated cost allocation from Parent to Company for HR functional support, HR systems, and any other HR services for the current fiscal year and prior two fiscal years. Any analysis completed with respect to standalone HR needs (staffing, systems, other services).	Critical	12/13/19			2	Open
139	Emera Inc.	Employees	In addition to census file 2.1.1, please include legal entity, current year target bonus (\$ or %), date of birth or age, medical plan/tier of coverage (e.g. employee, employee plus one, family, etc.) and 401(k) plan deferral.	High	12/13/19			2	Open

140	Emera Inc.	Employees	To the extent not already provided, collective bargaining agreements (including the IBEW CBA) and a summary of the current number of Target employees covered by each agreement.	High	12/13/19	MOA rest period added & all ordinance documents	20-Dec-19	2	Closed
141	Emera Inc.	Employees	For Target employees, any employment related agreement or transaction related arrangement under which a change in control would trigger additional compensation, accelerate funding or vesting, or increase benefits (e.g. employment agreements, executive severance plans, change in control programs, transaction bonuses, retention bonuses, etc.) or arrangements that promise non-change in control related severance benefits.	Critical	12/13/19	<p>Minimum requirements include:</p> <ul style="list-style-type: none"> All employees have signed/will sign retention agreements which provide 100% of their salary as of 7/23/2019 payable in three installments: date of a recap event, one year later, two years later. All employees are guaranteed three years of comparable salary and benefits upon a recap event. All employees are "bought up" to the next retirement milestone in the City of Jacksonville General Employee Pension Plan. The approximate cost of this is \$132MM <p>A template of the collectively bargained retention agreement is available in Employees folder 31.7 - "Exhibit E-12SEPT19 – FINAL"</p> <p>If non-change in control downsizing were to take place, Civil Service rules apply to the process for bargaining unit employees. Attached as "RIF Manual Pag.doc"</p> <p>In addition, each member of the Senior Leadership Team has signed an employment contract with an attached Separation and Transition Agreement which guarantees 20 weeks of severance and a consulting agreement ranging from 3 to 9 months. These agreements are valid for both change of control and non-change of control scenarios. These may be found in the Data Room (2.8)</p>		2	Closed
142	Emera Inc.	Employees	Last two years' full actuarial valuation reports for accounting purposes, latest funding valuations (if applicable), actuarial valuation reports for cost recovery purposes, and most recent year-end disclosure schedule for financial reporting, including descriptions of all actuarial assumptions, methods, plan provisions valued, and summary demographic information used for the valuation. For each plan, most recent market value of plan assets, and total benefit payments and cash contributions made since last measurement date through most recent date, if applicable. And details of any regulatory asset/liability with a rollforward for the last two years.	High	12/13/19			2	Open
143	Emera Inc.	Employees	For the GEPP, please describe in detail what Buyer's responsibilities will be in regards to a replacement plan for employees.	High	12/13/19	SJRPP DB Plan is expected to transfer to buyer; GEPP will not transfer to buyer; Retiree Insurance Benefits will transfer to buyer.	20-Dec-19	2	Closed
144	Emera Inc.	Employees	For the GEPP, please provide guidance on whether Seller intends to make transferred employees whole in regards to lost benefits due to sale of business.	High	12/13/19	Buyer is expected to provide substantially comparable compensation and benefits to employees and retirees as it relates to what they have available today.	20-Dec-19	2	Closed
145	Emera Inc.	Employees	Projections of P&L costs, cash costs, cost recovery and regulatory asset for each defined benefit plan for the next 5 years.	Critical	12/13/19			2	Open
146	Emera Inc.	Employees	Listing of pension and OPEB liabilities that will be transferring with the business.	Critical	12/13/19	Please see Employees folder 31.7 in the VDR: "JEA Benefits Matrix.doc"		2	Closed
147	Emera Inc.	Employees	To the extent not already provided, monthly employer premiums or premium equivalents, employee contribution rates, and enrollment information for each tier of coverage (employee, employee plus one, family, etc.) for each material H&W plan (medical, dental, etc.). Please provide this information for the previous 2 plan years and current plan year.	High	12/13/19	Medical Fixed cost & projected claims details & State FL 2018 Actuary Memo - IBNR: Please see Employees folder 31.7 in the VDR.	20-Dec-19	2	Closed
148	Emera Inc.	Employees	To the extent not already provided, for self-insured plans, actual gross claims, network discounts, stop-loss premiums, and administrative costs, for the prior 2 fiscal years and current YTD. Supporting details behind the reserve for claims incurred but not reported (IBNR) related to self-insured plans, including underlying claims triangles, for the last 2 fiscal year ends.	High	12/13/19	Provided already -See Folder 2-14	20-Dec-19	2	Closed
149	Emera Inc.	Employees	To extent not already provided, documentation for each employee benefit and compensation plans/policies that the Company offers (e.g., retirement, health and welfare, equity compensation, incentive compensation, deferred compensation, paid time off, severance, etc.), including plan documents and all amendments, employee handbooks, summary plan descriptions, or other brief descriptions or employee communications for each plan/promise, and an indication of whether the plan is fully or self-insured.	Medium	12/13/19	Provided already - see folder 2.8 (Exec Agreements)	20-Dec-19	2	Closed

150	Emera Inc.	Employees	Separate listing of Target officers and other key personnel including base salary, bonus (for FY17), ancillary compensation, and fair value of equity grants issued (if applicable) for FY17. Please provide this information for any officers or key personnel for whom this information is not available publicly.	Medium	12/13/19	Please see Employees folder 31.7 in the VDR. Also See 2.8 Executive Agreements. Executives incentives are based on a percentage of their base. It consists of 50% corporate metrics component and 50% individual performance. Range of payout is between 0-12% of base salary. All other employees have specific dollar amounts based on meeting to exceeding corporate metrics. Appointed employees have 50/50 corp and individual component.	20-Dec-19	2	Closed
151	Emera Inc.	Employees	To the extent not already provided for the past three years, bonus plan (non-sales variable pay) documentation, including eligibility, performance metrics plan period and bonus targets by employee group and the target and actual payout. Provide individually for key employees and in aggregate for the broader employee base (if applicable, a breakout for each distinct incentive plan).	Medium	12/13/19			2	Open
152	Emera Inc.	Employees	Description of the HR delivery model, including a list of vendors (with contracts), payroll services, consulting services, HR/payroll technology (core HR, payroll, timekeeping, performance management) and the annual budget split between people and non-people costs.	Medium	12/13/19			2	Open
153	Emera Inc.	Employees	Listing of open positions (executive level) with an indicator of (i) whether new or replacement position, (ii) job title, (iii) date since open, (iv) compensation associated with position (base, bonus, fringe).	Low	12/13/19			2	Open
154	Emera Inc.	General Operations	2020 Capital and O&M Budget by Department and Cost Type (e.g. IT budget and travel within IT)	Critical	12/13/19	Please see the General Operations folder 31.5 in the VDR - note that these O&M amounts are cash budgeting and the model O&M amounts are GAAP based, therefore they do not equal. See question 811 for capital file - can be filtered by JEA Service Categories (Generation, Transmission, Distribution, etc.), Directors, or Managers.		2	Closed
155	Emera Inc.	General Operations	Question: Why is the FY19 budget ~2x actual spend per Employee Data File?	Critical	12/13/19			2	Open
156	Emera Inc.	General Operations	2019 financials in FERC account format	Critical	12/13/19	JEA prepares its financial statements of account based on The Government Accounting Standards Board(GASP) which follow GAAP standards. JEA has in the past prepared its accounts pursuant to the FERC chart of accounts but has not done so recently. For both the Florida Public Service Commission and FERC regulatory approval filings for the proposed transaction FERC accounts and statements will have to be created.	20-Dec-19	2	Closed
157	Emera Inc.	General Operations	Escalation rates for labor, non-labor, and medical/benefits for both union & non-union	Critical	12/13/19			2	Open
158	Emera Inc.	General Operations	Benefits loader rate, by type of benefit (i.e. benefits cost as a percentage of base salary)	Critical	12/13/19			2	Open
159	Emera Inc.	General Operations	Question: Are contingent workers essentially substituting for full-time employees?	Critical	12/13/19	Yes	20-Dec-19	2	Closed
160	Emera Inc.	General Operations	Copy of any previous internal benchmarking studies (productivity and cost analysis, staffing analysis, operational benchmarking, etc.)	Critical	12/13/19	A study on benchmarking to peer utilities can be found in 20190606 Benchmarking document and additional detail on operational analysis can be found in the 2030 Strategy Document in General Operations folder 31.5.	20-Dec-19	2	Closed
161	Emera Inc.	General Operations	Schedule of all professional service firms used during 2017 - 2019, including the costs and roles of each (audit, engineering, consulting, financial, information technology, human resources, legal, other, etc.) and any planned costs for 2020. Identify amounts billed from corporate and actuals incurred.	High	12/13/19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
162	Emera Inc.	General Operations	Provide the Capitalization rates for all areas/functions.	Medium	12/13/19	Please see General Operations folder 31.5 in the VDR.	20-Dec-19	2	Closed
163	Emera Inc.	General Operations	Provide list of vacant/open positions	Medium	12/13/19	Please see General Operation folder 31.5 in the VDR - Vacancies - 12.8.19	20-Dec-19	2	Closed
164	Emera Inc.	General Operations	Detailed breakdown of advertising costs (labor, media, print, facilities, production, agency fees, etc.) for 2020. Describe types of services performed in-house versus outsourced.	Medium	12/13/19			2	Open
165	Emera Inc.	General Operations	Detailed breakdown of contractor spend by category (maintenance, construction, etc.) and vendors for 2017 - 2019 and planned for 2020. Provide an average capitalization rate for each category. Identify any non-recurring spend.	Medium	12/13/19	Please see General Operations folder 31.5 in the VDR.	23-Dec-19	2	Closed
166	Emera Inc.	General Operations	Detailed breakdown of research & development expenses by type (internal vs. external) and by category for 2017 - 2019 and planned for 2020.	Low	12/13/19			2	Open
167	Emera Inc.	General Operations	Description of most recent early retirement offers, including package offered, number of employees targeted and acceptance rates	Low	12/13/19	We do not offer early retirement programs.	20-Dec-19	2	Closed

