



Bryan S. Anderson
 Assistant General Counsel - Regulatory
 Florida Power & Light Company
 700 Universe Boulevard
 Juno Beach, FL 33408-0420
 (561) 304-5253
 (561) 691-7135 (Facsimile)

October 1, 2012

RECEIVED-FPSC
 12 OCT -1 PM 3:24
 COMMISSION
 CLERK

-VIA HAND DELIVERY -

Ms. Ann Cole, Director
 Division of the Commission Clerk and Administrative Services
 Florida Public Service Commission
 2540 Shumard Oak Blvd.
 Tallahassee, FL 32399-0850

120244-E1

Re: Florida Power & Light Company's Petition for Base Rate Increase for Extended Power Uprate Systems Placed in Commercial Service

Dear Ms. Cole:

Please find enclosed for filing the original and twenty copies of Florida Power & Light Company's Petition for Base Rate Increase for Extended Power Uprate Systems Placed in Commercial Service, with a compact disc containing the electronic version of same. The operating system is Windows XP, and the word processing software in which the document appears is Word 2007. Also enclosed are the original and twenty copies of Attachments A, B, and C to FPL's Petition.

If there are any questions regarding this transmittal, please contact me at 561-304-5253.

COM
 AFD 16 + CP
 APA
 ECO
 ENG
 GCL
 JDM
 TEL
 CLK

Sincerely,

Bryan S. Anderson
 Fla. Auth. House Counsel No. 219511
 Admitted in IL, Not Admitted in FL

Enclosures

Florida Power & Light Company

DOCUMENT NUMBER-DATE

06595 OCT-1 12

FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Re: Florida Power & Light Company's Petition)
for Base Rate Increase for Extended Power)
Uprate Systems Placed in Commercial Service)

Docket No. 120244-E1

Filed: October 1, 2012

**FLORIDA POWER & LIGHT COMPANY'S PETITION
FOR BASE RATE INCREASE FOR EXTENDED POWER UPRATE
SYSTEMS PLACED IN COMMERCIAL SERVICE**

Florida Power & Light Company ("FPL"), pursuant to Section 366.93(4), Florida Statutes, Rule 25-6.0423(7), Florida Administrative Code, and Rule 28-106.201, Florida Administrative Code, hereby petitions the Florida Public Service Commission (the "Commission") to increase its base rates to reflect the Extended Power Uprate ("EPU") systems that are placed in service and begin serving customers in 2012. Each of the modified systems that has been or will be placed in service is presented in Attachment A. Attachment B to this petition shows the calculation of the associated revenue requirements, as well as the adjustments associated with certain assets being retired. Based on these calculations, FPL's requested increase in its jurisdictional annual revenue requirements is \$246,053,294. This amounts to a \$2.59 increase on a typical 1,000 kWh monthly residential bill. FPL requests that these revenue requirements be added to its base rates effective January 2, 2013 (the first billing cycle day in 2013). In support of this Petition, FPL states as follows:

1. FPL is a corporation with headquarters at 700 Universe Boulevard, Juno Beach, Florida 33408. FPL is an investor-owned utility operating under the jurisdiction of this Commission pursuant to the provisions of Chapter 366, Florida Statutes. FPL is a wholly-owned subsidiary of NextEra Energy, Inc., a registered holding company under the federal Public Utility Holding Company Act and related regulations. FPL provides electric generation, transmission, and distribution service to approximately 4.6 million retail customers in the state of Florida.

DOCUMENT NUMBER-DATE

06595 OCT-1 2012

FPSC-COMMISSION CLERK

2. Any pleading, motion, notice, order or other document required to be served upon FPL or filed by any party to this proceeding should be served upon the following individuals:

Ken Hoffman
Vice President, Regulatory Affairs
Ken.Hoffman@fpl.com
Florida Power & Light Company
215 S. Monroe Street, Ste. 810
Tallahassee, FL 32301
850-521-3919
850-521-3939 (fax)

Bryan S. Anderson
Assistant General Counsel - Regulatory
Bryan.Anderson@fpl.com
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, FL 33408
561-304-5253
561-691-7135 (fax)

3. This Petition is being filed consistent with Rule 28-106.201, Florida Administrative Code. The agency affected is the Florida Public Service Commission, located at 2540 Shumard Oak Blvd, Tallahassee, FL 32399. This case does not involve reversal or modification of an agency decision or an agency's proposed action. Therefore, subparagraph (c) and portions of subparagraphs (e), (f) and (g) of subsection (2) of such rule are not applicable to this Petition. In compliance with subparagraph (d), FPL states that it is not known which, if any, of the issues of material fact set forth in the body of this Petition, or the supporting materials filed herewith, may be disputed by others planning to participate in this proceeding.

4. By Order No. PSC-08-0021-FOF-EI, issued January 7, 2008, the Commission made an affirmative determination of need for FPL's EPU project. The EPU project is being accomplished at FPL's four nuclear units located at two nuclear generating plant sites in Florida: Turkey Point Units 3 and 4, and St. Lucie Units 1 and 2. These units together have operated cleanly, safely, and reliably for more than a combined 125 years.

5. The EPU project is currently expected to provide FPL's customers with about 526-536 additional megawatts of non-greenhouse gas emitting, base load electric generation, without expanding the footprints of the Turkey Point and St. Lucie plants. The EPU project is

currently expected to save FPL's customers over \$3.8 billion (nominal) in fuel costs over the life of the uprated units, while decreasing FPL's reliance on natural gas by over 3% in the first full year of operation and reducing greenhouse gas emissions by over 32 million tons during the life of the uprated units.

6. This year, FPL completed its EPU work at St. Lucie Unit 1, increasing the output of that unit by approximately 148 MWe, and at Turkey Point Unit 3, increasing the output of that unit by approximately 125.5-130.5 MWe. By the end of November, FPL expects to complete the final EPU outage work at St. Lucie Unit 2, increasing the output of that unit by approximately 127 MWe. FPL is on track to complete the EPU project in 2013, with the final outage at Turkey Point Unit 4 concluding in March 2013 and adding approximately 125.5-130.5 MWe nuclear generation for FPL's customers.

7. The EPU project qualifies for cost recovery pursuant to the Nuclear Power Plant Cost Recovery ("NPPCR") process set forth in Section 366.93, Fla. Stat., and Rule 25-6.0423, Fla. Admin. Code (the "Rule"). The Commission ruled in Order No. PSC-08-0021-FOF-EI, Docket No. 070602-EI that "Rule 25-6.0423, F.A.C. is applicable to the costs of the proposed expansion of the Turkey Point and St. Lucie Nuclear Power Plants after the issuance of our order granting this determination of need." *Re Petition for Determination of Need for Expansion of Turkey Point and St. Lucie Nuclear Power Plants*, Docket No. 070602-EI, Order No. PSC-08-0021-FOF-EI (issued January 7, 2008) at p. 5.

8. Section 366.93(4), Florida Statutes, establishes that when a nuclear power plant is placed in commercial service, "the utility shall be allowed to increase its base rate charges by the projected annual revenue requirements of the nuclear...power plant[.]" Section 366.93(1)(a) defines costs that are subject to recovery as follows:

- (1) As used in this section, the term:
 - (a) "Cost" includes, but is not limited to, all capital investments, including rate of return, any applicable taxes, and all expenses, including operation and maintenance expenses, related to or resulting from the siting, licensing, design, construction or operation of the nuclear power plant, including new, expanded, or relocated electrical transmission lines or facilities of any size that are necessary thereto....,

Rule 25-6.0423(7), Florida Administrative Code, requires the filing of a petition to seek such a base rate increase. Specifically, it states in relevant part as follows:

- (7) Commercial Service. As operating units or systems associated with the power plant and the power plant itself are placed into commercial service:
 - (a) The utility shall file a petition for Commission approval of the base rate increase pursuant to Section 366.93(4), F.S., separate from any cost recovery clause petitions, that includes any and all costs reflected in such increase, whether or not those costs have been previously reviewed by the Commission[.]

A number of systems have been or will be placed in service in 2012, including electrical transmission facilities required for the EPU project. The work activities and systems being placed in service are presented in Attachment A. FPL is filing this Petition pursuant to the requirements set forth in Section 366.93(4) and Rule 25-6.0423(7) to increase its base rates beginning January 2, 2013 for these items.

