



**Avista Corp.**

1411 East Mission P.O. Box 3727  
Spokane, Washington 99220-0500  
Telephone (509) 489-0500  
Toll Free 800-727-9170

April 29, 2021

Mr. Mark Johnson  
Executive Director and Secretary  
Washington Utilities & Transportation Commission  
621 Woodland Square Loop SE  
Lacey, WA 98503

**RE: Avista's 2020 Affiliated Interest and Subsidiary Transactions Report**

Dear Mr. Johnson:

Pursuant to WAC 480-100-264 and WAC 480-90-264, Avista Corporation (Avista or "Company") hereby submits its 2020 Affiliated Interest and Subsidiary Transaction Report ("Report"). This Report contains summaries of all transactions or agreements between Avista and its subsidiaries over the preceding year ending December 31, 2020.

Included within this Report are the financial statements of certain Company subsidiaries. The filed statements are prepared for internal use only and are unaudited drafts. Due to the consolidation process it may not be possible to reconcile line items to our publicly issued financial statements. Therefore, Avista requests these documents be treated confidentially pursuant to WAC 480-07-160. These documents are labeled "CONFIDENTIAL per WAC 480-07-160."

If you have any questions regarding this filing, please contact me at (509) 495-7839.

Sincerely,

*/s/ Jaime Majure*

Jaime Majure  
Regulatory Policy Analyst  
Avista Utilities  
[jaime.majure@avistacorp.com](mailto:jaime.majure@avistacorp.com)  
509.495.7839

Enclosure

**STATE OF WASHINGTON**  
**AFFILIATED INTEREST AND SUBSIDIARY**  
**TRANSACTIONS REPORT**  
**OF**  
**AVISTA CORPORATION**  
**d/b/a AVISTA UTILITIES**

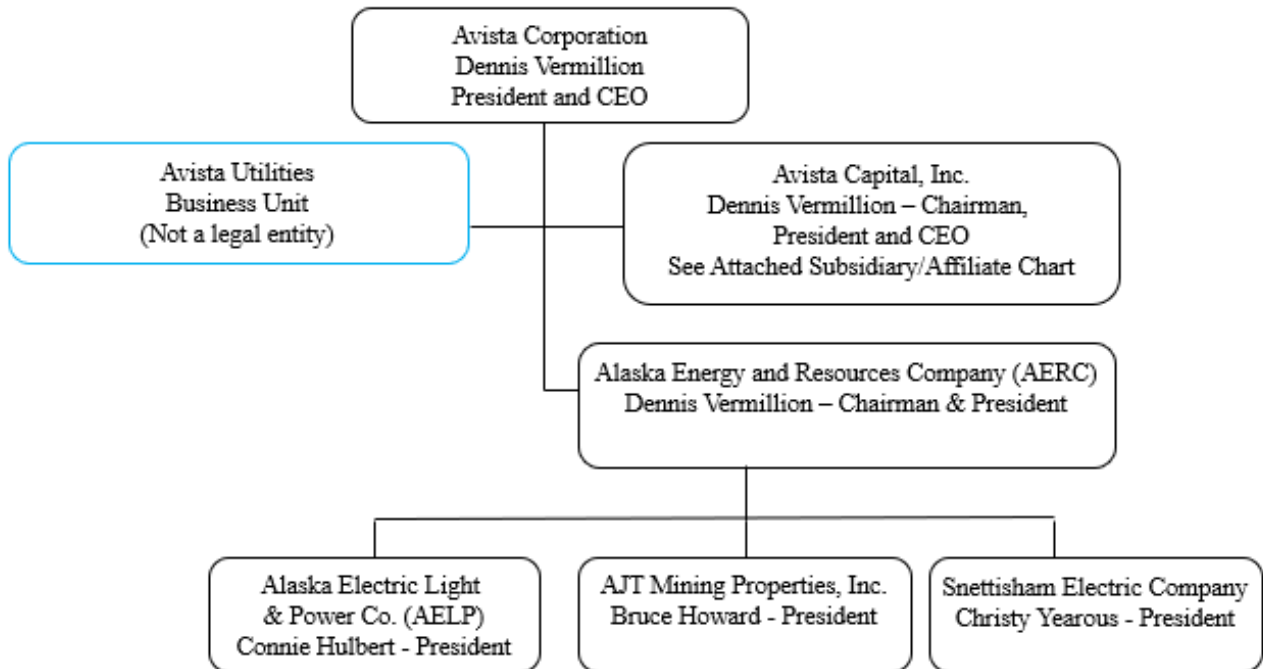
**FOR THE YEAR ENDED DECEMBER 31, 2020**

Pursuant to WAC 480-100-264 (electric) and WAC 480-90-264 (natural gas) - “Affiliated Interest and Subsidiary Transactions Report” - this report summarizes all transactions, except transactions provided at tariffed rates, that occurred between Avista Corporation (hereinafter Avista or Company) and its subsidiaries and affiliates. The Company operates in its service territories as Avista Utilities.

Avista Utilities is a combination utility that provides service to approximately 392,000 electric customers and 362,000 natural gas customers in a 30,000-square-mile area in eastern Washington, northern Idaho, and parts of southern and eastern Oregon. The largest community served in the area is Spokane, Washington, which is the location of its main offices.

## **I. ORGANIZATION INFORMATION**

### **1. Organizational Chart**



Included in **Attachment 1** is additional details related to the Avista Capital and Avista Development subsidiaries.

### **2. Directors and/or Officers**

See **Attachment 2** for Officer and Director listings for Avista Corporation and all wholly-owned subsidiaries.