168	Emera Inc.	General Operations	Description of most recent voluntary severance plans, including package offered, number of employees targeted and acceptance rates	Low	12/13/19	None	20-Dec-19	2	Closed
169	Emera Inc.	General Operations	Accelerated vesting of existing cash or non-cash compensation, due to an acquisition	Low	12/13/19	Please see General Operation folder 31.5 in the VDR.	20-Dec-19	2	Closed
170	Emera Inc.	General Operations	Historical participation rates for discretionary separation payouts. Decomposition of separation packages by type including: Education reimbursements; Temporary housing; COBRA; Other outplacement fees.	Low	12/13/19			2	Open
171	Emera Inc.	General Operations	<p>Provide detail regarding major business applications by core operating processes/functional area:</p> <p>Business Systems: Customer Service/Order Billing & Management, Workflow, Document Management, Client Application and Data Integration, Data Quality, Productivity Tools (e.g., Microsoft Office, G-Suite) and Operational Reporting.</p> <p>Back Office Systems: Financials (General Ledger, Accounts Payable, and Accounts Receivable / Billing / Invoicing, Supply Chain, and Asset Management), Sales and Marketing, Contract Management, Content Management, Operations, Human Resources / Payroll, and Financial and Management Reporting.</p> <p>a) For each application, please provide: scope of functionality (modules), vendor, build/buy, number of years in production (age), release level, hardware/operating system, database platform, deployment type (hosted on premise, hybrid, or SaaS), internal developed vs. external (commercial) package, and number of license and users.</p> <p>b) Provide application integration architecture diagrams, highlighting the integration points between applications and third parties (integration approach, data type transferred, integration frequency).</p> <p>c) For each application, please delineate which LOB(s)-Water and Wastewater/Electric/Other Businesses utilize the system, and whether the system is supported by a corporate function or by the LOB.</p> <p>d) For systems with shared used by multiple LOBs, please describe how the data for each LOB is separated within the system (e.g., separate environments, commingled data). For systems with commingled data, please state the level of effort and timeframe required to logically separate the data</p>	Critical	12/13/19			2	Open
172	Emera Inc.	General Operations	<p>Provide the IT operating budget and capital expenditures plan/schedules by LOB-Water and Wastewater/Electric/Other Businesses for FY17 (Actuals), FY18 (Actuals), FY19 (Actuals), FY20 (Budget) and FY21 (Budget).</p> <p>a) Itemize the IT spend by primary accounts (e.g., personnel costs, software and hardware purchases and maintenance, consulting fees, telecommunications, facilities).</p> <p>b) Organize capital expenditures by project and year.</p>	Critical	12/13/19			2	Open
173	Emera Inc.	General Operations	<p>Provide a list of all current and planned IT projects and initiatives, by LOB-Water and Wastewater/Electric/Other Businesses, including: description, strategic rationale, business case, total budget, remaining cost estimate to complete (i.e., with respect to capital expenditure plan/schedule provided), current status, and risks and mitigation steps being taken.</p> <p>Confirm whether project costs are reflected in the IT budget.</p>	High	12/13/19			2	Open

174	Emera Inc.	General Operations	<p>Provide an IT organization chart and overview of the IT organization, capabilities and key skill sets.</p> <p>a) Include IT leadership, staffing by functional area, titles and locations. b) Include personnel information/census, including salaries, fringes, hierarchies, and tenure (designate if the FTE is an employee, in-house contractor, and full or part time). c) Identify any current open positions d) Provide an inventory of third-party contractors supporting the IT organization. Quantify the total Full Time Equivalent (FTE) support provided by third-party contractors. e) Provide a breakdown or explanation of allocation of any shared IT employees (time split between LOB-Water and Wastewater/Electric/Other Businesses)</p> <p>Seller provided IT leadership bio, IT org structure / total number of IT resources (130), 2018 and 2019 census, and a partial view of open positions</p> <p>Seller to provide the following: (a) Confirm if 2.1.1 is the latest census and confirm the total number of IT resources (b) In the census, designate if an FTE is an employee, in-house contractor, and full or part time (c) JEA ORG CHART FY19 Current.pdf show open IT positions for manager and above. Please provide a complete list of open positions. d) Provide an inventory of third-party contractors supporting the IT organization. Quantify the total Full Time Equivalent (FTE) support provided by third-party contractors. e) Provide a breakdown or explanation of allocation of any shared IT employees (time split between LOB-Water and Wastewater/Electric/Other Businesses)</p>	High	12/13/19	2	Open
175	Emera Inc.	General Operations	<p>Provide a summary of all IT vendor contracts and third party outsourcing agreements. Include vendor name, description of service, annual cost, and other terms. Designate which LOB(s) Water and Wastewater/Electric/Other Businesses the contract applies to</p> <p>Seller provided a list of vendor contracts across the entire business. Details include: vendor name, contract title, contract amount, and expiration date. Select contracts and placeholders are populated within the VDR. Apparent IT specific items include Oracle, Hewlett Packard, Verizon Wireless, AT&T, Citrix, VMware, CGI Technologies, Arrosoft Solutions, Cologix, ESRI, Fidelity Express, G4S, Geospatial Innovations, Kubra, OSI Soft, SHI International, Sissine's, and Workspend. Seller also provided the Cyber Liability Coverage summary and binder</p> <p>Seller to provide a subset list that contains only vendor contracts managed by the IT department. Designate whether each is a vendor or third party outsourcing agreement. Designate which LOB(s): Water and Wastewater/Electric/Other Businesses the contract applies to. Replace placeholders with vendor contracts</p>	High	12/13/19	2	Open