9. FPL's request reflects the items being placed in service in 2012 as well as a true-up of the 2011 base rate adjustment. The amount of 2012 items being placed into service is currently estimated to be \$1,803,382,928 (jurisdictional, net of participants). The annual jurisdictional revenue requirements associated with this amount and the true-up of the 2011 base rate adjustment equal \$246,053,294 or approximately \$2.59 on a typical 1,000 kWh monthly residential bill. This request is based on actual expenditures through June 30, 2012 and estimates

developed in July 2012 for the remainder of the year related to scope, in-service dates, and costs for the plant estimated to be placed into service in 2012. In contrast, the actual/estimated information for 2012 included in FPL's filings in Docket No. 120009-EI included actual costs through February 2012 and estimated costs for plant expected to be placed into service for the remaining months in the year. As a result, this base rate request reflects updated information related to in-service dates and costs. The costs presented in Docket No. 120009-EI will be trued up in the ordinary course of the NPPCR proceeding (i.e., in FPL's March 2013 testimony and Nuclear Filing Requirements).

10. The calculation of FPL's revenue requirements is reflected in Attachment B to this Petition. Consistent with Rule 25-6.0423(7)d, Florida Administrative Code, the revenue requirements were calculated using the rate of return reported in FPL's most recent Earnings Surveillance Report (July 2012). For the amortization of the net book value of existing plant being retired, FPL used the depreciation rates set by the Commission in Order No. PSC-10-0153-FOF-EI. FPL should be allowed to include the revenue requirements presented in Attachment B in base rates beginning January 2, 2013, consistent with Rule 25-6.0423(7), Fla. Admin. Code.

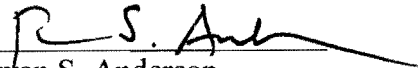
11. FPL's new base rates will be implemented through revisions to 33 different tariff sheets by increasing the energy charge by the respective rate class's allocated per unit cost. The total retail revenue requirements are allocated among the various rate classes based on the allocations of nuclear revenue requirements in the Cost of Service study filed in Docket No. 120015-EI. The rate class allocation worksheet including a summary of the tariff impacts is attached hereto as Attachment C. (The final tariff revisions will ultimately depend on the resolution of FPL's general base rate request in Docket No. 120015-EI.) FPL will file copies of the tariff sheets for administrative approval in clean and legislative format reflecting the

Commission's decision on this EPU base rate request and the Commission's decision in Docket No. 120015-EI.

WHEREFORE, consistent with Section 366.93(4), Florida Statutes and Rule 25-6.0423(7), Florida Administrative Code, Florida Power & Light Company respectfully requests that the Commission enter an order approving the revenue requirements associated with EPU systems being placed in service as provided in Attachment B and approving the tariff revisions summarized in Attachment C, effective January 2, 2013. To the extent this request is not approved in time for an effective date of January 2, 2013, these base rate revenue requirements will continue to be recovered through the NPPCR process until such time as the in-service plant is included in base rates, consistent with Rule 25-6.0423(7)(c), Florida Administrative Code.

Respectfully submitted this 1st day of October, 2012.

By:



Bryan S. Anderson
Fla. Auth. House Counsel No. 219511
Admitted in IL, Not Admitted in FL
Jessica A. Cano
Fla. Bar No. 0037372
Attorneys for Florida Power & Light Company
700 Universe Boulevard
Juno Beach, Florida 33408-0420
(561) 304-5253
(561) 691-7135 (fax)

Attachment A

Attachment A
Assets Being Placed Into Service in 2012
Page 1 of 2

Florida Power & Light Company

Assets (Work Orders) Being Placed in Service During 2012 (In Order by Actual/Estimated In-Service Date)	Actual/Estimated In-Service Date	Estimated In-Service Costs (net of Participants) (a)	Estimated In-Service Costs (Jurisdictional, net of Participants) (a)
Nuclear - Turkey Point Distribution Heavy Haul Path	January 2012	\$13,317	\$13,078
Transmission - St. Lucie Midway Substation Line Bay Upgrade	March 2012	\$1,410,009	\$1,275,087
Transmission - St. Lucie Generator Bay Upgrade	March 2012	\$2,853,536	\$2,580,485
Nuclear - St. Lucie Unit 1 Outage (PSL 1-24) (b) 1. Feedwater Pump Replacement 2. Low Pressure and High Pressure Turbine Rotors Replacement 3. Generator Upgrade Rotor Replacement & Stator Rewind 4. Generator Current Transformers and Bushings Replacement 5. Generator Hydrogen Seal Oil System Pressure Increase 6. Generator Hydrogen Coolers Upgrade 7. Generator Exciter Cooler Upgrade 8. Heater Drain Pump and Valve Replacement 9. Turbine Plant Cooling Water Heat Exchanger Replacement 10. Main Steam Isolation Valve Modification 11. Condenser Air Removal System Upgrade 12. Isophase Bus Duct Cooling Modification 13. Steam Bypass Control System Upgrade 14. Moisture Separator Reheater Replacement 15. Feedwater Heater # 5 Replacement	April 2012	\$496,552,398	\$487,625,612
GSU - St. Lucie Unit 1 Generator Step-Up (GSU) Transformer Cooler Upgrade	April 2012	\$7,767,828	\$7,616,490
Transmission - Turkey Point Site Expansion Switchyard	June 2012	\$1,382,929	\$1,250,598
Transmission - Turkey Point Davis Breaker Failure Panels	July 2012	\$374,461	\$338,630
Nuclear - St. Lucie Unit 1 License Amendment Request (c)	July 2012	\$43,885,574	\$43,096,620
Transmission - Turkey Point Flagami Breaker Failure Panels	July 2012	\$645,181	\$583,445
Transmission - Turkey Point Distribution Street Lighting	August 2012	\$10,219	\$9,241
Nuclear - Turkey Point Unit 3 Outage (PTN 3-26) (b) 1. High Pressure Turbine Rotor Replacement 2. Generator Upgrade - Rotor Replacement & Stator Rewind 3. Generator Current Transformers and Bushings Replacement 4. Generator Hydrogen Coolers Upgrade 5. Generator Exciter Cooler Upgrade 6. Heater Drain Pump and Valve Replacement 7. Spent Fuel Cooling Heat Exchanger Replacement 8. Main Steam Isolation Valve Modification 9. Moisture Separator Reheater Replacement 10. Isophase Bus Duct Cooling Modification 11. Steam Bypass Control System Upgrade 12. Turbine Plant Cooling Water Heat Exchanger Replacement 13. Main Condenser Replacement 14. Normal Containment Cooling Modification 15. Condensate Pump and Motor Replacement 16. Feedwater Heater # 5 & 6 Replacement	August 2012	\$916,749,779	\$900,268,882

Attachment A
Assets Being Placed Into Service in 2012
Page 2 of 2

Assets (Work Orders) Being Placed in Service During 2012 (In Order by Actual/Estimated In-Service Date)	Actual/Estimated In-Service Date	Estimated In-Service Costs (net of Participants) (a)	Estimated In-Service Costs (Jurisdictional, net of Participants) (a)
Nuclear - Turkey Point Unit 3 and 4 License Amendment Request (c)	August 2012	\$65,831,102	\$64,647,621
GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer	August 2012	\$8,426,001	\$8,261,840
Nuclear - Turkey Point Simulator	September 2012	\$1,839,117	\$1,806,054
Nuclear - St. Lucie Unit 2 Outage (PSL 2-20) (b) 1. Condensate Pump Replacement 2. High Pressure Turbine Rotor Replacement 3. Heater Drain Pump and Valve Replacement 4. Turbine Plant Cooling Water Heat Exchanger Replacement 5. Condenser Air Removal System Upgrade 6. Isophase Bus Duct Cooling Modification 7. Steam Bypass Control System Upgrade 8. Feedwater Heater # 4 & 5 Replacement 9. Moisture Separator Reheater Replacement	November 2012	\$240,627,748	\$236,301,856
Nuclear - St. Lucie Unit 2 License Amendment Request (c)	November 2012	\$29,873,472	\$29,336,421
GSU - St. Lucie Unit Replacement 2A Generator Step-Up (GSU) Transformer	November 2012	\$11,723,802	\$11,495,391
Nuclear - St. Lucie Simulator Phase III	December 2012	\$281,948	\$276,879
Transmission - Turkey Point EPU Lightning Protection	December 2012	\$186,137	\$168,326
GSU - St. Lucie Spare Generator Step-Up (GSU) Transformer Coolers & Pumps	December 2012	\$2,278,176	\$2,233,791
Transmission - Turkey Point String Bus Spacers	December 2012	\$388,058	\$350,926
Transmission - Turkey Point Digital Fault Recorder Monitoring	December 2012	\$67,276	\$60,838
Transmission - Turkey Point Switchyard	December 2012	\$4,185,302	\$3,784,817
Total		\$1,837,353,370	\$1,803,382,928

Notes:

(a) Participants' share is Orlando Utilities Commission of 6.0895% and Florida Municipal Power Agency of 8.806% on St. Lucie Unit No. 2. If plant placed into service is related to common St. Lucie Plant, the participants share is calculated on half of the plant placed into service.