### 3. Narrative Descriptions of Subsidiaries

**Avista Capital, Inc.**, is a wholly-owned subsidiary of Avista Corp. and is the parent corporation of Avista Corporation's non-regulated subsidiary investments and operations. As of December 31, 2020, Avista Capital had the following non-utility subsidiary investments:

- **Avista Energy, Inc. and Avista Energy Canada, Ltd.** (100% ownership–Inactive) were energy marketing and resource management companies. On June 30, 2007, Avista completed the sale of the operations of Avista Energy to Coral Energy Holding, L.P., and certain of its subsidiaries, a subsidiary of Shell (Coral).
- **Avista Edge** (100% ownership) is a non-utility subsidiary of Avista that was formed to explore internet solutions in rural communities through partnerships with public electric utilities, like municipalities and cooperatives. Avista Edge is currently participating in a pilot program with The City of Cheney, Washington and The City of Bonners Ferry, Idaho, both natural partners to offer a new, affordable, high-speed internet solution along with the other essential services they provide such as water, sewer and electricity. This is the first pilot of its kind for Avista Edge's service, which will support the cities behind the scenes by providing turn-key technology, expertise and devices that enable the local utility to deliver high-speed internet services.
- **Avista Development, Inc.** (100% ownership-no employees, passive income) was established to manage real estate investments including:
  - \* **Steam Plant Square, LLC** (100% ownership) manages and operates the Steam Plant Square in Spokane, Washington.
    - **Steam Plant Brew Pub, LLC** (100% ownership) manages and operates the Steam Plant Grill in Spokane, Washington.
  - \* **Court Yard Office Center, LLC** (100% ownership) owns and operates commercial office space rentals.
  - \* **South Landing Building A (Catalyst), LLC** (32% ownership) Purpose of this entity is to plan, design, permit, own develop and operates commercial real estate.
  - \* **611 East Sprague HUB, LLC** (36.51% ownership) Purpose of this entity is to plan, design, permit, own, develop and operate commercial real estate.
  - \* **Spokane EDO, LLC** (50% ownership) Purpose of this entity is operate and maintain

- the central plant that provides heating and cooling services to the South Landing Eco District project in Spokane, WA.
- \* **Spokane Eco District I, LLC** (50% ownership) Purpose of this entity is to own the central plant equipment located in the South Landing Eco District project in Spokane, WA.
  - **Pentzer Corporation** is a wholly-owned private investment company that serves as parent of the non-utility businesses listed below (100% ownership-no employees, passive income):
    - \* **Pentzer Venture Holdings II, Inc.** (100% ownership) is a holding company for an inactive sewage treatment plant near Spokane Industrial Park.
    - \* **Bay Area Manufacturing, Inc.** (100% ownership) is a holding company for an enclosure manufacturer.
  - **Avista Northwest Resources, LLC** (100% ownership) was formed for the purpose of holding unregulated investments in the energy industry.
  - **Salix, Inc.** (100% ownership) was formed October 8, 2013, for the purpose of exploring business opportunities.

**Alaska Energy & Resources Company (AERC)**, a wholly-owned subsidiary of Avista Corp. that is based in Juneau, Alaska and its subsidiaries were purchased July 1, 2014.

- **Alaska Electric Light & Power Co. (AEL&P)**, a wholly-owned subsidiary of AERC, is a vertically integrated electric utility providing electric service to the City and Borough of Juneau, Alaska, and is regulated by the Regulatory Commission of Alaska (RCA).
- **AJT Mining Properties, Inc.**, a wholly-owned subsidiary of AERC, is an inactive mining company holding certain properties.
- **Snettisham Electric Company**, a non-operating subsidiary of AERC, has the option to purchase the Snettisham project at any time for the principal amount of the bonds outstanding at that time. The Snettisham hydroelectric project is AEL&P's primary generation facility and the main power source for Juneau, supplying approximately two-thirds of the area's electricity.

#### **4. Narrative Descriptions of Affiliates**

As of December 31, 2020, Avista Capital had the following affiliates:

- **Avista Development** (100% ownership by Avista Capital)
- **Mind to Market, LLC** (36% ownership by Avista Development, Inc.)

- **Lumen BioScience, Inc.** (19.4% ownership by Avista Development, Inc.)
- **Open Energy Solutions, Inc.** (24.2% ownership by Avista Development, Inc.)
- **Omnidian, Inc.** (7.2% ownership by Avista Development, Inc.)
- **Toolbox, LLC** (9.5% ownership by Avista Development, Inc.)
- **Kick Start II LLC** (7.7% ownership by Avista Development, Inc.)
- **Kick Start III LLC** (5.7% ownership by Avista Development, Inc.)
- **Kick Start IV LLC** (10.67% ownership by Avista Development, Inc.)
- **Safeguard Equipment, Inc.** (12.9% ownership by Avista Development, Inc.)
- **Energy Impact Fund 1** (4.7% ownership by Avista Development, Inc.)
- **Energy Impact Fund 2** (3.4% ownership by Avista Development, Inc.)
- **LevelTen Energy, Inc.** (2.4% ownership by Avista Development, Inc.)
- **EnerTech II** (2.2% ownership by Avista Development, Inc.)
- **Spirae** (15.4% ownership by Avista Development, Inc.)
- **Perpetua, Inc.** (1.8% ownership by Avista Development, Inc.)
- **ConnectDER, LLC** (9.9% ownership by Avista Development, Inc.)
- **Open Energy Solutions Inc.** (24.2% ownership by Avista Development, Inc.)
- **Xpansiv Data Systems Inc.** (3.0% ownership by Avista Development, Inc.)
- **Rohinni** (0.9% ownership by Avista Development, Inc.)

As of December 31, 2020, Salix had the following affiliates:

- **Plum Energy** (24.8% ownership by Salix, Inc.)

As of December 31, 2020, Avista Northwest Resources had the following affiliates:

- **Pivotal Investments** (30.4% ownership by Avista Northwest Resources, LLC)

## **II. TRANSACTIONS BETWEEN AVISTA AND SUBSIDIARIES AND AFFILIATES**

### **1. Transactions with subsidiaries and affiliates totaling less than \$100,000 for the reporting period ended December 31, 2020:**

<b>Subsidiary/Affiliate Name</b>	<b>Account No.</b>	<b>Acct. Description</b>	<b>System Amount</b>	<b>Washington Amount</b>
(3) Steam Plant Square, LLC	146	Accts. Rec.	\$ 97,519	\$ -
(3) Steam Plant Square, LLC	186	Misc. Deferred	\$ 1,165	\$ -
(3) AERC	146	Accts. Rec.	\$ 24,616	\$ -

**2. Transactions with subsidiaries and affiliates totaling or exceeding \$100,000 for the reporting period ended December 31, 2020:**

<b>Subsidiary/Affiliate Name</b>	<b>Account No.</b>	<b>Acct. Description</b>	<b>System Amount</b>	<b>Washington Amount</b>
(2) Steam Plant Square, LLC	931	Rents	\$ 155,496	\$ 155,496
(1) Avista Capital II (Trust)	427	Interest Exp.	\$ 712,864	\$ -
(3) Avista Capital, Inc.	146	Accts. Rec.	\$ 131,645	\$ -
(3) Avista Development, Inc.	146	Accts. Rec.	\$ 560,293	\$ -
(3) Courtyard Office Center, LLC	146	Accts. Rec.	\$ 161,915	\$ -
(3) Steam Plant Kitchen & Brewery	146	Accts. Rec.	\$ 118,992	\$ -
(3) Salix, Inc.	146	Accts. Rec.	\$ 243,792	\$ -
(3) Avista Edge, Inc.	146	Accts. Rec.	\$ 1,171,721	\$ -
(3) AELP	146	Accts. Rec.	\$ 1,439,534	\$ -

See descriptions below, Section II. 2. (b), pages 5 through 6.