176	Emera Inc.	General Operations	<p>Provide documentation of managed/supported/controlled systems and network infrastructure (i.e., LAN/WAN diagrams), data centers (i.e., General protocols, high availability elements of infrastructure and architecture, business continuity approach), general support servers (messaging, network operating systems, file and print management, etc.), telecommunications equipment and miscellaneous infrastructure technologies to support back-office IT.</p> <p>a) Provide current capacity and utilization, as well as performance issues affecting stated infrastructure elements above, plus any risk mitigation needed to address stipulated issues.</p> <p>b) Provide infrastructure (hardware / software) aging estimates and equipment refresh cycle policies.</p> <p>c) For each data center, confirm which LOB(s)-Water and Wastewater/Electric/Other Businesses have their business and back-office systems supported from that location</p> <p>Seller provided a list of registered domain names, public IP addresses, and public phone numbers used by the business</p>	High	12/13/19		2	Open	
177	Emera Inc.	General Operations	<p>Provide all IT Security and Compliance Policies/Procedures (e.g., vendor management, change management, software development, redundancy/failover, clustering/virtualization, security, account management, help desk / customer service, data/system backups, and disaster recovery)</p> <p>Seller provided Acceptable Use Policy, Mobile Device Allowance Procedure, Telecommuting Policy, Identity Theft and Prevention Policy</p> <p>Seller to provide remaining requested IT Security and Compliance policies. Please also include Business Continuity and SLAs referenced in 21.2.7.9.1 Energy Construction and Distribution Asset Management Plan FY18</p>	High	12/13/19		2	Open	
178	Emera Inc.	General Operations	<p>Provide an overview of the back office IT Strategy (e.g., with respect to business objectives, custom vs. commercial, outsourced vs. insourced, technology roadmap with major business initiatives tied to IT for the next 2 to 3 years).</p>	Medium	12/13/19	<p>The strategic journey of IT for JEA is to become more of an integral part of our Digital Utility future through driving more resources to Growing and Transforming our business and less resource to Run.</p> <p>With respect to our back office strategy, we are mostly a buy vs. build shop currently. We are in the process of training the entire organization on Cloud and hope to be doing strategic build where it directly improves our customer or employee experience. Our first step into that is creating two custome mobile apps. One for Safety and one for Asset Mangement.</p> <p>We are currently going through a business case to look at outsourcing vs. insourcing. Today we are heavily insourced but do to our Civil Service workforce, we are relatively low cost for labor compared to the private sector. We leverage implementation resources on large projects to supplement what our JEA resources can do.</p> <p>See our IT Roadmaps in the data room under..???</p>	20-Dec-19	2	Closed
179	Emera Inc.	General Operations	Provide a list of all IT security incidents or breaches and resolution	Medium	12/13/19		2	Open	

180	Emera Inc.		Please provide a schedule of the Company's fixed asset register. Furthermore, High more specific to each of the generation facilities, please provide the following (if readily available): <ul style="list-style-type: none"> - Location; - Land parcel size, plant footprint vs total land, any excess land unusable land; - Amount of land improvements, rights of way, roadways, fencing, river inlets, water falls or discharge, canals, holding ponds, treatment ponds, parking lots, paving, tank or containment berms, etc.; - Number of Buildings sizes and construction type: steel framing versus brick and mortar as an example, what would replacement be; - Overall plant capacity MW; - Technology (i.e. steam turbines, combustion turbines, combined cycle); - Number of generation units and types as specified above; - Fuel type (i.e. oil, coal, gas) and which is the primary type vs. secondary type; - Fuel delivery (i.e. rail, barge, truck, pipeline, etc.); - Cooling system type (i.e. cooling tower, water cool or air cooled condenser, hyperboloid, etc.); - Primary emission control equipment (i.e. FGD, SCR, SACR etc.); - Amount of underground piping, electrical systems and conduit and other underground assets; - Amount of concrete foundations, pilings, etc.; - Owned pipelines or connections, owned transmission and distribution lines and maps; and - Number of operational tanks in excess of a 60 ft. diameter. 	High	12/13/19	<p>a. Brandy Branch i. 2x1 combined cycle, GE 7FA.05 combustion turbines. (2) Nooter HRSG's, GE steam turbine, Natural gas only ~600MW, SCR, forced draft cooling tower ii. Qty (1) Simple cycle combustion turbine GE 7FA.03, Natural gas or diesel ~150 MW, liquid Fuel delivery by truck</p> <p>b. Greenland energy center i. Qty (2) simple cycle, combustion turbine GE 7FA.03, Natural gas or diesel ~150 MW each, liquid Fuel delivery by truck</p> <p>c. Kennedy Generating Station i. Qty (2) simple cycle, combustion turbine GE 7FA.03, Natural gas or diesel ~150 MW each, liquid Fuel delivery by vessel</p> <p>d. Northside Generating Station i. Qty (2) Foster Wheeler Circulating fluidized bed boilers, Petcoke, coal, up to 10% cofire with natural gas ~310 MW each, SNCR, Dry polishing scrubber and bag house. Fuel delivery by vessel, Cooling water from river ii. Qty (1) Riley Stoker gas/oil steam unit, 100% natural gas to 100% #6 oil, ~540 MW, low nox burners. Fuel delivery by vessel, cooling water from river</p>	20-Dec-19	2	Closed
181	Emera Inc.	Accounting	Copy of the Company's written policies and procedures with respect to (i) collecting and remitting sales tax on its revenue streams, (ii) self-assessing and remitting use tax on the company's purchases, and (iii) collecting and maintaining the appropriate sales tax exemption certificates in any transactions in which the Company claims its sales or purchases are exempt from sales tax (e.g., sales for resale, etc.). If any sales or use tax exemptions are claimed, please provide a description of the exemptions.	High	12/13/19	Please see Corporate Finance folder 31.2 in the VDR.	23-Dec-19	2	Closed
182	Emera Inc.	Accounting	Description of the policies and procedures of the Company with respect to remitting real and personal property taxes. We acknowledge in the data room property tax returns for the state of Georgia. Please discuss where the Company pays real or personal property tax in addition to Georgia and, if such function is administered by the Company or a third party, etc. Provide a schedule of the jurisdictions where the Company pays personal or real property tax and the approximate amount of tax paid annually to such jurisdictions distinguishing between personal and real property tax. We also understand that the Company is exempt from property tax in Florida, please confirm whether or not payments are made in lieu of property tax.	High	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed
183	Emera Inc.	Accounting	Please provide detail with respect to any property in Florida and Georgia over the past three years including a summary of any challenges to property appraisal values or current valuation methodologies over the past three tax years.	Critical	12/13/19	JEA is a tax-exempt entity and has not challenged property values or appraisal methodologies.	20-Dec-19	2	Closed
184	Emera Inc.	Accounting	Schedule of real property owned by the Company specifying: (i) the entity that owns such real property, (ii) the fair market value of such real property, and (iii) the state and county location of such real property.	High	12/13/19	We have provided the schedule of major sites as identified in the ITN with the county. We could reflect the fair market value as assigned by the property appraiser but that would not be accurate in most cases because we are tax-exempt and the property appraiser generally does not update JEA parcels.	20-Dec-19	2	Closed
185	Emera Inc.	Accounting	Analysis performed by the Company regarding any U.S. transfer taxes (e.g., real estate transfer tax, sales taxes) that would be due as a result of the proposed transaction.	Critical	12/13/19	Foley (David Cook) looked at this. We believe that all applicable taxes will be owed. The magnitude will depend on the sale structure and the value assigned to real estate assets.	23-Dec-19	2	Closed
186	Emera Inc.	Accounting	Copies of any utility tax, franchise fee, excise tax, or other industry-specific federal or state tax filings made in the last 3 years. Please also indicate if such taxes are passed through entirely to customers such that the Company is merely a collection agent (e.g., sales tax), or imposed on the Company which may pass the economic impact of the tax to customers through a charge on their bill.	High	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed

