

- 1 Q. **2013 General Rate Application, Intercompany Transaction Costing Guidelines –**
2 **Exhibit 8**
3 Page 4, lines 3-22 and page 5, lines 1-5 - Provide an itemized list of and the amount
4 of the operating costs included in the calculation of the rental charge each year
5 from 2007 to 2012 and the amounts budgeted for each such operating cost for
6 2013 to 2015.
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9 A. Please refer to PUB-NLH-200 Attachment 1.

Hydro Building Rental Costs		PUB-NLH-200 Attachment 1						Page 1 of 1, NLH 2013 GRA			
Cost Type Description		Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011 ¹	Actual 2012 ²	Forecast 2013 ³	Forecast 2014	Forecast 2015	
Itemized listing of operating costs											
Salaries & Fringe Benefits						\$ 1,011,088	\$ 854,238	\$ 1,022,907	1,006,090	1,036,273	
System Equipment Maintenance						875,485	1,026,040	1,479,333	776,400	795,810	
Office Supplies & Expenses						432,186	377,112	459,051	473,200	484,984	
Professional Services						-	93,736	-	80,000	82,000	
Travel						-	-	-	-	-	
Miscellaneous Expenses						-	-	-	-	-	
Building Rental & Maintenance						29,461	14,619	43,868	18,000	18,450	
Operations & Maintenance						2,348,219	2,365,746	3,005,159	2,353,690	2,417,516	
Depreciation and interest ⁴						1,555,443	1,812,687	1,611,272	1,609,636	1,587,549	
A	Totals Costs					3,903,662	4,178,433	4,616,431	3,963,326	4,005,065	
Allocations											
B	Square Footage	147,100	147,100	147,100	147,100	147,100	152,501	152,501	152,501	152,501	
C	Square Footage Rental Rate (A / B)	\$ 16.00	\$ 16.00	\$ 16.00	\$ 16.00	\$ 26.54	\$ 27.40	\$ 30.27	25.99	26.26	
D	Hydro Regulated square footage	134,941	128,331	120,391	117,530	117,802	86,108	86,108	84,674	84,674	
E	Other lines of business square footage	12,159	18,769	26,709	29,570	29,298	66,393	66,393	67,827	67,827	
	Total square footage	147,100	147,100	147,100	147,100	147,100	152,501	152,501	152,501	152,501	
F	Hydro Regulated (C * D)					\$ 3,126,176	\$ 2,359,295	\$ 2,606,604	\$ 2,200,573	\$ 2,223,748	
G	Other Nalcor lines of business (C * E)	\$ 194,544	\$ 300,304	\$ 427,344	\$ 473,116	\$ 777,487	\$ 1,819,138	\$ 2,009,827	\$ 1,762,753	\$ 1,781,317	
	Total	\$ 194,544	\$ 300,304	\$ 427,344	\$ 473,116	\$ 3,903,662	\$ 4,178,433	\$ 4,616,431	\$ 3,963,326	\$ 4,005,065	
Notes											
1. 2011 is the first year of the new Admin fee methodology whereby rental rate was a cost based rate.											
2. Square Footage (B) changed in 2012 to include common space (ie. main lobby, meeting rooms, etc).											
3. 2013 Forecast SEM included in Admin fee is overstated by \$209K and recoveries are overstated by \$91K.											
4. Depreciation and Interest included in Admin fee in 2011 is understated by \$8K and recoveries understated by \$2K; in 2012 depreciation and interest included in Admin fee is overstated by \$205K and recoveries are overstated by \$89K; in 2013 Forecast depreciation and interest included in Admin fee is understated by \$21K and recoveries are understated by \$9K.											