**(a) Financial Statements:**

A Balance Sheet and Income Statement for the subsidiaries listed above whose transactions exceeded \$100,000 is included as **Attachment 3**. See descriptions below in section II.2 (b). Please note that Attachment 3 is CONFIDENTIAL PER WAC 480-07-160.

**(b) Description of Services or Transactions:**

**(1) Avista Capital II (Trust) Expenses**

In 1997, the Company issued Floating Rate Junior Subordinated Deferrable Interest Debentures, Series B, with principle amount of \$51.5 million to Avista Capital II, an affiliated business trust formed by the Company. Avista Capital II then issued to investors \$50.0 million of Preferred Trust Securities and also issued \$1.5 million of Common Trust Securities to the Company. In December 2000, the Company purchased \$10.0 million of the Preferred Trust Securities. In the end, customers are paying for the \$40.0 million (\$51.5 - \$1.5 - \$10.0) of Floating Rate Junior Subordinated Deferrable Interest Debentures (debt). The current interest rate on this debt is 1.10% and matures June 1, 2037. The associated interest charges for the trust carried on Avista's books for 2020 totaled \$712,864 and were recorded in FERC Account No. 427670 (interest expense). There are no other costs associated with this trust.

**(2) Steam Plant Square, LLC Lease**

Avista Utilities leases office space (two leases under separate Multi-Tenant Lease Agreements) from Steam Plant Square, LLC. For the first lease (suites 201/202), Avista

Corporation assumed a lease in May 2003 from Avista Capital, Inc. that was renewed May 1, 2010. The basic terms of this lease (i.e. square footage, monthly rents, etc.) remained the same, and a copy of the lease agreement was provided to the Commission in Docket No. UE-110067. The second space was leased in August 2010 (suite 211), with a copy of the lease agreement provided to the Commission in Docket No. UE-101859. This lease was replaced effective January 1, 2016 by a new lease with essentially the same contract terms, but for a more limited space requirement.<sup>1</sup>

In January 2020, Avista provided copies of amendments to both of the above leases, which were a continuations of lease agreements previously provided to the Commission in Docket Nos. UE-110067, UE-101859 and UG-160450. The terms of the lease agreements, again, were generally the same but for amendments made to set the length of the lease and to increase monthly base rent in alignment with market rates and consistent with a property survey completed by the Steam Plant's new property management company, Kiemle and Hagood. The payments associated with both leases referenced above, reflective of the amended lease agreements, were recorded FERC Account No. 931 (Rents) in the amount of \$155,496 for 2020.

### **(3) Non-Service Transactions Related to Avista Capital, Avista Development, Avista Energy, Salix, AEL&P, and AERC**

#### *Avista Corporation Corporate Services:*

On a regular basis, general office employees of Avista Corporation spend time on corporate service support, such as accounting, federal income tax filing, planning, supplies, postage, legal, graphic services, etc. for subsidiaries. Their time is charged to suspense accounts (Deferred Debit Account No. 186), are loaded for benefits, and then established as a receivable (FERC Account No. 146) when billed to the subsidiary. If other resources are expended during the course of this work, such as travel or consulting services, these costs are also charged to suspense accounts and billed to the subsidiary.

All corporate services provided, and costs incurred, are direct billed to subsidiaries at cost. No additional margin or profit is included, and no assets are allocated. Suspense and

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<sup>1</sup> Avista filed a copy of the new lease with the Commission (Docket UG-160450). As stated in that filing, the only change between the old lease and the new lease a reduction in space and amount of rent.



capture of Avista Corporation employee costs, which are then billed back to the subsidiary at cost, serve to reduce the utility expenses.

**(c) Description of pricing basis or costing method for allocating costs, and amounts and accounts charged during the year:**

Please see the individual descriptions in Section II. 2, pages 5 through 8. Services are provided at cost. Any charges allocated to Washington are allocated based on the Company's four-factor allocation methodology. (Please refer to **Attachment 4** for the allocation factors.)

**(d) Inter-Company Loans:**

**Avista Corp / Avista Capital Note Payable / Receivable**

During 2020, Avista Corp. recorded a short-term note payable to Avista Capital, Inc. The year-end note payable amount at December 31, 2020 was \$8,742,915. The maximum note payable amount outstanding during the year, due to Avista Capital, was \$14,179,939. Total interest expense due to Avista Capital in 2020 was \$186,289.

According to the Cash Management Guidelines and Procedures filed with the Commission in August of 2018, investment/borrowing rates between Avista Corporation and Avista Capital that were in effect during 2020 were:

- a. Upon receiving appropriate approvals, excess Avista Capital cash may be invested with (loaned to) Avista Corp. at a rate equal to Avista Corp.'s avoided short-term borrowing cost, which is the short-term borrowing rate related to Avista Corp.'s credit facility (currently estimated at the one month LIBOR plus 77.5 basis points). The rate will be reset monthly with the LIBOR rate in effect on the second business day of each month.

At times Avista Corp may have no outstanding borrowings under the credit facility. If there are no outstanding borrowings under the credit facility, excess cash should be utilized to pay down borrowings on other short-term borrowing instruments (if any) and the borrowing rate should be adjusted to the avoided short-term borrowing rate applicable to the borrowings that were re-paid.

At times, Avista Corp may have no outstanding cash borrowings on the credit facility or other short-term borrowing facilities. If there are no cash borrowings under any facility, excess cash should be invested until the funds can be utilized.