187	Emera Inc.	Accounting	Please provide details and copies of the historical filings, rulings, and memos to support the property tax rate, franchise fee rate, and utility tax rate used in the financial model provided.	Critical	12/13/19		2	Open	
188	Emera Inc.	Accounting	Details of any anticipated pre-transaction restructurings that will occur in connection with the proposed transaction. To the extent available, please provide any structuring decks, organizational structure charts, tax analysis, and/or valuations prepared in connection with the anticipated pre-transaction restructurings.	Medium	12/13/19	There is no pre-transaction restructuring contemplated.	2	Closed	
189	Emera Inc.	Accounting	Details about internal personnel responsible for any tax returns that the Company is required to file, including any software that they currently use for such tax compliance, and summary of how the Company would envision its internal tax function once additional taxes are required (and whether any such costs have been determined / included in projections).	Medium	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed
190	Emera Inc.	Accounting	Summary of all significant acquisitions and dispositions of a trade or business by the Company during the past 5 years, including taxable transactions, tax-free reorganizations, distributions and liquidations.	Medium	12/13/19	Not applicable to JEA		2	Closed
191	Emera Inc.	Accounting	Please provide a summary of any applicable federal non-income taxes (e.g., motor fuel excise tax or other taxes) for which the Company is exempt as a municipality.	Medium	12/13/19			2	Open
192	Emera Inc.	Accounting	Description of the policies and procedures of the Company for remitting payroll taxes. Indicate where the Company files returns, if the returns are prepared in-house or by a third party, etc. We acknowledge in the data room a schedule of contingent workers, please also provide a schedule of payments made via Form 1099 to independent contractors for the past three years and a sample agreement entered into with an independent contractor.	Medium	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed
193	Emera Inc.	Accounting	Description of the Company's policies and procedures for reporting and remitting abandoned and unclaimed property (e.g., dormant payroll checks/vendor checks, etc.).	Medium	12/13/19			2	Open
194	Emera Inc.	Accounting	Details regarding any U.S. state or local tax credits or incentive programs, including PILOT agreements (Payments in Lieu of Tax) entered into by the Company. Provide a copy of any agreements entered into by the Company and any state or local taxing jurisdiction conferring tax benefits, including any credits and incentives programs over the past 3 tax years. Please indicate if any of the credits are subject to clawback, recapture, or change in control provisions.	Medium	12/13/19			2	Open
195	Emera Inc.	Accounting	Copies of all ruling requests and rulings issued by any tax jurisdiction (or confirmation that no rulings have been requested or issued).	Low	12/13/19			2	Open
196	Emera Inc.	Accounting	A schedule of state apportionment factors detailing 100% of the Company's property, payroll and sales for the last 3 tax years.	Low	12/13/19			2	Open
197	Emera Inc.	Electric System	Referring to data file "weather-normalized sales 2005 – 2018.pdf" in Section 8.6 of the data room: a. Does the large 2009 shift in weather normalized sales data of approximately 2,500,000 MWh from commercial to industrial reflect a reclassification of customers? b. If it is associated with a reclassification, please provide the customer counts associated with the weather normalized sales data. c. If it is not due to a reclassification of customers, what is driving the large shift in load in 2009?	Critical	12/13/19			2	Open
198	Emera Inc.	Electric System	Why is there a shift in load between commercial and industrial weather normalized data that is not reflected in the EIA form 861 sales data or the JEA 10-year site plan?	Critical	12/13/19			2	Open
199	Emera Inc.	General Operations	Any open claims over \$100K in value for the past five years & please confirm whether these claims are covered under insurance policies	High	12/13/19	Yes, please see Electric System folder 31.3 in the VDR.		2	Closed
200	Emera Inc.	General Operations	Five year summary of formal self insurance arrangements (whether such arrangement is solely for JEA or procured through the City of Jacksonville), including information on loss reserves and actuarial reports	High	12/13/19	Please see question 204		2	Closed
201	Emera Inc.	General Operations	Details of values reported to insurers for the assets being purchased	High	12/13/19	Please see General Operations folder 31.5 in the VDR.		2	Closed

202	Emera Inc.	General Operations	Is JEA responsible for managing its own claim or is claim handling done by City of Jacksonville? If it's the latter, please advise the number of hours (and dollar amount) billed by City of Jacksonville to JEA for claim handling services for the past five years	Medium	12/13/19	Done by the City of Jacksonville: FY19 - \$3,687,408 FY18 - \$3,576,785 FY17 - \$3,469,482 FY16 - \$3,365,397 FY15 - \$3,264,435	2	Closed	
203	Emera Inc.	General Operations	Is JEA responsible for managing its own insurance placement or is this done by City of Jacksonville? If it's the latter, please advise on the number of hours (and dollar amount) billed by City of Jacksonville to JEA for insurance related services (i.e. placement of new policies, insurance renewal, contract review, loss control activities, etc.) for the past five years	Medium	12/13/19	JEA	2	Closed	
204	Emera Inc.	General Operations	Breakdown of insurance premium in the past five years	High	12/13/19	Please see General Operations folder 31.5 in the VDR.	2	Closed	
205	Emera Inc.	Accounting	What assets currently have asset retirement obligations recognized? Only SJRPP?	High	12/13/19	Scherer and SJRPP. See note 3 in audited financial statements.	2	Closed	
206	Emera Inc.	Accounting	Have the rates recommended within the draft depreciation study (2019) been included in the management forecast model, or are the depreciation rates in the model from the 2011 study?	High	12/13/19		2	Open	
207	Emera Inc.	Accounting	Please confirm whether or not the 2019 depreciation study include considerations for cost of removal or asset retirement obligations.	High	12/13/19		2	Open	
208	Emera Inc.	Accounting	2018 audit results book was issued in December 3 2018. Has the 2019 document been completed and presented to the finance committee? If so, please provide.	Med	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed
209	Emera Inc.	Accounting	2018 Management Letter on Internal Controls was issued in December 3 2018. Has the 2019 document been completed and presented to the finance committee? If so, please provide.	Med	12/13/19	Please see Accounting folder 31.1 in the VDR.	20-Dec-19	2	Closed
210	Emera Inc.	Accounting	How many days does it currently take to report on a month, quarter and year end?	Low	12/13/19	Monthly 8 Days, Quarter 45 days, Year-end 75 days	2	Closed	
211	Emera Inc.	Accounting	What is your methodology for calculating unbilled revenue?	Low	12/13/19		2	Open	
212	Emera Inc.	Accounting	\$7.5 M option to purchase energy from Duke when a nuclear unit is complete; what is the plan for amortizing this once the units are complete? Has this been incorporated in to the model?	Low	12/13/19	The \$7.5M has been booked. The units have currently been cancelled at the state level, but still have an active NRC permit. It is unlikely they will be constructed. JEA will need to decide whether or not to accept, and how much, of any offered alternative.	20-Dec-19	2	Closed
213	Emera Inc.	Accounting	Does AFUDC included in the forecast period have a component of equity included?	Low	12/13/19		2	Open	
214	Emera Inc.	Electric System	Please discuss the economic, financial, and commercial differences between Current Pro Forma Scenario, and Scenarios A, B, and C. Specifically, please us walk through why realized EBITDA in Scenario A is higher than in the Current Pro Forma Scenario, and the specific drivers of the higher EBITDA	High	12/13/19		2	Open	
215	Emera Inc.	Electric System	Please discuss the specific driver that causes load to decline between the Current Pro Forma Scenario and Scenario A	High	12/13/19		2	Open	
216	Emera Inc.	Electric System	Between the Current Pro Forma Scenario and Scenario A, please discuss why the total projected base revenue is the same in FY 2020 and 2021. Specifically, US\$863 million and US\$975 million include Vogtle related revenue, but it is our understanding that under Scenario A, we would not receive this Vogtle revenue	High	12/13/19		2	Open	
217	Emera Inc.	Electric System	For Scenario B, please clarify what is meant by "Credit Other revenue lines on row 30 of the ES Rate Base Model and ES Scenario Model tabs by the amount of the avoided cost of generation" in step 1.D. Is this supposed to be adding or subtracting the avoided cost of generation in the model?	High	12/13/19		2	Open	
218	Emera Inc.	Electric System	For Scenario C, please clarify why there is no instruction to "Credit Other revenue lines..." (i.e. instruction 1.D. in Scenario B, on page 6 of the Supporting Materials). Why is there a different treatment of these costs between Scenario B and C?	High	12/13/19		2	Open	
219	Emera Inc.	Electric System	Please clarify why the total purchased power (includes Vogtle and other sources) increases over 2020-2024, and whether the driver is pricing vs. volume	High	12/13/19	The purchased power is increasing from 2020-2024 due to the increase in firm, committed solar and Vogtle contracted project coming commercial in that timeframe. See question #807	20-Dec-19	2	Closed