(b) List of modifications implemented during each outage represents major components installed during the respective outage

(c) License Amendment Request (LAR) costs are intangible assets. Each LAR work order will be placed into service the latter of the second outage for each unit or when the LAR has been approved by the NRC and the incremental Megawatts are available. Turkey Point has one LAR that will be placed into service concurrent with Turkey Point Unit 3 Outage.

(d) Refer to Attachment B for additional information.

Attachment B

Attachment B
Revenue Requirements
Page 1 of 76

Florida Power & Light Company
12 Months Base Rate Revenue Requirements
For Plant Placed into Service in 2012
Effective January 2, 2013

Line No.	Nuclear Generation & Transmission		
	System (Net of Participants) (b)	Separation Factor (f)	Retail Jurisdictional (Net of Participants) (b)
1			
2			
3	<u>Annualized Rate Base - 13 Month Average</u>		
4	Electric Plant In Service - Nuclear	0.98202247	\$1,763,373,024
5	Accumulated Reserve for Depreciation and Amortization - Nuclear (h)	0.98202247	(\$21,116,107)
6	Net Rate Base - Nuclear		\$1,742,256,918
7	Electric Plant In Service - GSU	0.98051733	\$29,607,512
8	Accumulated Reserve for Depreciation - GSU (h)	0.98051733	(\$429,309)
9	Net Rate Base - GSU		\$29,178,203
10	Electric Plant In Service - Transmission	0.90431145	\$10,402,392
11	Accumulated Reserve for Depreciation - Transmission (h)	0.90431145	(\$133,932)
12	Net Rate Base - Transmission		\$10,268,460
13	Fuel Inventory		
14	Working Capital - Income Taxes Payable		
15	Total Annualized Rate Base (Line 6 + Line 9 + Line 12)		\$1,781,701,580
17	<u>Annualized NOI</u>		
18	O&M		\$6
19	Depreciation and Amortization Expense - Nuclear (h)	0.98202247	\$42,236,215
20	Depreciation Expense - GSU (h)	0.98051733	\$858,618
21	Depreciation Expense - Transmission (h)	0.90431145	\$287,865
22	Total Depreciation Expense		\$43,382,698
23	Property Taxes - Nuclear (d)	0.98202247	\$32,828,563
24	Property Taxes - GSU (d)	0.98051733	\$562,058
25	Property Taxes - Transmission (d)	0.90431145	\$192,153
26	Property Insurance Expense (j)	0.98202247	\$243,051
27	Total Property Insurance and Tax Expense		\$33,825,825
28	Total Depreciation and Property Tax Expense (Line 22 + Line 27)		\$77,188,520
29	Payroll Taxes & Benefits		
30	Income Taxes		
31	Direct Current & Deferred (c)		(\$29,775,472)
32	Imputed Interest (see calculation below)		(\$11,683,780)
33	Total Income Taxes (Line 31 + Line 32)		(\$41,459,251)
34	Total Annualized NOI (Line 28 + Line 33)		\$35,729,269
35			
36			
37	<u>Calculation of Revenue Requirement</u>		
38	Fully Adjusted Cost of Capital (a)	6.39%	6.39%
39	NOI Requirement (Line 15 * Line 38)		\$113,778,457
40	NOI Deficiency (Line 34 Plus Line 39)		\$149,507,726
41	Net Operating Income Multiplier (g)	1.63188	1.63188
42			
43	Revenue Requirement (Line 40 * Line 41)		\$243,978,281
44			
45	Annual Amort of Retired NBV - Nuclear (e)	0.98202247	\$2,012,398
46	Annual Amort of Retired NBV - GSU (e)	0.98051733	\$493,590
47	Annual Amort of Retired NBV - Transmission (e)	0.90431145	\$201,989
48	Total Annual Amort of Retired NBV		\$2,707,976
49	Annual Deprec. Credit - Nuclear	0.98202247	(\$443,124)
50	Annual Deprec. Credit - GSU	0.98051733	(\$187,821)
51	Annual Deprec. Credit - Transmission	0.90431145	(\$32,381)
52	Total Annual Deprec. Credit		(\$663,326)
53	Annual Property Tax Credit - Nuclear (d)	0.98202247	(\$185,181)
54	Annual Property Tax Credit - GSU (d)	0.98051733	(\$49,448)
55	Annual Property Tax Credit - Transmission (d)	0.90431145	(\$15,482)
56	Total Annual Property Tax Expense Credit		(\$250,111)
57			
58	Net Amount of Retired Plant (Line 48 + Line 52 + Line 56) (i)		\$1,794,540
59			
60	Net Revenue Requirement 2012 Plant In Service (Line 43 + Line 58)		\$245,772,821
61			
62	True-up of 2011 Base Rate Revenue Requirement (k)		\$280,473
63			
64	Total Revenue Requirement (Line 60 + 62)		\$246,053,294
65			
66	<u>Calculation of Taxes on Imputed Interest</u>		
67	Weighted Cost of Debt Capital (a):		
68	Long Term Debt Fixed Rate	1.52%	1.52%
69	Long Term Debt Variable Rate	0.00%	0.00%
70	Short Term Debt	0.03%	0.03%
71	Customer Deposits	0.14%	0.14%
72	Job Development Investment Tax Credit (JDIC)	0.0003%	0.0003%
73		1.70%	1.70%
74			
75	Imputed Interest (Line 15 * Line 73)		\$30,288,476
76	Income Taxes on Imputed Interest at 38.575% (c)		(\$11,683,780)
77			
78			
79			
80			
81	<u>Notes:</u>		
82	(a) Rate of return on capital investments is from FPL July 2012 Surveillance Report per Rule 25-6.0423 Section 7(d).		
83	(b) Participants' share represents Orlando Utilities Commission of 5.0895% and Florida Municipal Power Agency of 8.806% on St. Lucie Unit No. 2. If plant placed into service is related to common St. Lucie Plant, the participants share is calculated on half of the plant placed into service.		
84	(c) Federal Income Tax rate of 35% & State Income Tax rate of 5.5%, for an effective rate of 36.575%.		
85	(d) Property Tax Rate is the projected 2013 rate received from FPL's property tax department for St. Lucie and Miami Dade Counties.		
86	(e) Per Rule 25-6.0423 7(e), retirements associated with the Modifications placed into service are to be recovered over a period not to exceed 5 yrs.		
87	(f) Jurisdictional separation factors are from FPL's rate case in Docket No. 120015-El.		
88	(g) Net Operating Income Multiplier is from FPL's rate case in Docket No. 120015-El.		
89	(h) Depreciation and Amortization rates are from Order No. PSC-10-0153-FOF-El in Dkt. 080677-El, Pgs 47,48,77, & 79.		
90	(i) Amortization of NBV of retired plant less depreciation and property taxes included in base rates.		
91	(j) Property insurance is the projected 2013 expense received from FPL's risk management department based on increased Megawatts.		
92	(k) True-up of 2011 plant in service includes incremental post in service costs not included in base rates.		
93	(l) Totals may not add due to rounding.		