- b. Avista Capital may borrow from Avista Corp. up to \$40MM, subject to board-approved limits, at a rate equal to at least the Alternate Base Rate (as defined in the credit facility), currently estimated at the Prime rate. This rate will be reset at such

time as the Agent bank on the Avista Corp. credit agreement changes the Prime rate or the margin is changed per the credit facility pricing grid.

**(e) Description of Parent Guaranteed Debt:**

Avista Corporation does not guarantee debt of its subsidiaries; see Section III, Miscellaneous Agreements and Transactions.

**(f) Description of Activities of Subsidiaries:**

See Section I. 3 on pages 2 through 3.

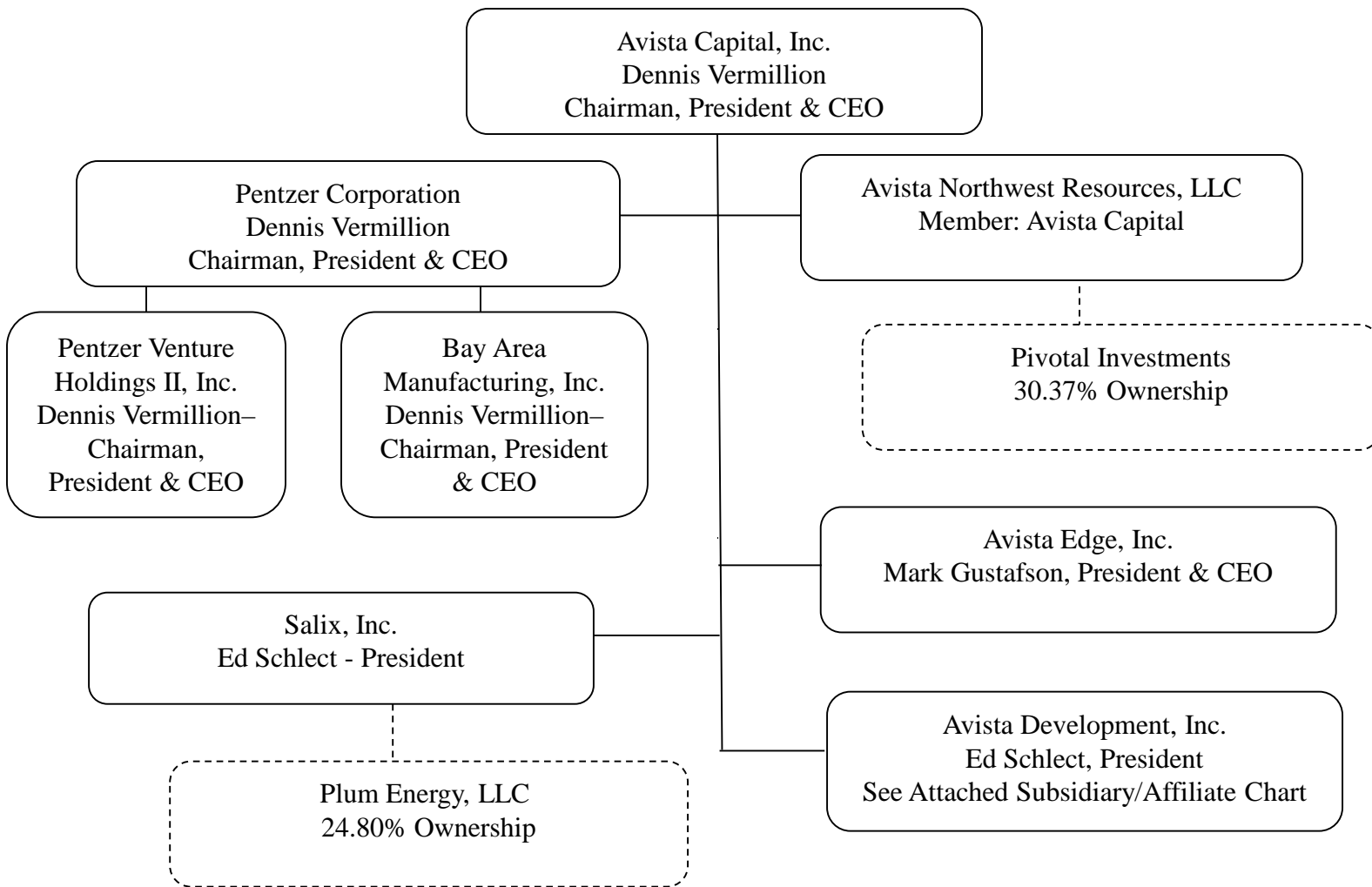
**(g) List of all common officers and directors:**

See Section I. 2 at page 1.

**III. MISCELLANEOUS AGREEMENTS AND TRANSACTIONS**

During 2020 there were no Miscellaneous Agreements or Transactions to report.

## **ATTACHMENT 1**



Companies are wholly owned unless otherwise indicated. Companies in dotted lines are affiliates in which we own greater than 5% non-controlling interest. This chart does not include limited partnership investment funds.

Avista Development, Inc.  
Ed Schlect, President

Courtyard Office Center, LLC  
100% Ownership  
Member: Avista Development; Manager: Troy Dehnel

South Landing Building A (Catalyst), LLC; 32% Ownership  
Members: Avista Development & South Landing Investors  
Manager: Dean Allen, McKinstry

611 East Sprague HUB, LLC; 36.51% Ownership  
Members: Avista Development & South Landing Investors  
Manager: Dean Allen, McKinstry

Spokane EDO, LLC; 50% Ownership  
Members: Avista Development & McKinstry  
Manager: Dean Allen, McKinstry

Spokane Eco District I, LLC; 50% Ownership  
Members: Avista Development & McKinstry  
Manager: Dean Allen, McKinstry

Steam Plant Square, LLC  
100% Ownership  
Members: Avista Development  
Manager: Troy Dehnel

Steam Plant Brew Pub LLC (DBA Steam Plant  
Kitchen and Brewery) 100% Ownership  
Member: Avista Development  
Manager: Troy Dehnel