220	Emera Inc.	Electric System	The Total load assumption only has a forecast for the default case (row 397 in Model Assumptions tab). The Residential load, Commercial load and Industrial load have forecasts for both the default case and Scenario A case (rows 406 to 428 in the Model Assumptions Tab). Please explain why the Total load assumption does not have a forecast for the Scenario A case.	High	12/13/19			2	Open
221	Emera Inc.	Electric System	The management case Base rate (row 135) is calculated as the sum of the Base revenue plus the Vogtle revenue, divided by the Total load forecast. Why does the Base revenue and Vogtle revenue remain unchanged in both the default and Scenario A cases?	High	12/13/19			2	Open
222	Emera Inc.	Electric System	The Fuel and purchased power amount under both the default and Scenario A cases remain unchanged. This differs from the ES Rate Base Model, which has different amounts for the Fuel and purchased power under the default and Scenario A cases. Please explain the nature of this difference.	High	12/13/19			2	Open
223	Emera Inc.	Electric System	In row 212 and 223 of the Model Assumption tab, what do Vogtle revenue and Vogtle revenue included in base & fuel revenue represent, and what is the difference between these items?	High	12/13/19			2	Open
224	Emera Inc.	Electric System	What is the difference between Scenario A Vogtle base revenue adjustment (row 14 of Scenario A Vogtle Adjustment tab) and management projections of Vogtle revenue (row 212 of Model Assumptions tab)?	High	12/13/19			2	Open
225	Emera Inc.	Electric System	On Scenario A Vogtle Adjustment tab, please confirm the nature of the revenue adjustment in 2020 and 2021.	Medium	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	20-Dec-19	2	Closed
226	Emera Inc.	Electric System	The net impact on EBITDA between the default and Scenario A case for the ES Rate Base model is 0. The net impact on EBITDA between the default and Scenario A case for the ES Scenario model is positive. Please provide an explanation for the differing impact on EBITDA (net zero in ES rate base model vs positive in ES Scenario Model).	Medium	12/13/19			2	Open
227	Emera Inc.	Electric System	Discuss the approach that was used in developing the rates in the rate stability period. Please quantify Vogtle's impact on the proposed rates, and how removing Vogtle would impact the proposed rates	High	12/13/19			2	Open
228	Emera Inc.	Electric System	Discuss why the electric utility is forecasted to over-earn in 2021 vs. under-earn in 2022 and 2023. What is the purpose of this pattern of cash flows, and why is the increase in all-in rates ~14% in 2020?	High	12/13/19	In current Government Structure, revenues are collected to account for planned debt reduction in 2021.	20-Dec-19	2	Closed
229	Emera Inc.	Electric System	Discuss any willingness to change the rate stability assumptions (i.e. changing in timing of cash flows to reduce under and over-earning across the rate stability period, deferrals, other concessions, etc.)	High	12/13/19	The assumption is the rate revenue will not exceed the overall rate revenue projections stated in the Financial Model.		2	Closed
230	Emera Inc.	Electric System	Please discuss whether JEA would expect a Respondent to make the allowed ROE post the rate stability period, and whether the City would consider any mechanisms to allow a Respondent to recover the under-earning in the rate stability period	High	12/13/19	Post rate stability scenarios are not considered in this ITN process. The City is not considering any mechanisms that would allow a Respondent to recover under-earning in the rate stability period.		2	Closed
231	Emera Inc.	Electric System	If the electric utility over-earns in any year during the rate stability period (particularly 2021), is there any expectation that this over-earning will be shared with ratepayers?	Medium	12/13/19	The City is not considering any mechanism to share over earnings with the ratepayers during the rate stability period.		2	Closed
232	Emera Inc.	Accounting	Please confirm whether we should continue to assume the business will be acquired with zero working capital Please provide the definition of working capital for this purpose	High	12/13/19			2	Open
233	Emera Inc.	Accounting	What is a normalized level of working capital for the Electric System?	High	12/13/19			2	Open
234	Emera Inc.	Accounting	Please discuss the methodology of allocating the G&A between the Water and Electric Systems used in the financial model	Medium	12/13/19	Please see Electric System folder 31.3 in the VDR.	20-Dec-19	2	Closed
235	Emera Inc.	General Operations	In the event that one Respondent is selected to purchase the Electric System, and another is selected to purchase the Water System, please discuss the intention with respect to overhead. Specifically, please discuss items including proposed legal structure, the entity that would incur common costs, go-forward allocation of common costs, and split of common personnel's time	Medium	12/13/19			2	Open
236	Emera Inc.	Electric System	Can you identify the quantum of maintenance capex in 2030 for the electric business?	Medium	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	20-Dec-19	2	Closed

237	Emera Inc.	Electric System	Please explain the differences in O&M in the forecast period for Electric System - Model Assumptions Tab row 265, Electric System O&M declines by \$24mm 2021 vs. 2020; explain differences thereafter	Medium	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	20-Dec-19	2	Closed		
238	Emera Inc.	Accounting	Confirm whether Other revenue items are recurring vs. non-recurring	Low	12/13/19	Please see Corporate Finance Data File in the Corporate Finance folder 31.2 in the VDR for details	20-Dec-19	2	Closed		
239	Emera Inc.	Accounting	Confirm whether the Communications infrastructure revenue is reflected in Other revenue line item for the Electric System or the Water System	Low	12/13/19			2	Open		
240	Emera Inc.	General Operations	Please provide additional details on the Real estate sales and Business development team implementation. Specifically, please clarify the assumptions behind the figures in the financial model, and the nature of the revenue and expenses, and if any items are capital gains (as opposed to income)	Low	12/13/19	The Financial model assumes \$150M in real estate sales. No lease income is assumed.	23-Dec-19	2	Closed		
241	Emera Inc.	Electric System	Please provide additional detail on efficiencies that are expected to cause the load decline between 2022 and 2023 (beyond the detail provided in document 8.4.1 of the data room)	Low	12/13/19	Additional detail on efficiencies are included in the document Management Case Demand Forecasts in Electric System folder 31.3 in the VDR.	20-Dec-19	2	Closed		
242	Emera Inc.	Electric System	Please provide generated power and purchased power forecasts for the default and Scenario A cases. If possible, please separate between Vogtle vs. owned generation (existing vs. new)	Low	12/13/19	See Supporting Information in the VDR.	20-Dec-19	2	Closed		
243	Emera Inc.	Electric System	Please provide the information to follow up to the response provided below: We can confirm that on page 35 of the CIP the Greenland costs are in the model, but only a portion of the cost were included for Northwest WRF are reflected in the capex projections in the financial model. With regards to a granular capex breakdown, as the negotiation process continues, JEA anticipates providing Respondents access to additional information and documents, some of which may include information addressing this question. The cost for Greenland are in the model, but only a portion of the funding was included for Northwest.	Low	12/13/19	Since JEA current functions under a cash flow model, the Northwest WWTF was planned in a small phased approach resulting in limited funding, as needed. However if the project was bonded and constructed for the duration of the 20 year bond period, the full cost would be needed.	20-Dec-19	2	Closed		
244	Emera Inc.	Electric System	Management Presentation page 40: Describe the events that resulted in missing the FOR target for 2019? What were the root causes identified? What were mitigations put in place? What is the effectiveness of these mitigations to date?	Medium	12/16/19	On November 29th at 1020am, NS2 experienced a full load rejection due to an over amp event on the 6.9Kv Boiler Island Electrical Building buss which was a direct result of the startup of boiler fans for NS1 while the T42 dual voltage transformer was unavailable. All electrical load was being fed via T41 at the time. NX1 breaker tripped opened resulting in a boiler trip and more importantly loss of all boiler fans on NS2. Power was restored and NS2 boiler placed back online. Within 24 hours of being back online NS2 tripped due to bed material "backing up" in the 'B' cyclone. The 'B' Cyclone was cleaned out and engineering department verified air curves and the unit was placed back online on December 14th. Between December 14th and January 19th, N02 tripped two additional times and ultimately was load limited at 215-210 MWs due to bed material backing up in the 'B' cyclone. On January 6th after N02 tripped offline, NS2 'B' cyclone and furnace was cleaned out completely. Instrument & Controls department recalibrated all critical air flow transmitters and air damper positioners. Maintenance and operations visually inspected the entire furnace loop for any physical abnormalities in an attempt to find the root cause of the 'B' cyclone backing up. While inspecting the 'B' cyclone seal pot, a significant majority of the directional nozzles were found to be plugged. The seal pot chamber is the vessel which is immediately below the INTREX (the part of U1 and U2 boilers that holds the superheater tubes and allows the ash to flow back into the furnace) at the cyclone return to the furnace. These nozzles were all cleared and the ones that could not be cleared were replaced. Unit was later placed back online and 'B' cyclone performed as designed. An increased focus on preventive maintenance activities associated with inspections, calibrations, and checks has been initiated. At this time no further issues have transpired.			20-Dec-19	2	Closed
245	Emera Inc.	Electric System	Management Presentation page 44: State location of new natural gas combined cycle facility to replace Northside 3. Would this be built at Northside? Provide studies/reports associated with this new unit.	Medium	12/16/19	Preliminary Location is Grenland Energy Center. IRP currently underway supports this decision. Placeholder in Transmission queue behind the 5x50 solar plants and a proposed merchant solar unit (75 MW). Detailed studeies, including Need For Power application, have not been prepared. Consultant is developing preliminary plans.	20-Dec-19	2	Closed		

