

AVISTA UTILITIES  
ELECTRIC ADJUSTMENT SUMMARY  
TWELVE MONTHS ENDED DECEMBER 31, 2009  
(000'S OF DOLLARS)

DEFERRED GAIN  
ON OFFICE BUILDING  
ELECTRIC

Line No.	DESCRIPTION	System	Washington	Idaho
<b>REVENUES</b>				
1	Total General Business	\$0		
2	Interdepartmental Sales			
3	Sales For Resale			
4	Total Sales of Electricity	0	0	0
5	Other Revenue			
6	Total Electric Revenue	0	0	0
<b>EXPENSES</b>				
Production and Transmission				
7	Operating Expenses			
8	Purchased Power			
9	Depreciation and Amortization			
10	Taxes			
11	Total Production & Transmission	0	0	0
Distribution				
12	Operating Expenses			
13	Depreciation			
14	Taxes	0		
15	Total Distribution	0	0	0
16	Customer Accounting			
17	Customer Service & Information			
18	Marketing			
Administrative & General				
19	Operating Expenses			
20	Depreciation			
21	Taxes			
22	Total Admin. & General	0	0	0
23	Total Electric Expenses	0	0	0
24	Operating Income before FIT	0	0	0
Federal Income Taxes				
25	Current Accrual	35.0%	0	0
26	Deferred Income Taxes			
27	Amortized ITC - Noxon			
28	NET OPERATING INCOME	\$0	\$0	\$0
<b>RATE BASE</b>				
PLANT IN SERVICE				
29	Intangible			
30	Production			
31	Transmission			
32	Distribution			
33	General			
34	Total Plant in Service	0	0	0
35	ACCUMULATED DEPRECIATION			
36	ACCUM. PROVISION FOR AMORTIZATION			
37	Total Accum. Depreciation & Amort.	0	0	0
38	GAIN ON SALE OF BUILDING	(322)	(322)	0
39	WORKING CAPITAL			
40	DEFERRED TAXES	113	113	0
41	TOTAL RATE BASE	(\$209)	(\$209)	\$0

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**AVISTA UTILITIES**  
**SALE/LEASEBACK OF GENERAL OFFICE FACILITY**  
**RATE BASE ADJUSTMENT - DEFERRED GAIN AND RELATED TAXES**  
**RATE PERIOD TWELVE MONTHS ENDED DECEMBER 31, 2009**

**CALCULATION OF AVERAGE OF MONTHLY AVERAGES:**

PERIOD		COMPANY		ELECTRIC		GAS	
		Deferred Gain Bal	Deferred Tax Bal	Deferred Gain Bal	Deferred Tax Bal	Deferred Gain Bal	Deferred Tax Bal
		253.850	190.850	253.850	190.850	253.850	190.850
				(ED)		(GD)	
Dec	2008	(784,368)	274,546	(588,276)	205,904	(196,092)	68,642
Dec	2009	(522,912)	183,046	(392,184)	137,276	(130,728)	45,770
TOTAL		(1,307,280)	457,592	(980,460)	343,180	(326,820)	114,412
Divide by 2		÷2	÷2	÷2	÷2	÷2	÷2
Beg/End Mo Avg		(653,640)	228,796	(490,230)	171,590	(163,410)	57,206
Jan	2009	(762,580)	266,921	(571,935)	200,185	(190,645)	66,736
Feb	2009	(740,792)	259,296	(555,594)	194,466	(185,198)	64,830
Mar	2009	(719,004)	251,671	(539,253)	188,747	(179,751)	62,924
Apr	2009	(697,216)	244,046	(522,912)	183,028	(174,304)	61,018
May	2009	(675,428)	236,421	(506,571)	177,309	(168,857)	59,112
Jun	2009	(653,640)	228,796	(490,230)	171,590	(163,410)	57,206
Jul	2009	(631,852)	221,171	(473,889)	165,871	(157,963)	55,300
Aug	2009	(610,064)	213,546	(457,548)	160,152	(152,516)	53,394
Sep	2009	(588,276)	205,921	(441,207)	154,433	(147,069)	51,488
Oct	2009	(566,488)	198,296	(424,866)	148,714	(141,622)	49,582
Nov	2009	(544,700)	190,671	(408,525)	142,995	(136,175)	47,676
TOTAL		(7,843,680)	2,745,552	(5,882,760)	2,059,080	(1,960,920)	686,472
Divide by 12		÷12	÷12	÷12	÷12	÷12	÷12
Ave Monthly Average		(653,640)	228,796	(490,230)	171,590	(163,410)	57,205