Safeguard Equipment, Inc.  
12.93% Ownership

Kick Start II, LLC  
7.68% Ownership

Kick Start III, LLC  
5.68% Ownership

Kick Start IV, LLC  
10.67% Ownership

Mind to Market, LLC  
36% Ownership

Open Energy Solutions, Inc.  
24.19% Ownership

Toolbox, LLC  
9.52% Ownership

Lumen Bioscience, Inc.  
19.37% Ownership

Omnidian, Inc.  
7.2% Ownership

Spirae, LLC  
15.36% Ownership

ConnectDER, LLC  
9.89% Ownership

## **ATTACHMENT 2**



Corporate Secretary Department  
November 10, 2020

Annual Meeting Held in May of Each Year

**Directors:**

Kristianne (Kristi) Blake	Scott L. Morris (Chairman)	R. John Taylor
Donald C. Burke	Jeffry (Jeff) L. Philipps	Dennis P. Vermillion
Rebecca (Becky) A. Klein	Marc F. Racicot	Janet D. Widmann
Scott H. Maw	Heidi B. Stanley	

**Officers:**

Dennis P. Vermillion	President & Chief Executive Officer
Mark T. Thies	Executive Vice President, Chief Financial Officer & Treasurer
Jason R. Thackston	Senior Vice President, Energy Resources & Environmental Compliance Officer
Kevin J. Christie	Senior Vice President, External Affairs & Chief Customer Officer
Heather L. Rosentrater	Senior Vice President, Energy Delivery & Shared Services
Bryan A. Cox	Vice President, Safety & Human Resources
Gregory C. Hesler	VP, General Counsel, Corporate Secretary & Chief Ethics/Compliance Officer
Latisha D. Hill	Vice President, Community & Economic Vitality
James M. Kensok	Vice President, Chief Information Officer & Chief Security Officer
Ryan L. Krasselt	Vice President, Controller & Principal Accounting Officer
David J. Meyer	Vice President & Chief Counsel for Regulatory & Governmental Affairs
Edward D. Schlect Jr.	Vice President & Chief Strategy Officer
Jason E. Lang	Assistant Treasurer
Daniel L. Loutzenhiser	Assistant Treasurer
Susan Y. Fleming	Assistant Corporate Secretary

**Governance & Corporate  
Responsibility Committee**

Donald C. Burke  
R. John Taylor  
Janet D. Widmann  
Kristianne Blake – Chair

**Executive Committee**

Kristianne Blake  
Heidi B. Stanley  
R. John Taylor  
Dennis P. Vermillion  
Scott L. Morris – Chair

**Audit Committee**

Kristianne Blake  
Heidi B. Stanley  
Donald C. Burke (financial expert) – Chair

**Compensation & Organization  
Committee**

Rebecca A. Klein  
Scott H. Maw  
R. John Taylor – Chair

**Finance Committee**

Scott H. Maw  
Scott L. Morris  
Jeffry L. Philipps  
Marc F. Racicot  
Janet D. Widmann – Chair

**Environmental, Technology &  
Operations Committee**

Jeffry L. Philipps  
Marc F. Racicot  
Heidi B. Stanley  
Rebecca A. Klein – Chair

All Committees are comprised of independent Board members as defined under the rules of the NYSE, with the exception of the Executive Committee (not required to be independent). The Company was formed as The Washington Water Power Company in 1889 and changed its name to Avista Corp. on January 1, 1999.

Current as of February 28, 2019

**611 EAST SPRAGUE, LLC**

(An Affiliate of Avista Development, Inc. – 36.51% ownership)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Members:**

Avista Development, Inc.

South Landing Investors, LLC

**General Manager**

Dean Allen, McKinstry



Current as of May 11, 2020

**AJT MINING PROPERTIES, INC.**

(A Subsidiary of Alaska Energy and Resources Company)

5601 Tongard Ct.

Juneau, AK 99801

(907) 790-2222

**Directors:**

Gregory C. Hesler

Bruce Howard

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Chairman of the Board

Bruce Howard

President

Connie Hulbert

Treasurer and Assistant Corporate Secretary

Christy Yearous

Vice President and Generation Engineer

Debbie Driscoll

Corporate Secretary

**ALASKA ELECTRIC LIGHT AND POWER COMPANY**

(A Subsidiary of Alaska Energy and Resources Company)

5601 Tonsgard Ct.

Juneau, AK 99801

(907) 790-2222

**Directors:**

Britt Bachtel-Browning

Bruce Howard

Connie Hulbert

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Chairman of the Board

Constance Hulbert

President, General Manager

Brandon Cullum

Vice President, Chief Financial Officer and Treasurer

Christy Yearous

Vice President, Generation Engineer

Debbie Driscoll

Vice President, Director of Consumer Affairs and Corporate Secretary

Darrell Wetherall

Vice President, Transmission and Distribution Engineer

Rod Ahlbrandt

Vice President, Director of Information Technology and Revenue Metering

Alec Mesdag

Vice President, Director of Energy Services

Oksana Midgett

Assistant Treasurer, Controller

Steve Vorderbruggen

Assistant Treasurer, Assistant Generation Engineer – Electrical

Bryan Farrell

Assistant Treasurer, Assistant Generation Engineer – Mechanical

Stuart Stephens

Assistant Corporate Secretary, Assistant Director of Information Technology and Revenue Metering

**ALASKA ENERGY AND RESOURCES COMPANY**

(A Subsidiary of Avista Corp.)

5601 Tonsgard Ct.

Juneau, AK 99801

(907) 790-2222

**Directors:**

Gregory C. Hesler

Bruce Howard

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion Chairman of the Board & President

Connie Hulbert Vice President

Brandon Cullum Treasurer

Gregory C. Hesler Corporate Secretary

Susan Y. Fleming Assistant Corporate Secretary

Debbie Driscoll Assistant Corporate Secretary

Current as of May 11, 2020

**AVISTA CAPITAL, INC.**

(A Subsidiary of Avista Corporation)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Directors:**

Gregory C. Hesler

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Chairman of the Board, President & CEO

Mark T. Thies

Executive Vice President, Chief Financial Officer & Treasurer

Gregory C. Hesler

Vice President & Corporate Secretary

Ryan L. Krasselt

Vice President

Susan Y. Fleming

Assistant Corporate Secretary

Jason E. Lang

Assistant Treasurer

The Company was formed as Avista Corp. before changing its name to Avista Capital on August 17, 1998.

**AVISTA DEVELOPMENT, INC.**

(A Subsidiary of Avista Capital, Inc.)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Directors:**

Gregory C. Hesler

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Chairman of the Board and CEO

Edward D. Schlect Jr.