Florida Power & Light Company
St. Lucie & Turkey Point Uprate Project
Base Rate Increase
Plant In-Service, Depreciation, & Property Tax
For Plant Placed into Service in 2012

Line No.	In-Service Date - Detail	Total Company before Participants	13M Avg - Plant In-Service - Total Company (Net of Participants)(a)	13M Avg - Plant In-Service - Jurisdictional (Net of Participants) (a)	12M - Depreciation and Amortization Expense - Jurisdictional (Net of Participants) (a)	12M - Property Tax Expense - Jurisdictional (Net of Participants) (a)	13M Avg - Accumulated Depreciation and Amortization - Jurisdictional (Net of Participants) (a)
1							
2	January 2012- Nuclear - Turkey Point Distribution Heavy Haul Path	\$13,317	\$13,317	\$13,078	\$493	\$232	\$247
3							
4	March 2012 - Transmission - St. Lucie Midway Line Bay Upgrade	\$1,410,009	\$1,410,009	\$1,275,087	\$33,143	\$24,800	\$16,572
5							
6	March 2012- Transmission - St. Lucie Generator Bay Upgrade	\$2,853,536	\$2,853,536	\$2,580,485	\$67,093	\$50,189	\$33,546
7							
8	April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)	\$496,552,398	\$496,552,398	\$487,625,612	\$10,864,786	\$9,503,440	\$5,432,393
9							
10	April 2012 - GSU - St. Lucie Unit 1 Generator Step-Up Transformer Cooler Upgrade	\$7,767,828	\$7,767,828	\$7,616,490	\$220,878	\$147,893	\$110,439
11							
12	June 2012- Transmission - Turkey Point Site Expansion Switchyard	\$1,382,929	\$1,382,929	\$1,250,598	\$23,761	\$22,462	\$11,881
13							
14	July 2012- Transmission - Turkey Point Davis Breaker Failure Panels	\$374,461	\$374,461	\$338,630	\$9,306	\$6,054	\$4,653
15							
16	July 2012 - Nuclear St. Lucie Unit 1 License Amendment Request	\$43,885,574	\$43,885,574	\$43,096,620	\$1,854,320	\$830,365	\$927,160
17							
18	July 2012- Transmission - Turkey Point Flagami Breaker Failure Panels	\$645,181	\$645,181	\$583,445	\$16,033	\$10,431	\$8,017
19							
20	August 2012- Transmission - Turkey Point Distribution Street Lighting	\$10,219	\$10,219	\$9,241	\$370	\$164	\$165
21							
22	August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-25)	\$916,749,779	\$916,749,779	\$900,268,882	\$20,184,028	\$16,139,667	\$10,092,014
23							
24	August 2012 - Nuclear Turkey Point Unit 3 and 4 License Amendment Request	\$65,831,102	\$65,831,102	\$64,647,621	\$3,232,450	\$1,141,450	\$1,615,225
25							
26	August 2012- GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer	\$8,428,001	\$8,428,001	\$8,261,840	\$239,593	\$147,581	\$119,797
27							
28	September 2012 - Nuclear - Turkey Point Simulator	\$1,839,117	\$1,839,117	\$1,806,054	\$32,509	\$32,457	\$16,254
29							
30	November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)	\$282,743,893	\$240,627,748	\$236,301,856	\$5,083,184	\$4,607,281	\$2,541,592
31							
32	November 2012 - Nuclear - St. Lucie Unit 2 License Amendment Request	\$35,102,111	\$29,873,472	\$29,336,421	\$979,458	\$568,262	\$489,729
33							
34	November 2012 - GSU - St. Lucie Unit Replacement 2A GSU Transformer	\$13,775,774	\$11,723,802	\$11,495,391	\$333,366	\$223,211	\$166,583
35							
36	December 2012 - Nuclear - St. Lucie Simulator Phase III	\$304,637	\$281,946	\$276,879	\$4,984	\$5,409	\$2,492
37							
38	December 2012- Transmission - Turkey Point Lightning Protection	\$186,137	\$186,137	\$168,326	\$4,376	\$3,012	\$2,188
39							
40	December 2012- Transmission - St. Lucie Spare GSU Coolers & Pumps	\$2,278,176	\$2,278,176	\$2,233,791	\$64,780	\$43,374	\$32,390
41							
42	December 2012- Transmission - Turkey Point String Bus Spacers	\$388,058	\$388,058	\$350,926	\$11,230	\$6,258	\$5,615
43							
44	December 2012- Transmission - Turkey Point Digital Fault Recorder Monitoring	\$67,276	\$67,276	\$60,838	\$4,148	\$1,063	\$2,074
45							
46	December 2012- Transmission - Turkey Point Switchyard	\$4,185,302	\$4,185,302	\$3,784,817	\$98,405	\$67,720	\$49,203
47							
48	Total	\$1,886,772,814	\$1,837,353,370	\$1,803,382,928	\$43,362,696	\$33,582,774	\$21,881,348
49							
50	Nuclear	\$1,843,021,928	\$1,795,654,456	\$1,763,373,024	\$42,236,213	\$32,828,563	\$21,118,107
51							
52	Generator Step-Up Transformer	\$32,247,779	\$30,195,807	\$29,607,512	\$858,618	\$562,058	\$428,309
53							
54	Transmission	\$11,503,107	\$11,503,107	\$10,402,392	\$267,865	\$192,153	\$133,932
55							

(a) Participants' share is Orlando Utilities Commission of 6.0895% and Florida Municipal Power Agency of 8.806% on St. Lucie Unit No. 2. If plant placed into service is related to common St. Lucie Plant, the participants share is calculated on half of the plant placed into service.
(b) Totals may not add due to rounding.

Florida Power & Light Company
 St. Lucie & Turkey Point Uprate Project
 Base Rate Increase
 Retirements Amortization, 12M - Depreciation & Property Tax Exclusion
 For Plant Placed into Service in 2012
 Jurisdictional (Net of Participants)

Line No.	In-Service Date - Detail	Annual Amortization of NBV and Removal Costs (Net of salvage)(b)	12M - Depreciation Expense Exclusion	12M - Property Tax Expense Exclusion
1				
2	January 2012- Nuclear - Turkey Point Distribution Heavy Haul Path	\$360	\$0	\$0
3				
4	March 2012 - Transmission - St. Lucie Midway Line Bay Upgrade	\$28,275	(\$5,339)	(\$2,198)
5				
6	March 2012- Transmission - St. Lucie Generator Bay Upgrade	\$151,672	(\$23,038)	(\$12,255)
7				
8	April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)	\$233,634	(\$95,228)	(\$37,104)
9				
10	April 2012 - GSU - St. Lucie Unit 1 Generator Step-Up Transformer Cooler Upgrade	\$310,532	(\$49,376)	(\$29,520)
11				
14	June 2012- Transmission - Turkey Point Site Expansion Switchyard	\$0	\$0	\$0
15				
16	July 2012- Transmission - Turkey Point Davis Breaker Failure Panels	\$847	(\$325)	(\$13)
17				
18	July 2012 - Nuclear St. Lucie Unit 1 License Amendment Request	\$0	\$0	\$0
19				
20	July 2012- Transmission - Turkey Point Flagami Breaker Failure Panels	\$1,127	(\$51)	(\$11)
21				
22	August 2012- Transmission - Turkey Point Distribution Street Lighting	\$0	\$0	\$0
23				
24	August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)	\$890,052	(\$184,167)	(\$74,768)
25				
26	August 2012 - Nuclear Turkey Point Unit 3 and 4 License Amendment Request	\$0	\$0	\$0
27				
28	August 2012- GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer	\$14,942	(\$48,388)	(\$5,791)
29				
30	September 2012 - Nuclear - Turkey Point Simulator	\$63,302	(\$19,632)	(\$5,547)
31				
32	November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)	\$805,968	(\$141,794)	(\$65,909)
33				
34	November 2012 - Nuclear - St. Lucie Unit 2 License Amendment Request	\$0	\$0	\$0
35				
36	November 2012 - GSU - St. Lucie Unit Replacement 2A GSU Transformer	\$148,686	(\$85,158)	(\$12,485)
37				
38	December 2012 - Nuclear - St. Lucie Simulator Phase III	\$19,080	(\$2,303)	(\$1,853)
39				
40	December 2012- Transmission - Turkey Point Lightning Protection	\$0	\$0	\$0
41				
42	December 2012- Transmission - St. Lucie Spare GSU Coolers & Pumps	\$19,430	(\$4,898)	(\$1,652)
43				
44	December 2012- Transmission - Turkey Point String Bus Spacers	\$18,092	(\$3,308)	(\$967)
45				
46	December 2012- Transmission - Turkey Point Digital Fault Recorder Monitoring	\$0	\$0	\$0
47				
48	December 2012- Transmission - Turkey Point Switchyard	\$1,975	(\$321)	(\$38)
49				
50	Total	\$2,707,976	(\$663,326)	(\$250,111)
51				
52	Nuclear	\$2,012,398	(\$443,124)	(\$185,181)
53				
54	GSU	\$493,590	(\$187,821)	(\$49,448)
55				
56	Transmission	\$201,989	(\$32,381)	(\$15,482)
57				

(a) No Retirements for the Uprate Project resulted or are projected to result from the work estimated as of the date of this filing.

