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Xcel Energy

Docket No.: EL12-046

Response To: SDPUC

Data Request No.

Requestor: South Dakota Public  
Utilities Commission

1-8

Date Received: July 23, 2012

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Question:

Please provide a breakdown of all properties sold or transferred from the company books in 2012. For each transaction provide the following:

- a) Date property was sold or transferred.
- b) The sales price.
- c) The book value at the time of the sale.
- d) The gain/loss recorded on the company books.
- e) Whether the property sold was included in this rate case filing.
- f) Whether the sale or transfer was made to an affiliated company. If sold to an affiliate please provide the fair market value at the time of sale or transfer and provide the work papers in support of the calculation of the fair market value.

Response:

Lawrence Creek Substation Land – State of Minnesota

- a) February 2012
- b) \$ 176,196.32
- c) \$ 190,786.70
- d) \$ 15,608.87 loss
- e) Yes
- f) This sale was not made to an affiliated company.

The impact of this sale results in a reduction of the annual revenue requirements in this rate proceeding of approximately \$1,000. Please see Attachment A for a calculation of the revenue requirement associated with this transaction that the Company will include in rebuttal testimony.

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Date: August 6, 2012

**Northern States Power, a Minnesota corporation**  
**Annual Revenue Requirement**  
**Lawrence Creek Sale**  
**2011 Test Year South Dakota Electric Rate Case - 2011 Rev Requirement**  
**(000's)**

**Rate Analysis**

	Total Company	SD Jurisdiction
Plant Investment	(191)	(9)
Depreciation Reserve	-	-
CWIP	-	-
Accumulated Deferred Taxes	-	-
	(191)	(9)
Average Rate Base	(191)	(9)
Tax Prefereced Items:		
Tax Depreciation & Removal Expense	-	-
Avoided Tax Interest	-	-
Debt Return	(6)	(0)
Equity Return	(9)	(0)
Current Income Tax Requirement	(5)	(0)
Book Depreciation	-	-
Annual Deferred Tax	-	-
ITC Flow Thru	-	-
AFUDC Expenditure	-	-
Property Taxes	(3)	-
<b>Total Revenue Requirements</b>	<b>(23)</b>	<b>(1)</b>

Last Authorized			
Capital Structure	Rate	Ratio	Weighted Cost
Long Term Debt	6.1300%	46.9600%	2.8800%
Short Term Debt	0.0000%	0.0000%	0.0000%
Preferred Stock	0.0000%	0.0000%	0.0000%
Common Equity	9.2500%	53.0400%	4.9100%
<b>Required Rate of Return</b>			<b>7.7900%</b>
<b>Tax Rate (SD)</b>	<b>35.0000%</b>		

Ave RB \* Weighted Cost of St & LT Debt  
Ave RB \* Weighted Cost of Equity  
(Eq Ret+Bk Depr+Def Tx+ITC-Tax Depr-ADUDC+Avoid Tax)\* T/(1-T)

Dt Ret+Eq Ret+Cur Tax+Bk Depr+Def Tax+ITC+ADUDC+Prop Tax

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Xcel Energy

Docket No.: EL12-046

Response To: South Dakota Public  
Utilities Commission

Data Request No. 4-7

Date Received: August 10, 2012

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Question:

Please refer to the response provided to DR 1-8. Please provide a brief description of the sale, including the party that purchased the property and the reason for the sale. Please confirm that the loss from the sale has been excluded from the test year.

Response:

Some of the property purchased for the construction of the Lawrence Creek Substation discussed in the Company's response to South Dakota Public Utilities Commission's Data Request No. 1-8 was ultimately not needed for the substation. Before the substation was built, Xcel Energy agreed to sell any post construction excess property to the City of Taylor Falls at the same price per acre that was paid. However, after including closing and other costs associated with the transaction, the Company experienced a loss on the sale.

The loss from this transaction is not included in the test year.

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Date: August 29, 2012