President

Mark T. Thies

Executive Vice President, Chief Financial Officer & Treasurer

Latisha Hill

Senior Vice President

Gregory C. Hesler

Vice President & Corporate Secretary

Susan Y. Fleming

Assistant Corporate Secretary

Jason E. Lang

Assistant Treasurer

The Company was formed as WP Finance Co. before changing its name to Avista Development. Pentzer Development, Inc. and Washington Irrigation & Development Company merged with and into Avista Development in October 1998.

**AVISTA EDGE, INC.**

(A Subsidiary of Avista Capital)  
827 W. 1<sup>st</sup> Ave., Suite 121  
Spokane, WA 99201  
(509) 489-0500

**Directors:**

Bryan A. Cox  
Mark W. Gustafson  
Latisha D. Hill  
James M. Kensok  
Edward D. Schlect, Jr.  
Mark T. Thies  
Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion	Chairman of the Board
Mark W. Gustafson	President & Chief Executive Officer
Mark T. Thies	Executive Vice President, Chief Financial Officer & Treasurer
David G. Schafer	Vice President – Product and Innovation
Sean M. Chambers	Vice President – Network Engineering
Gregory C. Hesler	Corporate Secretary
Susan Y. Fleming	Assistant Corporate Secretary

**AVISTA NORTHWEST RESOURCES, LLC**

(An Affiliate of Avista Capital)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Member:**

Avista Capital

**Officers (Managers):**

Dennis P. Vermillion

President and Chief Executive Officer

Mark T. Thies

Executive Vice President & Chief Financial Officer

Ryan L. Krasselt

Vice President & Treasurer

Gregory C. Hesler

Vice President & Corporate Secretary

Susan Y. Fleming

Assistant Corporate Secretary

Most of our LLC's do not have officers. This particular one was formed with officers as the managers.

**BAY AREA MANUFACTURING, INC.**

(A Subsidiary of Pentzer Corporation)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Directors:**

Gregory C. Hesler

Mark T. Thies

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Mark T. Thies

Gregory C. Hesler

Susan Y. Fleming

Jason E. Lang

Chairman, President & Chief Executive Officer

Executive Vice President, Chief Financial Officer & Treasurer

Vice President & Corporate Secretary

Assistant Corporate Secretary

Assistant Treasurer



**COURTYARD OFFICE CENTER, LLC**

(An Affiliate of Avista Capital, Inc.)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Member:**

Avista Development, Inc.

**Manager**

Troy Dehnel

**PENTZER CORPORATION**

(A Subsidiary of Avista Capital, Inc.)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Directors:**

Mark T. Thies

Jason Thackston

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Chairman, President & Chief Executive Officer

Mark T. Thies

Executive Vice President, Chief Financial Officer & Treasurer

Gregory C. Hesler

Vice President & Corporate Secretary

Susan Y. Fleming

Assistant Corporate Secretary

Jason E. Lang

Assistant Treasurer

**PENTZER VENTURE HOLDINGS II**

(A Subsidiary of Pentzer Corporation)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Directors:**

Mark T. Thies

Jason Thackston

Dennis P. Vermillion

**Officers:**

Dennis P. Vermillion

Mark T. Thies

Gregory C. Hesler

Susan Y. Fleming

Jason E. Lang

Chairman, President & Chief Executive Officer

Executive Vice President, Chief Financial Officer & Treasurer

Vice President & Corporate Secretary

Assistant Corporate Secretary

Assistant Treasurer

**SALIX, INC.**

(A Subsidiary of Avista Capital)  
1411 E. Mission Ave.  
Spokane, WA 99202  
(509) 489-0500

**Directors:**

Gregory C. Hesler  
Edward D. Schlect Jr  
Mark T. Thies  
Dennis P. Vermillion

**Officers:**

Edward D. Schlect Jr.	President
Mark T. Thies	Treasurer
Gregory C. Hesler	Corporate Secretary
Susan Y. Fleming	Assistant Corporate Secretary

**SNETTISHAM ELECTRIC COMPANY**

(A Subsidiary of Alaska Energy and Resources Company)

5601 Tonsgard Ct.

Juneau, AK 99801

(907) 780-2222

**Directors:**

Darrell Wetherall

Connie Hulbert

Jason Thackston

**Officers:**

Christy Yearous

President

Connie Hulbert

Vice President

Darrell Wetherall

Treasurer

Debbie Driscoll

Corporate Secretary

Current as of February 6, 2018

**SOUTH LANDING BUILDING A, LLC**

(An Affiliate of Avista Development, Inc. – 32% ownership)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Members:**

Avista Development, Inc.

South Landing Investors, LLC

**General Manager**

Dean Allen, McKinstry

Current as of March 27, 2019

**SPOKANE EDO, LLC**

(An Affiliate of Avista Development, Inc. – 50% ownership)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Members:**

Avista Development, Inc.

McKinstry Essention

**General Manager**

Dean Allen, McKinstry

Current as of March 27, 2019

**SPOKANE ECO DISTRICT I, LLC**

(An Affiliate of Avista Development, Inc. – 50% ownership)

1411 E. Mission Ave.

Spokane, WA 99202

(509) 489-0500

**Members:**

Avista Development, Inc.

McKinstry Essention

**General Manager**

Dean Allen, McKinstry



Current as of March 3, 2020

**STEAM PLANT BREW PUB, LLC**  
**Doing Business as Steam Plant Grill**  
(An Affiliate of Steam Plant Square, LLC)  
1411 E. Mission Ave.  
Spokane, WA 99202  
(509) 489-0500

**Members:**

Avista Development, Inc.