(b) In the base rate increase requests, FPL will include the five year amortization of the estimated NBV of any retirements and associated removal costs not recovered in the capital recovery schedule in Dkt No. 080677-EI, net of salvage.

(c) Totals may not add due to rounding.

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 January 2012- Nuclear - Turkey Point Distribution Heavy Haul Path

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
367.6	\$0	\$0	\$0
367.6	\$0	\$0	\$0
		Removal costs and Salvage	\$1,772
		Removal (Net of Participants)	\$1,772
			<u>\$1,772</u>
		Annual Amortization of Retired BV over 5 yrs.	\$354
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$348</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
367.6	\$0	2.60%	\$0

Plant Acct: 367.6

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 January 2012- Nuclear - Turkey Point Distribution Heavy Haul Path

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
389.1	\$0	\$0	\$0
389.1	\$0	\$0	\$0
		Removal costs and Salvage	\$63
		Removal (Net of Participants)	\$63
			\$63
		Annual Amortization of Retired BV over 5 yrs.	\$13
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	\$12

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
389.1	\$0	3.50%	\$0

Plant Acct: 389.1

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
 January 2012- Nuclear - Turkey Point Distribution Heavy Haul Path

Total			
Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
Total	\$0	\$0	\$0
Participant Credit	\$0	\$0	\$0
<hr/>			
Total - Net of Participants	\$0	\$0	\$0
		Removal costs and Salvage	\$1,835
		Net of Participants	\$0
		Removal (Net of Participants)	\$1,835
			<u>\$1,835</u>
		Annual Amortization of Retired BV over 5 yrs.	\$367
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$360</u>
<hr/>			
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
36760	\$0	0.00%	\$0
36910	\$0	0.00%	\$0
<hr/>			
Total			
<hr/>			
<hr/>			
Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
St. Lucie & Turkey Point Update Project
Base Rate Increase
Plant In-Service, Depreciation & Property Tax
For Plant Placed into Service in 2012

March 2012 - Transmission - St. Lucie Midway Line Bay Upgrade

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	T00000001664	352	Structures & Improvements	\$1,410	1.90%	0.158%	1.97%										
2		353	Station Equipment	\$1,408,599	2.60%	0.217%	1.97%										
3		356	OH Conductors & Devices	\$0	3.20%	0.287%	1.97%										
4		357	Common Equipment	\$0	10.00%	0.833%	1.97%										
5	In-Service Date																
6	Mar-12																
7	Total Company In-Service				\$1,410,009												
8					0.90431145												
9	Jurisdictional Plant In-Service				\$1,275,087												
10																	
11	Account	Detail	Beginning Balance 1-Mar	2012 March	2012 April	2012 May	2012 June	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	Total Year	13M-Avg
14	352	Plant in Service	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410	\$1,410		
15		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
16		Jurisdictional Plant	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275	\$1,275		\$1,275
17	1.90%	Dep. Rate (monthly)	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%		
18		Depreciation	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2		\$24
19		Accumulated Depreciation	\$2	\$4	\$6	\$8	\$10	\$12	\$14	\$16	\$18	\$20	\$22	\$24	\$24		\$12
20		Net Plant in Service	\$1,273	\$1,271	\$1,269	\$1,267	\$1,265	\$1,263	\$1,261	\$1,259	\$1,257	\$1,255	\$1,253	\$1,251	\$1,251		
21		Property Tax Base	\$1,273	\$1,271	\$1,269	\$1,267	\$1,265	\$1,263	\$1,261	\$1,259	\$1,257	\$1,255	\$1,253	\$1,251	\$1,251		
22	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
23		Property Tax	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2		\$25
24																	
25	353	Plant in Service	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599	\$1,408,599		
26		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
27		Jurisdictional Plant	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812	\$1,273,812		\$1,273,812
28	2.60%	Dep. Rate (monthly)	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%		
29		Depreciation	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760	\$2,760		\$33,119
30		Accumulated Depreciation	\$2,760	\$5,520	\$8,280	\$11,040	\$13,800	\$16,560	\$19,320	\$22,079	\$24,839	\$27,599	\$30,359	\$33,119	\$33,119		\$16,560
31		Net Plant in Service	\$1,271,052	\$1,268,292	\$1,265,532	\$1,262,772	\$1,260,012	\$1,257,252	\$1,254,492	\$1,251,732	\$1,248,972	\$1,246,213	\$1,243,453	\$1,240,693	\$1,240,693		
32		Property Tax Base	\$1,271,052	\$1,268,292	\$1,265,532	\$1,262,772	\$1,260,012	\$1,257,252	\$1,254,492	\$1,251,732	\$1,248,972	\$1,246,213	\$1,243,453	\$1,240,693	\$1,240,693		
33	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
34		Property Tax	\$2,080	\$2,085	\$2,090	\$2,095	\$2,101	\$2,107	\$2,113	\$2,119	\$2,125	\$2,131	\$2,137	\$2,143	\$2,149		\$24,775
35																	
36		Jurisdictional Plant In-Service	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087	\$1,275,087		\$1,275,087
37		Depreciation	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762	\$2,762		\$33,143
38		Property Tax	\$2,082	\$2,087	\$2,093	\$2,098	\$2,103	\$2,108	\$2,114	\$2,119	\$2,125	\$2,131	\$2,137	\$2,143	\$2,149		\$24,800
39		Accumulated Depreciation	\$2,762	\$5,524	\$8,286	\$11,048	\$13,810	\$16,572	\$19,334	\$22,096	\$24,857	\$27,619	\$30,381	\$33,143	\$33,143		\$16,572
40																	
41	(a) Totals may not add due to rounding																

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
March 2012 - Transmission - St. Lucie Midway Line Bay Upgrade

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$227,054	\$100,636	\$126,418
353	\$227,054	\$100,636	\$126,418
		Removal costs and Salvage	\$29,914
		Removal (Net of Participants)	\$29,914
			<u>\$156,332</u>
Annual Amortization of Retired BV over 5 yrs.			\$31,266
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	<u>\$28,275</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$227,054	2.60%	\$5,903

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$5,903	0.90431145	\$5,339
Property Tax Expense	\$2,431	0.90431145	\$2,198

Florida Power & Light Company
 EPU Asset Retirements In 2012 (System)
 Summary Schedule
 March 2012 - Transmission - St. Lucie Midway Line Bay Upgrade

Detail	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	March	April	May	June	July	August	September	October	November	December	January	February	March		
Plant In-Service	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	\$227,054	
Depreciation 2.60%	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$5,903
Accumulated Depreciation	\$100,636	\$101,128	\$101,620	\$102,112	\$102,604	\$103,096	\$103,588	\$104,080	\$104,572	\$105,064	\$105,556	\$106,048	\$106,540	\$106,540	
NEV	\$126,418	\$125,926	\$125,434	\$124,942	\$124,450	\$123,958	\$123,466	\$122,974	\$122,482	\$121,990	\$121,498	\$121,006	\$120,514	\$120,514	
Property Tax 1.97%	\$207	\$206	\$205	\$205	\$205	\$204	\$203	\$202	\$201	\$201	\$200	\$199	\$198	\$198	\$2,431