246	Emera Inc.	Electric System	For the new combined cycle unit to replace Northside 3 - has there been any assessment of transmission upgrades required to interconnect this new generator. If so, please provide.	Medium	12/16/19	Transmission studies have been initiated. Approximatley \$100M of the \$533M total project cost is allocated for potential transmission upgrades. There is no need to upgrade gas transmission.	23-Dec-19	2	Closed
247	Emera Inc.	Electric System	Dataroom reference 21.1.10.3 (TYSP Data Request #1 (2019)): Question 54 states that a potential issue of Northside #3 potential conversion to combined cycle is a resulting unit size that is too large. Please clarify.	High	12/16/19	Northside unit 3 as a 3x1 combined cycle conversion would become JEA's largest unit. The unit alone would be approximately a third of the utility's capacity, JEA's greatest reliability contingency, and greater than the utility's peaks in the shoulder month, etc.	20-Dec-19	2	Closed
248	Emera Inc.	Electric System	Dataroom reference 21.1.10.3 (TYSP Data Request #1 (2019)): Question 44 states that "JEA currently does not assign a capacity value to solar PV. Storage systems solely charged by renewables are not guaranteed to be available due the intermittent nature of solar PV". Please clarify how the thinking has since evolved given reference to "reliable capacity" under Renewable Fleet of Future (page 44 of Management Presentation).	High	12/16/19	Under the Renewable Fleet of the Future, Capacity Value would be credited for the capacity rating of the storage system, (e.g, 25 MW, 100 MWh system would have 25 MW of capacity). In the summer season, Peak days are necessarily sunny days which will have solar generation. Overcast or rainy days do not establish peaks.	20-Dec-19	2	Closed
249	Emera Inc.	Employees	Through what period is the 2019 salary, benefits, etc. '2018-2019 Current Employees' file up-to-date for?	High	12/17/19	Date is as of 8/4/19	20-Dec-19	2	Closed
250	Emera Inc.	Electric System	Please provide the balance of amount collected to date for cost of removal net of such amounts spent on removal as of 9/30/19 for the electric utility. If such amounts are included on the balance sheet currently, please indicate where such amount(s) are captured.	Medium	12/17/19			2	Open
251	Emera Inc.	Electric System	Have any discussions taken place with respect to the ROFR relating to Scherer Unit No.4 and the assets relating to the premises under the SJRPP Blount Island Agreement	High	12/17/19	No discussions relative to the Scherer ROFR have taken place. There are several issues under discussion with JaxPort, including the Blount Island facility. Note that their ROFR only extends through 2025, at which time it expires.	20-Dec-19	2	Closed
252	Emera Inc.	Electric System	The Supporting Materials contemplate that in the adjusted scenarios, Legacy JEA remains a municipal utility, and as a result, charges with respect to the Vogtle PPA are set by its independent board. Please describe any legal advice that JEA has received relating to its ability to maintain its status as a municipal utility if the only asset it maintains is the Vogtle PPA and the right to receive energy thereunder.	High	12/17/19			2	Open
253	Emera Inc.	Electric System	Have any discussions taken place with MEAG regarding their required consent to either (1) transfer the Vogtle PPA to a purchaser of the JEA electric system or (2) transfer the output of energy under the Vogtle PPA to a "non-exempt person"? Has any analysis been done as to whether a transfer of the energy would adversely affect MEAG's tax status as prohibited pursuant to Section 306 of the PPA?	Medium	12/17/19			2	Open
254	Emera Inc.	Electric System	Please describe any discussions which you have had with the Florida Public Services Commission (FPSC) and/or the Federal Energy Regulatory Commission (FERC), if any, with respect to the regulation of the JEA electric system following the completion of the transaction.	High	12/17/19			2	Open
255	Emera Inc.	General Operations	Does JEA have a safety management system, or similar process, that includes a process of Management Review where senior leadership are involved in the review and continual improvement of safety performance and related safety programs	Low	12/18/19	Please see General Operation folder 31.5 in the VDR	20-Dec-19	2	Closed
256	Emera Inc.	General Operations	Does JEA have a process/program that encourages leadership/supervisor involvement and strengthen the overall safety culture of employees. If so, please provide a summary.	Low	12/18/19	Workgroup Directors & Managers have personal objectives to perform safety checks (Crews and Facility); supervisors to VPs attend a Safety Focus Leadership workshop; FY 2020 emphasis on "Elevating the Safety Culture" includes monthly modules to all employees delivered thru their managers.	20-Dec-19	2	Closed
257	Emera Inc.	General Operations	Please provide a summary of any programs for safety oversight and safety auditing	Low	12/18/19	JEA employs Safety Resources that are deployed in the business units. These resources perform Safety Crew checks and Facility Safety inspections.	20-Dec-19	2	Closed
258	Emera Inc.	General Operations	How does JEA identify and track safety training and competency requirements for specific employees	Low	12/18/19	Training requirements and tracking report sample included. Please see General Operation folder 31.5 in the VDR	20-Dec-19	2	Closed
259	Emera Inc.	General Operations	Please outline any programs at JEA that enhance vehicle/driver safety	Low	12/18/19	Employees who operate company vehicles received a 4 hour driver coaching module from the Northeast Florida Safety Council. Going forward, employees will receive training in CY 2020 on the Smith System module that includes a driving practical.	20-Dec-19	2	Closed
260	Emera Inc.	General Operations	In the last 10 years, has JEA been subject to any OSHA or state compliance directives, stop work orders or other related regulatory compliance processes. If so, please provide a summary of these situations.	Low	12/18/19	N/A	20-Dec-19	2	Closed