**Manager**

Troy Dehnel

Current as of March 3, 2020

**STEAM PLANT SQUARE, LLC**  
(An Affiliate of Avista Capital, Inc.)  
1411 E. Mission Ave.  
Spokane, WA 99202  
(509) 489-0500

**Members:**  
Avista Development, Inc.

**Manager**  
Troy Dehnel

**ATTACHMENT 3**

**REDACTED**



Subsidiary Balance Sheets  
December 31, 2020

[REDACTED]

[REDACTED]							
[REDACTED]							
[REDACTED]		[REDACTED]	[REDACTED]				
[REDACTED]		[REDACTED]	[REDACTED]			[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]			[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]		
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]	[REDACTED]	[REDACTED]





Balancing Sheets  
December 31, 2020

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**[REDACTED]** Income Statements - YTD  
 202012

[REDACTED]	[REDACTED]			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



Subsidiary Balance Sheets  
December 31, 2020

[Redacted Table Content]





Subsidiary Income Statements - YTD  
202012

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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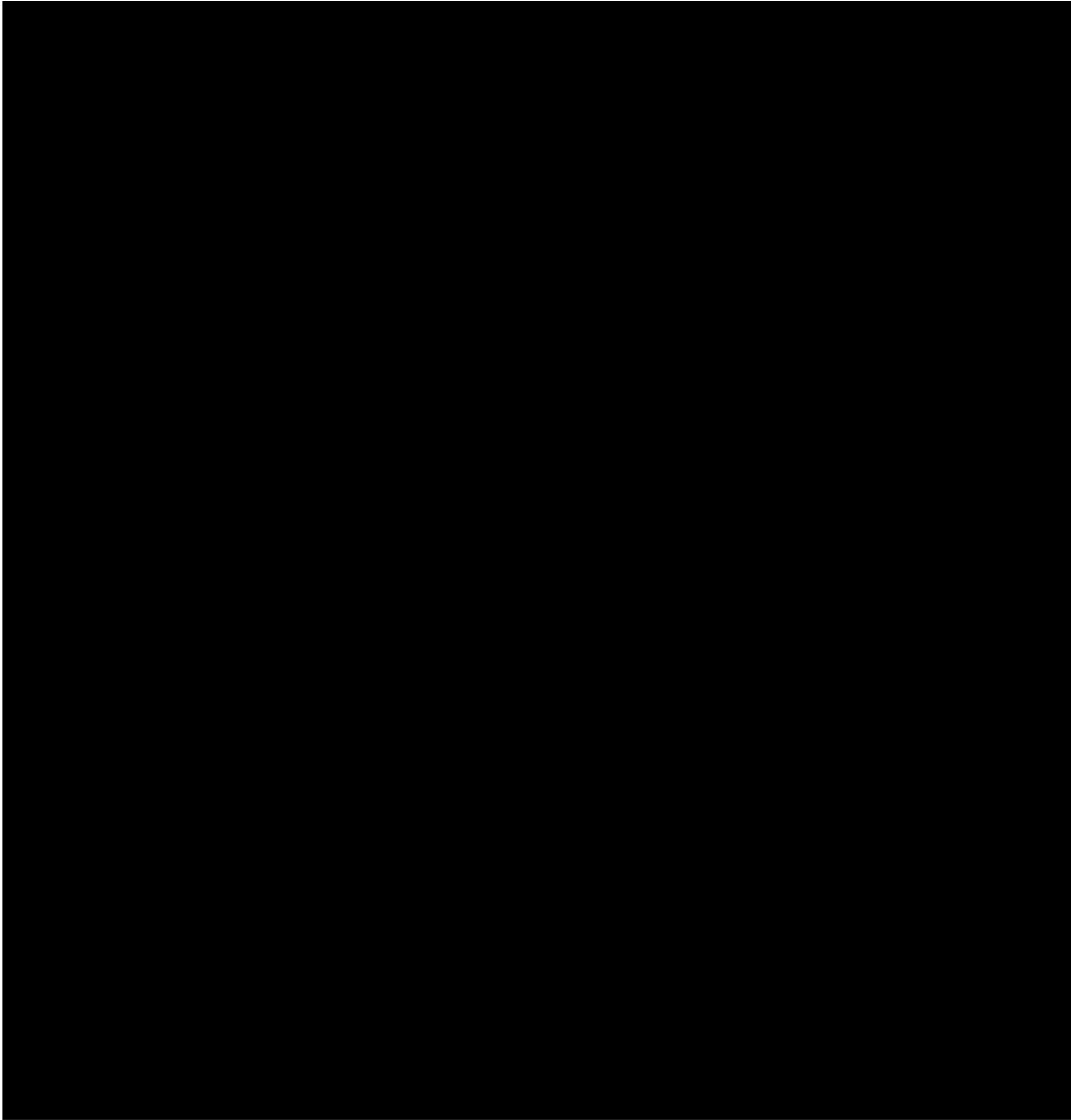
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## **ATTACHMENT 4**

RESULTS OF OPERATIONS			Report ID: E-ALL-12A	AVISTA UTILITIES		
ELECTRIC ALLOCATION PERCENTAGES						
For Twelve Months Ended December 31, 2020						
Average of Monthly Averages Basis						
Basis	Ref	Description	Based on Data from:	System	Washington	Idaho
1	Input	Production/Transmission Ratio	01-01-2020 thru 12-31-2020	100.000%	65.540%	34.460%
2	Input	Number of Customers - AMA Percent	01-01-2020 thru 12-31-2020	396,236 100.000%	259,195 65.414%	137,041 34.586%
3	E-OPS	Direct Distribution Operating Expense Percent	01-01-2020 thru 12-31-2020	26,554,783 100.000%	17,618,770 66.349%	8,936,013 33.651%
	Input	Jurisdictional 4-Factor Ratio	01-01-2020 thru 12-31-2020			
		Direct O & M Accts 500 - 598		26,771,964	17,534,950	9,237,014
		Direct O & M Accts 901 - 935		38,424,540	26,734,086	11,690,454
		Total		65,196,504	44,269,036	20,927,468
		Percentage		100.000%	67.901%	32.099%
		Direct Labor Accts 500 - 598		10,369,063	7,013,948	3,355,115
		Direct Labor Accts 901 - 935		6,634,320	4,858,691	1,775,629
		Total		17,003,383	11,872,639	5,130,744
		Percentage		100.000%	69.825%	30.175%
		Number of Customers		400,172	261,438	138,734
		Percentage		100.000%	65.331%	34.669%
		Net Direct Plant		1,404,000,304	982,886,440	421,113,864
		Percentage		100.000%	70.006%	29.994%
4		Total Percentages Percent		400.000%	273.064%	126.936%
				100.000%	68.266%	31.734%

**RESULTS OF OPERATIONS**  
**ELECTRIC ALLOCATION PERCENTAGES**  
For Twelve Months Ended December 31, 2020  
Average of Monthly Averages Basis