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

March 2012- Transmission - St. Lucie Generator Bay Upgrade

Line No.	Work Order #	Plant Account	Debit	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	T0000001677	352	Structures & Improvements	\$0	1.90%	0.156%	1.97%										
2		353	Station Equipment	\$2,853,536	2.60%	0.217%	1.97%										
3		356	OH Conductors & Devices	\$0	3.20%	0.287%	1.97%										
4		387	Common Equipment	\$0	10.00%	0.833%	1.97%										
5	In-Service Date																
6	Mar-12																
7			Total Company In-Service	\$2,853,536													
8				0.90431145													
9			Jurisdictional Plant In-Service	\$2,580,485													
10																	
11																	
12	Account	Detail	Beginning Balance 1-Mar	2012 March	2012 April	2012 May	2012 June	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	Total Year	13M-Avg
13	353	Plant In Service	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536	\$2,853,536		
14		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
15		Jurisdictional Plant	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485		\$2,580,485
16	2.60%	Depn Rate (month)		0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%		
17		Depreciation	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591		
18		Accumulated Depreciation	\$5,591	\$11,182	\$16,773	\$22,364	\$27,955	\$33,546	\$39,137	\$44,728	\$50,319	\$55,911	\$61,502	\$67,093	\$72,684	\$67,093	\$33,546
19		Net Plant In Service	\$2,574,894	\$2,569,303	\$2,563,712	\$2,558,121	\$2,552,530	\$2,546,939	\$2,541,348	\$2,535,756	\$2,530,165	\$2,524,574	\$2,518,983	\$2,513,392	\$2,507,801		
20		Property Tax Base	\$2,574,894	\$2,569,303	\$2,563,712	\$2,558,121	\$2,552,530	\$2,546,939	\$2,541,348	\$2,535,756	\$2,530,165	\$2,524,574	\$2,518,983	\$2,513,392	\$2,507,801		
21	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
22		Property Tax	\$4,233	\$4,224	\$4,215	\$4,206	\$4,196	\$4,187	\$4,178	\$4,169	\$4,159	\$4,150	\$4,141	\$4,132	\$4,123	\$40,189	
23																	
24																	
25	387	Plant In Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
26		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
27		Jurisdictional Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
28	10.00%	Depn Rate (month)		0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%		
29		Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
30		Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
31		Net Plant In Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
32		Property Tax Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
33	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
34		Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
35																	
36		Jurisdictional Plant In-Service	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	\$2,580,485	13 M-Avg Plant Inv	\$2,580,485
37		Depreciation	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	12 M Depreciation	\$67,093
38		Property Tax	\$4,233	\$4,224	\$4,215	\$4,206	\$4,196	\$4,187	\$4,178	\$4,169	\$4,159	\$4,150	\$4,141	\$4,132	\$4,123	12 M Property Tax	\$50,189
39		Accumulated Depreciation	\$5,591	\$11,182	\$16,773	\$22,364	\$27,955	\$33,546	\$39,137	\$44,728	\$50,319	\$55,911	\$61,502	\$67,093	\$72,684	13 M-Avg Accr. Dep	\$33,546
40																	
41																	

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 March 2012- Transmission - St. Lucie Generator Bay Upgrade

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$979,825	\$279,054	\$700,771
353	\$979,825	\$279,054	\$700,771
		Removal costs and Salvage	\$137,832
		Removal (Net of Participants)	\$137,832
			<u>\$838,603</u>
		Annual Amortization of Retired BV over 5 yrs.	\$167,721
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	<u>\$151,672</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$979,825	2.50%	\$25,475

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$25,475	0.90431145	\$23,038
Property Tax Expense	\$13,552	0.90431145	\$12,255

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 March 2012- Transmission - St. Lucie Generator Bay Upgrade

Detail	2012 March	2012 April	2012 May	2012 June	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	12-Month Depreciation & Property Tax Expense
Plant In-Service	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	\$979,825	
Depreciation 2.60%	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$2,123	\$25,475
Accumulated Depreciation	\$279,054	\$281,177	\$283,300	\$285,423	\$287,546	\$289,669	\$291,792	\$293,915	\$296,038	\$298,161	\$300,284	\$302,407	\$304,529	
NBV	\$700,771	\$698,648	\$696,525	\$694,402	\$692,279	\$690,157	\$688,034	\$685,911	\$683,788	\$681,665	\$679,542	\$677,419	\$675,296	
Property Tax 1.97%		\$1,149	\$1,145	\$1,142	\$1,138	\$1,135	\$1,131	\$1,128	\$1,124	\$1,121	\$1,117	\$1,114	\$1,110	\$13,552

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
322 Participant Credit	\$1,707,223	\$1,210,604	\$496,618 \$0
322 - Net of Participants	\$1,707,223	\$1,210,604	\$496,618
		Removal costs and Salvage	(\$42,350)
		Net of Participants	\$0
		Removal (Net of Participants)	(\$42,350)
			<u>\$454,269</u>
		Annual Amortization of Retired BV over 5 yrs.	\$90,854
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$89,220</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
322	\$1,707,223	2.00%	\$34,144

Plant Acct: 322

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$34,144	0.98202247	\$33,531
Property Tax Expense	\$9,432	0.98202247	\$9,263

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
323 Participant Credit	\$2,617,784	\$1,146,615	\$1,471,168 \$0
323 - Net of Participants	\$2,617,784	\$1,146,615	\$1,471,168
		Removal costs and Salvage	(\$735,023)
		Net of Participants	\$0
		Removal (Net of Participants)	(\$735,023)
			<u>\$736,145</u>
		Annual Amortization of Retired BV over 5 yrs.	\$147,229
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$144,582</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
323	\$2,617,784	2.40%	\$62,827

Plant Acct: 323

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$62,827	0.98202247	\$61,697
Property Tax Expense	\$28,351	0.98202247	\$27,841

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
 April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
324	\$0	\$0	\$0
Participant Credit			\$0
<hr/>			
324 - Net of Participants	\$0	\$0	\$0
		Removal costs and Salvage	(\$857)
		Net of Participants	\$0
		Removal (Net of Participants)	(\$857)
			(\$857)
		Annual Amortization of Retired BV over 5 yrs.	(\$171)
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	(\$166)

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
324	\$0	1.80%	\$0

Plant Acct: 324

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Total			
Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
Total	\$4,325,006	\$2,357,220	\$1,967,786
Participant Credit	\$0	\$0	\$0
<hr/>			
Total - Net of Participants	\$4,325,006	\$2,357,220	\$1,967,786
		Removal costs and Salvage	(\$778,230)
		Net of Participants	\$0
		Removal (Net of Participants)	(\$778,230)
			<u>\$1,189,556</u>
		Annual Amortization of Retired BV over 5 yrs.	\$237,911
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$233,634</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
322	\$1,707,223	2.00%	\$34,144
323	\$2,617,784	2.40%	\$62,827
324	\$0	1.80%	\$0

Total

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$96,971	0.98202247	\$95,228
Property Tax Expense	\$37,783	0.98202247	\$37,104

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Detail	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	April	May	June	July	August	September	October	November	December	January	February	March	April		
Plant In-Service	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	\$1,707,223	
Depreciation 2.00%	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$34,144
Accumulated Depreciation	\$1,210,604	\$1,213,450	\$1,216,295	\$1,219,141	\$1,221,986	\$1,224,831	\$1,227,677	\$1,230,522	\$1,233,367	\$1,236,213	\$1,239,058	\$1,241,904	\$1,244,749		
NBV	\$486,618	\$493,773	\$490,927	\$488,082	\$485,237	\$482,391	\$479,546	\$476,701	\$473,855	\$471,010	\$468,164	\$465,319	\$462,474		
Property Tax 1.97%	\$812	\$807	\$802	\$798	\$793	\$788	\$784	\$779	\$774	\$770	\$765	\$760	\$760	\$9,432	

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
April 2012 - Nuclear - St. Lucie Unit 1 Outage (PSL 1-24)