261	Emera Inc.	Electric System	Page 66 of the engineer's report indicates that anticipated costs for 316b compliance at the Northside facility ranges between \$20-75M. What is the rationale for the varied range and what technological solutions are anticipated to be required?	Low	12/18/19	Range of variability is because facility is still in biological studies phase. Range of solutions could vary based on final determination of Best Technology Available, in order from lowest to highest cost, being <ul style="list-style-type: none"> o New fish screens in existing intake structures o New intake structure with fine mesh screens located at river intake o Cooling tower retrofit 	20-Dec-19	2	Closed
262	Emera Inc.	Electric System	What, if any, operational constraints are expected to result from proposed cooling water system changes to the Northside facility required to comply with 316b rules	Low	12/18/19	No detailed design work has been done for any of the three potential options. Expectations are that none of the three potential solutions would impose operational constraints.	20-Dec-19	2	Closed
263	Emera Inc.	General Operations	Are there current investments or planned future investments that are at risk of disallowance by the Florida Commission?	High	12/18/19			2	Open
264	Emera Inc.	General Operations	What, if any, components of O&M that would be at risk of disallowance to be recovered (e.g. incentive compensation, charitable contributions, etc.)?	High	12/18/19			2	Open
265	Emera Inc.	General Operations	Are there planned capital programs that would be considered for rider treatment (e.g. undergrounding, significant infrastructure upgrade programs, renewables, etc.)?	High	12/18/19			2	Open
266	Emera Inc.	Electric System	Have ARO / decommissioning studies been completed for the fossil fuel plants? If so, will these be made available for review?	Medium	12/18/19			2	Open
267	Emera Inc.	Electric System	Have depreciation studies contemplated the cost of removal, and if so, will this be made available for review?	Medium	12/18/19			2	Open
268	Emera Inc.	Accounting	Please provide a breakout of the Utility Plant item to determine whether any portion may be amortized over a shorter life for tax purposes.	Medium	12/18/19			2	Open
269	Emera Inc.	Accounting	Please provide a further breakout/description of the 20 year capex in order to determine if any portion has a shorter life.	Medium	12/18/19			2	Open
270	Emera Inc.	Accounting	Please provide background on the qualification of St. Johns River Power Park and Unamortized Deferred Losses on Refunding for 5 year MACRS.	Medium	12/18/19			2	Open
271	Emera Inc.	Accounting	Confirm that the Florida income tax rate is 5.5%. Per our research it appears the rate is 4.458% for calendar years 2019 through 2021 (for a blended federal/state rate of 24.52%). The rate appears to revert to 5.5% beginning in 2022.	Medium	12/18/19			2	Open
272	Emera Inc.	Accounting	Explain the analysis and support for the 1.8% property tax rate reflected in the model. Is this based upon historical averages or expected future rates?	Medium	12/18/19			2	Open
273	Emera Inc.	Accounting	Explain why the franchise fee and gross receipts tax rates provided in the model do not match the statutory rates. Each tax is reflected in the model at 2.3%, while the statutory franchise fee (in Duval County) appears to be 3%, and the gross receipts tax appears to be 2.5%.	Medium	12/18/19			2	Open
274	Emera Inc.	Accounting	Confirm that any amount of franchise fee / gross receipts tax imposed on the business can be entirely pushed through to customers such that the net economic impact to the Company of these taxes ends up being borne by customers and not the Company.	Medium	12/18/19			2	Open
275	Emera Inc.	Accounting	Confirm why other potentially applicable taxes (e.g., Florida sales tax on electricity sales, public services tax, etc.) were not included in the model.	Medium	12/18/19			2	Open
276	Emera Inc.	Accounting	Explain how sales tax on future CapEx and other purchases of tangible personal property have been reflected in the model. Are the amounts included in the model inclusive of all applicable taxes, are broad exemptions intended to apply such that no tax would be due, or has sales tax been excluded from these amounts entirely?	Medium	12/18/19			2	Open
277	Emera Inc.	Accounting	Is there an estimate of the amount of deed recordation tax that is anticipated to arise from an asset sale of the real property comprising the electrical system. Alternatively, provide an estimate of the fair market value attributable to the real property comprising such system.	Medium	12/18/19			2	Open
278	Emera Inc.	Accounting	Confirm whether the proposed asset sale is expected to be exempt from Florida sales tax (as an occasional sale). If not exempt, please provide an estimate of the value of assets expected to be subject to sales tax.	Medium	12/18/19			2	Open
279	Emera Inc.	Accounting	Describe further what is included within the Utility Plant and comment on what consideration was given towards utilizing different depreciation periods.	Medium	12/18/19			2	Open
280	Emera Inc.	Employees	What will be the treatment of OPEB and retirement defined benefit plans upon transaction (e.g. will plans transfer with the proposed transaction)?	Medium	12/18/19			2	Open

281	Emera Inc.	Employees	If any OPEB and retirement defined benefit plans do not transfer, will (i) union agreements or the Seller require replacement plans to be set up and, if so, (ii) what flexibility exists to determine how to deliver / replace these benefits?	Medium	12/18/19			2	Open
282	Emera Inc.	General Operations	For IT employees within corporate shared services, what is the process and methodology for allocating and tracking IT employee costs between business units (e.g. time tracking, percentage of revenue, etc.)?	Medium	12/18/19			2	Open
283	Emera Inc.	General Operations	What are the significant assertions / assumptions modeled with respect to the IT function both from a CapEx and OpEx perspective?	Medium	12/18/19			2	Open
284	Emera Inc.	Accounting	Describe the nature of expenses that are grouped within non-fuel & non-purchased power O&M in the financial model and, to the extent not discussed, highlight (i) to what extent there are costs directly attributable to the Electric Systems business vs. shared with the rest of the company and (ii) discuss how the shared expenses impact the Electric Systems business on a stand-alone basis.	High	12/18/19	To understand the nature of expenses, see trial balance information. See Corporate Finance File for details that supports the Financial Model.	23-Dec-19	2	Closed
285	Emera Inc.	Accounting	VDR "FY19 Budget Actual by Cost Center": please discuss what drives the reconciling difference of \$33.4M (\$217.9M per detail vs. \$251.3M per AFS) to the audited financial statement for Electric.	High	12/18/19	Please see Accounting folder 31.1 in the VDR	20-Dec-19	2	Closed
286	Emera Inc.	Accounting	SJRPP Shutdown: (a) Confirm at which business unit the \$51.9M cash payment received from FPL was booked as other operating revenue. If allocated, please provide break-out per each business unit. (b) Quantify the shutdown-related costs booked in maintenance and other operating expenses.	Medium	12/18/19	(a) SJRPP, (b) See footnote 3 in the audited financial statements.	20-Dec-19	2	Closed
287	Emera Inc.	Accounting	Quantify the pension expense and OPEB expense for Electric for FY17 to FY19 in the historical P&L.	Medium	12/18/19			2	Open
288	Emera Inc.	Accounting	Please describe the nature and composition of the following accounts on audited financial statements for Electric Enterprise Fund: (a) Other revenue. What does it consist of? (b) Investment income: describe the composition of investments that generate the interest and highlight what drove investment income in FY19 (\$26.3M) vs. prior periods (\$6.7M in FY17 and \$8.1M in FY18). (c) Allowance for Hinds used during construction (d) Other nonoperating income, net. (e) Other interest net: describe the nature of the account. How "other interest" generated?	Medium	12/18/19	(a) Miscellaneous service revenues, largest of which is pole attachment revenue. (b) Treasury needs to answer any questions on composition of investments. (c) AFUDC is capitalized interest. (d) Varies, largest recurring is Build America Bonds subsidy. (e) interest on customer deposits.	20-Dec-19	2	Closed
289	Emera Inc.	Accounting	What drives the -\$24.9M credit balance of Recognition of deferred costs and revenues, net in Q4-19 for Electric Enterprise Fund	Medium	12/18/19	Environmental expenses.	20-Dec-19	2	Closed
290	Emera Inc.	Accounting	Fuel operating expense as a % of revenue declined from ~31% in FY17/FY18 to 25% in FY19 - what is driving this for Electric Enterprise Fund?	Medium	12/18/19	See MD&A in audited financial statements.	20-Dec-19	2	Closed
291	Emera Inc.	Accounting	Maintenance and other operating expenses - what drove the increase in Q2-18 (\$110.8M, almost double the cost of the quarterly average)?	Medium	12/18/19	See quarterly MD&A in quarter financial statements.	20-Dec-19	2	Closed
292	Emera Inc.	Accounting	Reviewed the FTI "JEA ITN Respondent Regulatory Report" 1. Why are certain unrestricted cash balances not expected to be applied towards extinguishing debt at close (in turn, included in the pro forma opening balance sheet as of 9/30/2019) while others are? E.g. - Operations cash, cash set aside for environmental obligations, etc..	Medium	12/18/19			2	Open
293	Emera Inc.	Corporate Finance	What is management's estimate of defeasance costs brought on by early termination of outstanding debt as of 9/30/2019?	Medium	12/18/19			2	Open
294	Emera Inc.	Accounting	Per the 2019 audited financial statements (footnote 15), there are potential exposures for the Picketville Road Landfill CERCLA site and Ellis Road site, the outcome of these items is uncertain and the range of outcomes is difficult to determine. Please confirm whether or not an accrual is recorded for these items and what Management's current view of potential exposure.	Low	12/18/19			2	Open
295	Emera Inc.	Accounting	What is management's estimate of expected spend to relocate to the new HQ building? Has an accrual been raised as of Sep-19 for these? What amount of advisor fees / costs have been incurred and recorded to the income statement through Sep-19?	Medium	12/18/19			2	Open
296	Emera Inc.	Accounting	Is the arrangement with TEA expected to continue in its current form post-close? If not, what aspects of the arrangement are expected to change?	Medium	12/18/19	Please refer to the Energy Authority Documents in the data room.	23-Dec-19	2	Closed