Report ID:  
**E-ALL-12A**

AVISTA UTILITIES

Basis	Ref	Description	Based on Data from:	System	Washington	Idaho	
				Total	Electric	Gas North	Oregon Gas
Input		Elec/Gas North/Oregon 4-Factor	01-01-2019 thru 12-31-2019				
		Direct O & M Accts 500 - 894		81,799,969	67,386,547	9,463,569	4,949,853
		Direct O & M Accts 901 - 935		61,705,364	45,517,009	11,244,610	4,943,745
		Direct O & M Accts 901 - 905 Utility 9 Only		6,873,129	4,531,068	2,342,061	0
		Adjustments		0	0	0	0
		<b>Total</b>		<b>150,378,462</b>	<b>117,434,624</b>	<b>23,050,240</b>	<b>9,893,598</b>
		Percentage		100.000%	78.093%	15.328%	6.579%
		Direct Labor Accts 500 - 894		82,226,371	62,127,957	13,657,790	6,440,624
		Direct Labor Accts 901 - 935		6,344,804	4,132,917	243,316	1,968,571
		Direct Labor Accts 901 - 905 Utility 9 Only		10,045,026	6,617,203	3,427,823	0
		<b>Total</b>		<b>98,616,201</b>	<b>72,878,077</b>	<b>17,328,929</b>	<b>8,409,195</b>
		Percentage		100.000%	73.901%	17.572%	8.527%
		Number of Customers at		754,633	392,987	257,344	104,302
		Percentage		100.000%	52.076%	34.102%	13.822%
		Net Direct Plant		3,836,634,496	2,885,942,677	633,948,061	316,743,758
		Percentage		100.000%	75.220%	16.524%	8.256%
		<b>Total Percentages</b>		<b>400.000%</b>	<b>279.291%</b>	<b>83.526%</b>	<b>37.184%</b>
		Average (CD AA)		100.000%	69.822%	20.882%	9.296%

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RESULTS OF OPERATIONS	Report ID:
<b>ELECTRIC ALLOCATION PERCENTAGES</b>	<b>E-ALL-12A</b>
For Twelve Months Ended December 31, 2020	
Average of Monthly Averages Basis	

AVISTA UTILITIES

Basis	Ref	Description	Based on Data from:	System	Washington	Idaho	
			01-01-2019 thru 12-31-2019	Total	Electric	Gas North	Oregon Gas
Input		Gas North/Oregon 4-Factor		13,472,874	0	8,846,024	4,626,850
		Direct O & M Accts 500 - 894		15,818,049	0	10,987,391	4,830,658
		Direct O & M Accts 901 - 935		2,342,061	0	2,342,061	0
		Direct O & M Accts 901 - 905 Utility 9 Only		31,632,984	0	22,175,476	9,457,508
		Total		100.000%	0.000%	70.102%	29.898%
		Percentage					
		Direct Labor Accts 500 - 894		13,904,342	0	9,448,635	4,455,707
		Direct Labor Accts 901 - 935		1,677,832	0	184,568	1,493,264
		Direct Labor Accts 901 - 905 Utility 9 Only		3,427,823	0	3,427,823	0
		Total		19,009,997	0	13,061,026	5,948,971
		Percentage		100.000%	0.000%	68.706%	31.294%
		Number of Customers at		361,646	0	257,344	104,302
		Percentage		100.000%	0.000%	71.159%	28.841%
		Net Direct Plant		932,224,866	0	616,773,795	315,451,071
		Percentage		100.000%	0.000%	66.161%	33.839%
		Total Percentages		400.000%	0.000%	276.129%	123.871%
		Average (GD AA)		100.000%	0.000%	69.032%	30.968%

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RESULTS OF OPERATIONS	Report ID:
<b>ELECTRIC ALLOCATION PERCENTAGES</b>	<b>E-ALL-12A</b>
For Twelve Months Ended December 31, 2020	
Average of Monthly Averages Basis	

AVISTA UTILITIES

Basis	Ref	Description	Based on Data from:	System	Washington	Idaho	
		Input	01-01-2019 thru 12-31-2019	Total	Electric	Gas North	Oregon Gas
		Elec/Gas North 4-Factor		76,888,847	67,386,547	9,502,300	0
		Direct O & M Accts 500 - 894		56,762,785	45,517,009	11,245,776	0
		Direct O & M Accts 901 - 935		0	0	0	0
		Adjustments		133,651,632	112,903,556	20,748,076	0
		Total		100.000%	84.476%	15.524%	0.000%
		Percentage					
		Direct Labor Accts 500 - 894		75,898,568	62,127,957	13,770,611	0
		Direct Labor Accts 901 - 935		4,690,127	4,132,917	557,210	0
		Total		80,588,695	66,260,874	14,327,821	0
		Percentage		100.000%	82.221%	17.779%	0.000%
		Number of Customers at		650,331	392,987	257,344	0
		Percentage		100.000%	60.429%	39.571%	0.000%
		Net Direct Plant		3,453,995,819	2,837,222,024	616,773,795	0
		Percentage		100.000%	82.143%	17.857%	0.000%
		Total Percentages		400.000%	309.269%	90.731%	0.000%
9		Average (CD AN/ID/WA)		100.000%	77.318%	22.682%	0.000%
10	E-PLT	Net Electric Distribution Plant - AMA	12-01-2019 thru 12-31-2020	1,305,056,594	904,732,506	400,324,088	
		Percent		100.000%	69.325%	30.675%	
11		Book Depreciation	01-01-2020 thru 12-31-2020	132,884,037	88,013,576	44,870,461	
		Percent		100.000%	66.233%	33.767%	



**RESULTS OF OPERATIONS**  
**ELECTRIC ALLOCATION PERCENTAGES**  
 For Twelve Months Ended December 31, 2020  
 Average of Monthly Averages Basis

Report ID:  
**E-ALL-12A**

AVISTA UTILITIES

Basis	Ref	Description	Based on Data from:	System	Washington	Idaho
12		Net Electric Plant (before ADFIT) - AMA Percent	12-01-2019 thru 12-31-2020	3,199,070,018 100.000%	2,162,124,083 67.586%	1,036,945,935 32.414%
13	E-PLT	Net Electric General Plant - AMA Percent	12-01-2019 thru 12-31-2020	281,785,322 100.000%	192,337,725 68.257%	89,447,597 31.743%
14		Net Allocated Schedule M's - AMA Percent	01-01-2020 thru 12-31-2020	-160,026,587 100.000%	-108,754,199 67.960%	-51,272,388 32.040%
99	Input	Not Allocated		0.000%	0.000%	0.000%