Detail	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	April	May	June	July	August	September	October	November	December	January	February	March	April		
Plant In-Service	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	\$2,617,784	
Depreciation 2.40%		\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$5,236	\$62,827
Accumulated Depreciation	\$1,146,815	\$1,151,851	\$1,157,087	\$1,162,322	\$1,167,558	\$1,172,793	\$1,178,029	\$1,183,264	\$1,188,500	\$1,193,736	\$1,198,971	\$1,204,207	\$1,209,442	\$1,214,678	
NBV	\$1,471,168	\$1,465,933	\$1,460,697	\$1,455,462	\$1,450,226	\$1,444,990	\$1,439,755	\$1,434,519	\$1,429,284	\$1,424,048	\$1,418,813	\$1,413,577	\$1,408,341	\$1,403,105	
Property Tax 1.97%		\$2,410	\$2,401	\$2,393	\$2,384	\$2,375	\$2,367	\$2,358	\$2,350	\$2,341	\$2,332	\$2,324	\$2,315	\$2,306	\$28,351

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

April 2012 - GSU - SL Lucie Unit 1 Generator Step-Up Transformer Cooler Upgrade

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)									
1	P0000001989	321	Structures & Improvements		1.80%	0.150%	1.87%									
2	P0000019284	322	Reactor Plant Equipment		2.90%	0.197%	1.97%									
3		323	Turbogenerator units		2.40%	0.200%	1.97%									
4		324	Accessory Electric Equipment		1.80%	0.150%	1.87%									
5		325	Miscellaneous Equipment		1.80%	0.150%	1.87%									
6			In-Service Data													
7	Apr-12	353.1	Station Equipment - Step up Transformers	7,767,828.96	2.90%	0.242%										
8			Total Company In-Service	\$7,767,828.96												
9			Jurisdictional Plant In-Service	\$7,616,490												
10			Beginning Balance													
11			1-Apr	2012	2012	2012	2012									
12	Account	Detail	April	May	June	July	August	September	October	November	December	2013 January	2013 February	2013 March	Total Year	13M-Aug
13																
14	353.1	Plant in Service	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96	\$7,767,828.96		
15		Jurisdictional Factor	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733	0.96051733		
16		Jurisdictional Plant	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490	\$7,616,490		\$7,616,490
17		2.90% Depn Rate (monthly)	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%		
18		Depreciation	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407	\$18,407		\$120,878
19		Accumulated Depreciation	\$18,407	\$36,813	\$55,220	\$73,628	\$92,035	\$110,439	\$128,846	\$147,252	\$165,658	\$184,065	\$202,472	\$220,878		\$110,439
20		Net Plant in Service	\$7,598,083	\$7,579,677	\$7,561,270	\$7,542,864	\$7,524,457	\$7,506,051	\$7,487,644	\$7,469,238	\$7,450,831	\$7,432,425	\$7,414,018	\$7,395,612		
21		Property Tax Base	\$7,598,083	\$7,579,677	\$7,561,270	\$7,542,864	\$7,524,457	\$7,506,051	\$7,487,644	\$7,469,238	\$7,450,831	\$7,432,425	\$7,414,018	\$7,395,612		
22		1.97% Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
23		Property Tax	\$12,451	\$12,461	\$12,430	\$12,400	\$12,370	\$12,340	\$12,309	\$12,279	\$12,249	\$12,218	\$12,188	\$12,158		\$147,693
24																
25																

(4) Totals may not add due to rounding

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
April 2012 - GSU - St. Lucie Unit 1 Generator Step-Up Transformer Cooler Upgrade

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353.1	\$1,736,459	\$183,025	\$1,553,434
353.1	\$1,736,459	\$183,025	\$1,553,434
		Removal costs and Salvage	\$30,077
		Removal (Net of Participants)	\$30,077
			<u>\$1,583,511</u>
		Annual Amortization of Retired BV over 5 yrs.	\$316,702
		Jurisdictional Separation Factor	0.98051733
		Jurisdictional Amortization	<u>\$310,532</u>
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353.1	\$1,736,459	2.90%	\$50,357

Plant Acct: 353.1

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$50,357	0.98051733	\$49,376
Property Tax Expense	\$30,107	0.98051733	\$29,520

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
April 2012 - GSU - St. Lucie Unit 1 Generator Step-Up Transformer Cooler Upgrade

Detail	2012	2012	2012	2012	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	April	May	June	July	August	September	October	November	December	January	February	March	April		
Plant in-Service	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	\$1,736,459	
Depreciation 2.90%	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$4,196	\$50,357
Accumulated Depreciation	\$183,025	\$187,222	\$191,418	\$195,614	\$199,811	\$204,007	\$208,204	\$212,400	\$216,597	\$220,793	\$224,990	\$229,186	\$233,382		
NBV	\$1,553,434	\$1,549,237	\$1,545,041	\$1,540,844	\$1,536,648	\$1,532,451	\$1,528,255	\$1,524,059	\$1,519,862	\$1,515,666	\$1,511,469	\$1,507,273	\$1,503,076		
Property Tax 1.97%	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$2,547	\$30,107

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

June 2012- Transmission - Turkey Point Site Expansion Switchyard

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)											
1	T00000002141	352	Structure & Improvements	\$1,362,929	1.90%	0.158%	1.81%											
2		353	Station Equipment	\$0	2.62%	0.217%	1.81%											
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.81%											
4		397	Commun. Equipment	\$0	10.00%	0.833%	1.81%											
5			In-Service Date															
6			Jun-12															
7			Total Company In-Service	\$1,362,929														
8			Jurisdictional Plant In-Service	0.90431145														
9			Jurisdictional Plant In-Service	\$1,250,598														
10																		
11	Account	Detail	Beginning Balance 1-Jun	2012 June	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	Total Year	13M Avg	
12																		
13																		
14		352 Plant In Service	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929	\$1,362,929		
15		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
16		Jurisdictional Plant	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598	\$1,250,598
17		1.90% Depn Rate (monthly)		0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%	0.158%		
18		Depreciation	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$1,980	\$23,761	
19		Accumulated Depreciation	\$1,980	\$3,960	\$5,940	\$7,920	\$9,900	\$11,881	\$13,861	\$15,841	\$17,821	\$19,801	\$21,781	\$23,761	\$25,741	\$27,721	\$11,881	\$11,881
20		Net Plant In Service	\$1,248,618	\$1,246,638	\$1,244,658	\$1,242,678	\$1,240,698	\$1,238,718	\$1,236,738	\$1,234,757	\$1,232,777	\$1,230,797	\$1,228,817	\$1,226,837	\$1,224,857	\$1,222,877		
21		Property Tax Base	\$1,248,618	\$1,246,638	\$1,244,658	\$1,242,678	\$1,240,698	\$1,238,718	\$1,236,738	\$1,234,757	\$1,232,777	\$1,230,797	\$1,228,817	\$1,226,837	\$1,224,857	\$1,222,877		
22		1.81% Property Tax Rate		0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%			
23		Property Tax	\$1,859	\$1,859	\$1,859	\$1,859	\$1,859	\$1,879	\$1,879	\$1,879	\$1,899	\$1,899	\$1,901	\$1,901	\$1,901	\$1,901	\$22,462	\$22,462
24																		
25																		

(a) Totals may not add due to rounding

Florida Power & Light Company
SL Lucas & Turkey Point Upgrade Project
Base Rate Increase
Plant In-Service, Depreciation & Property Tax
For Plant Placed into Service in 2012