297	Emera Inc.	Accounting	We note there was a large increase in Utility Taxes & Fees Payable from Q3-2019 to Q4-2019 (\$8.9m to \$22.4m) - what is driving this change?	Medium	12/18/19			2	Open
298	Emera Inc.	Accounting	We note as of Sep-19, the cash balance associated with customer deposits (\$44.8m) differs from the corresponding customer deposit liability of \$56.7m. What is driving the difference in values?	Low	12/18/19	Credit balances on customer accounts.	20-Dec-19	2	Closed
299	Emera Inc.	Accounting	We note that Compensated Absences Due Within One Year increased from \$1.6m to \$12.2m in Q4-19 (note that avg. accrual for previous 4 quarters was \$1.3m) - what is driving this increase?	Medium	12/18/19			2	Open
300	Emera Inc.	Accounting	We note that inventory balances have continued to decrease for the Electric System each year (quarterly average for FY17, FY18, and FY19 were \$91.7m, \$72.3m, and \$38.6m, respectively) - what is driving this decline?	Medium	12/18/19			2	Open
301	Emera Inc.	Electric System	Data Room reference 21.1.38.1 – filename “CT Outage Dates.pdf”. Unable to open file, please replace.	High	12/18/19	.PNG File with same information placed in data room	20-Dec-19	2	Closed
302	Emera Inc.	Electric System	Data Room reference 21.2: provide asset condition information for T&D assets. To include equipment count, demographics, replacement rates (historical and anticipated future), etc.	High	12/18/19			2	Open
303	Emera Inc.	Electric System	Provide your risk management program for the electric system.	High	12/18/19	Please refer to the Management Presentation, slides 129-130, and associated appendices.	23-Dec-19	2	Closed
304	Emera Inc.	Electric System	Provide your project planning and prioritization process for Generation, Transmission and Distribution.	High	12/18/19	See response in Anders folder	20-Dec-19	2	Closed
305	Emera Inc.	Electric System	Provide your project cost estimate development and reporting process for Generation, Transmission and Distribution.	Medium	12/18/19			2	Open
306	Emera Inc.	Electric System	What technology based services supporting the operations today will and will not be available post sale?	Medium	12/19/19			2	Open
307	Emera Inc.	Electric System	What major Information Technology assets are included in the sale?	Medium	12/19/19			2	Open
308	Emera Inc.	Electric System	List the current production version of any major software assets included in the sale compared to the current vendor available version.	Medium	12/19/19			2	Open
309	Emera Inc.	Electric System	List any cloud based services currently supporting the operations.	Medium	12/19/19			2	Open
310	Emera Inc.	Electric System	Provide latest cyber security risk or maturity assessments	Medium	12/19/19			2	Open
311	Emera Inc.	Electric System	Is a data centre included in the sale?	Medium	12/19/19			2	Open
312	Emera Inc.	Corporate Finance	Between the Current Pro Forma Scenario and Scenario A, please discuss why the total projected base revenue is the same in FY 2020 and 2021. Specifically, US\$863 million and US\$975 million include Vogtle related revenue, but it is our understanding that under Scenario A, we would not receive this Vogtle revenue	High	12/18/19	The committed base rates represent rates consistent with management's projected rate plan, which respondents must commit to under the requirement of the ITN. However, respondents are able to make any adjustment in their Revised Replies to reflect their approach to operating the Electric System.	23-Dec-19	2	Closed
313	Emera Inc.	Corporate Finance	On the call, you had mentioned that there should be a credit to other revenue (i.e. similar to Scenario B) for Scenario A. Can you please confirm whether there should be an adjustment under this Scenario, as this is not specified in the Supporting Materials?	High	12/18/19	Under Adjusted Scenario A, Legacy JEA charges do not flow through the P&L in the Respondent Financial Model on the 'ES Scenario Model' worksheet. Respondents could add the Legacy JEA charges to NewCo line item outlined on page 5 of the Supporting Materials to the revenue requirement to reflect total monies collected, in which case it would be appropriate to include the credit to credit to revenue suggested under Adjusted Scenario B as these monies and passed through to legacy JEA.	23-Dec-19	2	Closed
314	Emera Inc.	Corporate Finance	For Scenario B, please clarify what is meant by "Credit Other revenue lines on row 30 of the ES Rate Base Model and ES Scenario Model tabs by the amount of the avoided cost of generation" in step 1.D. Is this supposed to be adding or subtracting the avoided cost of generation in the model?	High	12/18/19	The instruction dictates that the avoided cost of generation should be subtracted from Other Revenue.	23-Dec-19	2	Closed
315	Emera Inc.	Corporate Finance	For Scenario C, please clarify why there is no instruction to "Credit Other revenue lines..." (i.e. instruction 1.D. in Scenario B, on page 6 of the Supporting Materials). Why is there a different treatment of these costs between Scenario B and C?	High	12/18/19	Respondents should assume that the Stabilization Fund is sufficient to cover all anticipated obligations remaining with Legacy JEA related to the Vogtle PPA. A billing and collection agreement is established consistent with Adjusted Scenario B to provide a mechanism for NewCo to collect and remit to Legacy JEA if there is a shortfall in the stabilization fund. However, no shortfall should be assumed to exist and therefore no revenue adjustment is made.	23-Dec-19	2	Closed
316	Emera Inc.	Corporate Finance	Under Scenario A, please clarify why the base rate tariff and all-in rate tariff have different load denominators (i.e. one includes Vogtle load, and one excludes Vogtle load)	High	12/18/19	The committed base rates represented in Adjusted Scenario A are derived using the total load assumptions consistent with the Management Case. All-in rate tariffs are calculated by adding the assumed fuel & purchased power under Adjusted Scenario A and dividing through by the actual load assumption.	23-Dec-19	2	Closed

317	Emera Inc.	Corporate Finance	Row 26 of the ES Scenario Model tab is not passing through all of the Fuel & purchased power costs. This treatment differs in comparison to the ES Rate Base model. Please take a look at this, and confirm whether the model is functioning as intended.	High	12/18/19	The differences between the ES scenario model and ES rate base models are correct.	23-Dec-19	2	Closed
318	Emera Inc.	Corporate Finance	Please explain why Vogtle related revenue is still captured in base rates for Scenario A even with the pass through of fuel & purchased power already accounting for Vogtle revenue / expenses.	High	12/18/19	Vogtle related revenues captured in base rates for Scenario A reflect the Vogtle stabilization fund	23-Dec-19	2	Closed
319	Emera Inc.	Corporate Finance	Please provide the build-up to rates (revenue requirement build) during the rate stability period as well as historical years (2016A-2019A)	High	12/18/19			2	Open
320	Emera Inc.	Corporate Finance	Provide the policy and calculation for the G&A allocation between the Water and Electric Systems used in the financial model. Please provide by different allocators and different cost centers.	Medium	12/18/19			2	Open
321	Emera Inc.	Corporate Finance	Please provide breakdown of O&M, and detail regarding year-over-year changes. Specifically, provide the breakdown between one-off costs, energy efficiencies, costs associated with ITN process, HR breakdown (from social security to 401k) and Vogtle litigation costs.	Medium	12/18/19	Please refer to the Corporate Finance file.	23-Dec-19	2	Closed
322	Emera Inc.	Corporate Finance	Please provide the rate associated with cost of removal vs. rate attributed to depreciation of net PP&E and the anticipated salvage value for those facilities	Critical	12/18/19			2	Open
323	Emera Inc.	Corporate Finance	Confirm AROs are embedded in regulatory liabilities and provide breakdown of AROs. What is the basis for determining AROs? Are there any unrecorded environmental contingencies?	Medium	12/18/19			2	Open
324	Emera Inc.	Corporate Finance	Please provide all forecasted values in real terms, as we would like to escalate cost estimates using our own inflation assumptions.	Critical	12/18/19	The financial projections in the Respondent Financial Model are shown on a nominal basis. With regards to the capital expenditure projections related to the Management Case Initiatives and Community Improvement initiatives, these are sized based on all-in, top-down estimates using today's dollars rather than a project-level, bottoms-up basis as detailed on page 90 of the CIP. Given the top-down sizing, the company divided the total dollar amounts for each opportunity by the number of years for which the opportunity exists	23-Dec-19	2	Closed
325	Emera Inc.	Corporate Finance	Provide a breakdown around the nature of and expected treatment from a tax perspective of the \$81MM Unamortized loss on Refunding as per the FT1 Report	Critical	12/18/19			2	Open
326	Emera Inc.	Corporate Finance	Please provide breakdown by original cost center of \$49,238,049.05 billed by Electric to Water using the cost center "Zero Cost Center Z0000" in the "FY19 Budget Actuals by Cost Center" file. Please provide this same breakdown historically for past 5 years.	Critical	12/18/19			2	Open