**Allocation to Jurisdictions--Electric**

	System	Washington	Idaho
Per Electric Allocation Note 2:	100.000%	65.713%	34.287%
Deferred Gain	(490,230)	(322,145)	(168,085)
Deferred Taxes	171,590	112,757	58,833
Net Electric Adj	<u>(318,640)</u>	<u>(209,388)</u>	<u>(109,252)</u>

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GL Account Balance

Jurisdiction Statind:DL

Ferc Acct	Service	Accounting Period	Ferc Acct Desc	Beginning Balance	Monthly Activity	Ending Balance		
190850	ED	200901	ADFIT GAIN GENERAL OFFICE BLDG	205,903.65	-5,719.00	200,184.65	12/31/2008	\$205,903.65
		200902	ADFIT GAIN GENERAL OFFICE BLDG	200,184.65	-5,719.00	194,465.65		<u>-68,628.00</u>
		200903	ADFIT GAIN GENERAL OFFICE BLDG	194,465.65	-5,719.00	188,746.65		137,275.65
		200904	ADFIT GAIN GENERAL OFFICE BLDG	188,746.65	-5,719.00	183,027.65		
		200905	ADFIT GAIN GENERAL OFFICE BLDG	183,027.65	-5,719.00	177,308.65	12/31/2009	\$137,275.65
		200906	ADFIT GAIN GENERAL OFFICE BLDG	177,308.65	-5,719.00	171,589.65		<u>-68,628.00</u>
		200907	ADFIT GAIN GENERAL OFFICE BLDG	171,589.65	-5,719.00	165,870.65		68,647.65
		200908	ADFIT GAIN GENERAL OFFICE BLDG	165,870.65	-5,719.00	160,151.65		
		200909	ADFIT GAIN GENERAL OFFICE BLDG	160,151.65	-5,719.00	154,432.65	12/31/2010	\$68,647.65
		200910	ADFIT GAIN GENERAL OFFICE BLDG	154,432.65	-5,719.00	148,713.65		<u>-68,628.00</u>
		200911	ADFIT GAIN GENERAL OFFICE BLDG	148,713.65	-5,719.00	142,994.65		19.65
		200912	ADFIT GAIN GENERAL OFFICE BLDG	142,994.65	-5,719.00	137,275.65		
					<u>-68,628.00</u>		12/31/2011	
190850	GD	200901	ADFIT GAIN GENERAL OFFICE BLDG	68,641.55	-1,906.00	66,735.55	12/31/2008	\$68,641.55
		200902	ADFIT GAIN GENERAL OFFICE BLDG	66,735.55	-1,906.00	64,829.55		<u>-22,872.00</u>
		200903	ADFIT GAIN GENERAL OFFICE BLDG	64,829.55	-1,906.00	62,923.55		45,769.55
		200904	ADFIT GAIN GENERAL OFFICE BLDG	62,923.55	-1,906.00	61,017.55		
		200905	ADFIT GAIN GENERAL OFFICE BLDG	61,017.55	-1,906.00	59,111.55	12/31/2009	\$45,769.55
		200906	ADFIT GAIN GENERAL OFFICE BLDG	59,111.55	-1,906.00	57,205.55		<u>-22,872.00</u>
		200907	ADFIT GAIN GENERAL OFFICE BLDG	57,205.55	-1,906.00	55,299.55		22,897.55
		200908	ADFIT GAIN GENERAL OFFICE BLDG	55,299.55	-1,906.00	53,393.55		
		200909	ADFIT GAIN GENERAL OFFICE BLDG	53,393.55	-1,906.00	51,487.55	12/31/2010	\$22,897.55
		200910	ADFIT GAIN GENERAL OFFICE BLDG	51,487.55	-1,906.00	49,581.55		<u>-22,872.00</u>
