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| SCHEDULE 140 |
| PROPERTY TAX TRACKER (Continued) |

1. The Company will submit annual filings on or prior to April 15 for rates effective on May 1 each year. Each annual filing will be for rates to be effective from May 1 through April 30 the following year. The rates will be based on (i) the total Assessed Property Taxes that become known prior to the annual filing, and (ii) starting with the April 2014 filing, that amount of true-ups described below.

True-Ups:

(i) a true-up equal to the actual property tax amounts paid in past tax cycles minus the Assessed Property Taxes used to set rates in past tax cycles;

(ii) a true-up equal to property tax refunds or other adjustments received or paid for property with lien dates on or after January 1, 2012 that are not previously included in rates; and

(iii) a true-up will be included for the difference between what was expected to be collected when rates were set the previous year versus the amount actually collected that is due to variances between the load used to set the rate and actual load experienced during the period.

If a true-up calculation results in a positive number, the amount will be an addition to the amount to be otherwise collected under Schedule 140 during the current year. If the result is a negative number, the resulting amount will be a reduction to the amount to be otherwise collected under Schedule 140 during the current year.

1. Where the calculation described in d. above results in an amount that is less than one percent (1.0%) (“1% Threshold Amount”) greater or less than the prior year’s Assessed Property Taxes the annual filing submitted by the Company shall take the form of a letter stating that no change to the rates in Schedule 140 will be submitted. The 1.0% Threshold Amount that is not passed through in one year will be included as an addition to the following year’s Assessed Property Taxes when setting rates for Schedule 140.