		200911	ADFIT GAIN GENERAL OFFICE BLDG	49,581.55	-1,906.00	47,675.55		25.55
		200912	ADFIT GAIN GENERAL OFFICE BLDG	47,675.55	-1,906.00	45,769.55		
					<u>-22,872.00</u>		12/31/2011	
253850	ED	200901	DEF GAIN ON BLDG SALE/LEASEBAC	-588,276.00	16,341.00	-571,935.00	12/31/2008	(\$588,276.00)
		200902	DEF GAIN ON BLDG SALE/LEASEBAC	-571,935.00	16,341.00	-555,594.00		<u>196,092.00</u>
		200903	DEF GAIN ON BLDG SALE/LEASEBAC	-555,594.00	16,341.00	-539,253.00		-392,184.00
		200904	DEF GAIN ON BLDG SALE/LEASEBAC	-539,253.00	16,341.00	-522,912.00		
		200905	DEF GAIN ON BLDG SALE/LEASEBAC	-522,912.00	16,341.00	-506,571.00	12/31/2009	(\$392,184.00)
		200906	DEF GAIN ON BLDG SALE/LEASEBAC	-506,571.00	16,341.00	-490,230.00		<u>196,092.00</u>
		200907	DEF GAIN ON BLDG SALE/LEASEBAC	-490,230.00	16,341.00	-473,889.00		-196,092.00
		200908	DEF GAIN ON BLDG SALE/LEASEBAC	-473,889.00	16,341.00	-457,548.00		
		200909	DEF GAIN ON BLDG SALE/LEASEBAC	-457,548.00	16,341.00	-441,207.00	12/31/2010	(\$196,092.00)
		200910	DEF GAIN ON BLDG SALE/LEASEBAC	-441,207.00	16,341.00	-424,866.00		<u>196,092.00</u>
		200911	DEF GAIN ON BLDG SALE/LEASEBAC	-424,866.00	16,341.00	-408,525.00		0.00
		200912	DEF GAIN ON BLDG SALE/LEASEBAC	-408,525.00	16,341.00	-392,184.00		
					<u>196,092.00</u>		12/31/2011	
253850	GD	200901	DEF GAIN ON BLDG SALE/LEASEBAC	-196,092.00	5,447.00	-190,645.00	12/31/2008	(\$196,092.00)
		200902	DEF GAIN ON BLDG SALE/LEASEBAC	-190,645.00	5,447.00	-185,198.00		<u>65,364.00</u>
		200903	DEF GAIN ON BLDG SALE/LEASEBAC	-185,198.00	5,447.00	-179,751.00		-130,728.00
		200904	DEF GAIN ON BLDG SALE/LEASEBAC	-179,751.00	5,447.00	-174,304.00		
		200905	DEF GAIN ON BLDG SALE/LEASEBAC	-174,304.00	5,447.00	-168,857.00	12/31/2009	(\$130,728.00)
		200906	DEF GAIN ON BLDG SALE/LEASEBAC	-168,857.00	5,447.00	-163,410.00		<u>65,364.00</u>
		200907	DEF GAIN ON BLDG SALE/LEASEBAC	-163,410.00	5,447.00	-157,963.00		-65,364.00
		200908	DEF GAIN ON BLDG SALE/LEASEBAC	-157,963.00	5,447.00	-152,516.00		
		200909	DEF GAIN ON BLDG SALE/LEASEBAC	-152,516.00	5,447.00	-147,069.00	12/31/2010	(\$65,364.00)
		200910	DEF GAIN ON BLDG SALE/LEASEBAC	-147,069.00	5,447.00	-141,622.00		<u>65,364.00</u>
		200911	DEF GAIN ON BLDG SALE/LEASEBAC	-141,622.00	5,447.00	-136,175.00		0.00
		200912	DEF GAIN ON BLDG SALE/LEASEBAC	-136,175.00	5,447.00	-130,728.00		
					<u>65,364.00</u>		12/31/2011	