July 2012- Transmission - Turkey Point Davis Breaker Failure Panels

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)											
1	T0000001622	352	Structures & Improvements	\$0	1.90%	0.158%	1.81%											
2		353	Station Equipment	\$366,872	2.80%	0.217%	1.81%											
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.81%											
4		397	Commun. Equipment	\$7,489	10.00%	0.833%	1.81%											
5	In-Service Date																	
6	JUL-12																	
7	Total Company In-Service				\$374,461													
8	Jurisdictional Plant In-Service				\$338,830													
9																		
10																		
11	Account	Detail	Beginning Balance 1-Jul	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	Total Year	13M-Avg	
12	353	Plant in Service	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872	\$366,872		
13		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
14		Jurisdictional Plant	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857	\$331,857		\$331,857
15	2.60%	Depr. Rate (monthly)		0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%		
16		Depreciation	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719	\$719		
17		Accumulated Depreciation		\$1,438	\$2,157	\$2,876	\$3,595	\$4,314	\$5,033	\$5,752	\$6,471	\$7,190	\$7,909	\$8,628	\$9,347	\$10,066	\$6,828	\$4,314
18		Net Plant in Service	\$331,138	\$330,419	\$329,700	\$328,981	\$328,262	\$327,543	\$326,824	\$326,105	\$325,386	\$324,667	\$323,948	\$323,229	\$322,510	\$321,791		
19		Property Tax Base	\$331,138	\$330,419	\$329,700	\$328,981	\$328,262	\$327,543	\$326,824	\$326,105	\$325,386	\$324,667	\$323,948	\$323,229	\$322,510	\$321,791		
20	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%			
21		Property Tax	\$501	\$500	\$499	\$498	\$498	\$497	\$496	\$495	\$494	\$493	\$492	\$491	\$490	\$489	\$5,938	
22																		
23	397	Plant in Service	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489	\$7,489		
24		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
25		Jurisdictional Plant	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773	\$6,773		\$6,773
26	10.00%	Depr. Rate (monthly)		0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%		
27		Depreciation	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58	\$58		
28		Accumulated Depreciation		\$113	\$169	\$225	\$281	\$337	\$393	\$449	\$505	\$561	\$617	\$673	\$729	\$785	\$677	\$339
29		Net Plant in Service	\$6,715	\$6,660	\$6,605	\$6,547	\$6,490	\$6,434	\$6,378	\$6,321	\$6,265	\$6,209	\$6,152	\$6,096	\$6,040	\$5,984		
30		Property Tax Base	\$6,715	\$6,660	\$6,605	\$6,547	\$6,490	\$6,434	\$6,378	\$6,321	\$6,265	\$6,209	\$6,152	\$6,096	\$6,040	\$5,984		
31	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%			
32		Property Tax	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$118	
33																		
34		Jurisdictional Plant In-Service	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	\$338,830	13 M-Avg Plant Inv	\$338,830
35		Depreciation	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	12 M Depreciation	\$9,308
36		Property Tax	\$511	\$510	\$509	\$507	\$506	\$505	\$504	\$503	\$502	\$500	\$499	\$498	\$497	\$496	12 M Property Tax	\$6,054
37		Accumulated Depreciation	\$775	\$1,551	\$2,328	\$3,102	\$3,877	\$4,653	\$5,428	\$6,204	\$6,979	\$7,755	\$8,530	\$9,306	\$10,082	\$10,858	13 M-Avg Acc Dep	\$4,583

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 July 2012- Transmission - Turkey Point Davis Breaker Failure Panels

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$13,829	\$12,827	\$1,002
353	\$13,829	\$12,827	\$1,002
		Removal costs and Salvage	\$3,684
		Removal (Net of Participants)	\$3,684
			\$4,688
		Annual Amortization of Retired BV over 5 yrs.	\$937
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	\$847

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$13,829	2.60%	\$360

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$360	0.90431145	\$325
Property Tax Expense	\$15	0.90431145	\$13

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 July 2012- Transmission - Turkey Point Davis Breaker Failure Panels

Detail	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	July	August	September	October	November	December	January	February	March	April	May	June	July	
Plant In-Service	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	\$13,829	
Depreciation 2.60%	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
Accumulated Depreciation	\$12,827	\$12,857	\$12,887	\$12,917	\$12,947	\$12,977	\$13,007	\$13,037	\$13,067	\$13,097	\$13,127	\$13,157	\$13,187	
NBV	\$1,002	\$972	\$942	\$912	\$882	\$852	\$822	\$792	\$762	\$732	\$702	\$672	\$642	
Property Tax 1.81%		\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$15

Florida Power & Light Company
 St. Lucie & Turkey Point Upstate Project
 Base Rate Increase
 Plant in-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

July 2012 - Nuclear St. Lucie Unit 1 License Amendment Request

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Amortization (Annual)	Amortization (Monthly)	Amortization Expense (Annual)	Amortization Expense (Monthly)	Property Tax Rate (Annual - 2012)									
1	P00000150246	303	Intangible Plant	\$43,865,574	\$1,854,320	\$154,527	\$1,854,320	\$154,527	1.97%									
2									1.97%									
3									1.97%									
4			In-Service Date						1.97%									
5			Jul-12						1.97%									
6																		
7			Total Company In-Service	\$43,865,574														
10			Jurisdictional Factor	0.98202247														
11			Jurisdictional Plant In-Service	\$43,096,620														
12																		
13	Account	Detail	Beginning Balance 1-Jul	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	Total Year	13M-Avg	
14																		
15																		
16	303	Plant in Service	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574	43,865,574			
17		Jurisdictional Factor	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247			
18		Jurisdictional Plant	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	\$43,096,620	
19		Depreciation		\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	\$154,527	
20		Accumulated Depreciation		\$154,527	\$309,053	\$463,580	\$618,107	\$772,633	\$927,160	\$1,081,687	\$1,236,213	\$1,390,740	\$1,545,267	\$1,699,793	\$1,854,320	\$1,854,320	\$1,854,320	
21		Net Plant in Service	\$42,942,093	\$42,787,587	\$42,833,040	\$42,478,513	\$42,323,987	\$42,169,460	\$42,014,933	\$41,860,407	\$41,705,880	\$41,551,353	\$41,396,827	\$41,242,300	\$41,087,773	\$40,933,247	\$40,778,720	
22		Property Tax Base	\$42,942,093	\$42,787,587	\$42,833,040	\$42,478,513	\$42,323,987	\$42,169,460	\$42,014,933	\$41,860,407	\$41,705,880	\$41,551,353	\$41,396,827	\$41,242,300	\$41,087,773	\$40,933,247	\$40,778,720	
23	1.97%	Property Tax Rate	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	
24		Property Tax		\$70,594	\$70,340	\$70,086	\$69,832	\$69,578	\$69,324	\$69,070	\$68,816	\$68,562	\$68,308	\$68,054	\$67,800	\$67,546	\$67,292	
25																	\$430,365	
26																		
27																		
28			(a) Totals may not add due to rounding															

Florida Power & Light Company
St. Lucie & Turkey Point Upgrade Project
Base Rate Increase
Plant In-Service, Depreciation & Property Tax
For Plant Placed into Service in 2012

July 2012- Transmission - Turkey Point Flagami Breaker Failure Panels

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)														
1	T0000001821	352	Structures & Improvements	\$0	1.90%	0.155%	1.81%														
2		353	Station Equipment	\$632,277	2.60%	0.217%	1.81%														
3		356	DH Conductors & Devices	\$0	3.20%	0.267%	1.81%														
4		397	Construction Equipment	\$12,904	10.00%	0.833%	1.81%														
5	In-Service Data																				
6	Jul-12																				
7					Total Company In-Service	\$645,181															
8					Jurisdictional Plant In-Service	\$363,445															
9																					
10	Account	Detail	Beginning Balance 1-Jul	2012 July	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	Total Year	13M-Avg				
11	353	Plant in Service	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277	\$632,277					
12		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145					
13		Jurisdictional Plant	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778	\$571,778		\$571,778			
14	2.00%	Depr. Rate (monthly)		0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%						
15		Depreciation	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239	\$1,239			\$14,866			
16		Accumulated Depreciation	\$1,239	\$2,478	\$3,717	\$4,955	\$6,194	\$7,433	\$8,672	\$9,911	\$11,150	\$12,388	\$13,627	\$14,866	\$16,105			\$7,433			
17		Net Plant in Service	\$570,537	\$569,298	\$568,059	\$566,820	\$565,582	\$564,343	\$563,104	\$561,865	\$560,626	\$559,387	\$558,148	\$556,910	\$555,671						
18	1.81%	Property Tax Base	\$570,537	\$569,298	\$568,059	\$566,820	\$565,582	\$564,343	\$563,104	\$561,865	\$560,626	\$559,387	\$558,148	\$556,910	\$555,671						
19		Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%						
20		Property Tax	\$855	\$851	\$848	\$845	\$842	\$839	\$836	\$833	\$830	\$827	\$824	\$821	\$818			\$10,230			
21																					
22	397	Plant in Service	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904	\$12,904					
23		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145					
24		Jurisdictional Plant	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689	\$11,689		\$11,689			
25	10.00%	Depr. Rate (monthly)		0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%						
26		Depreciation	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97	\$97			\$1,167			
27		Accumulated Depreciation	\$97	\$194	\$292	\$389	\$486	\$583	\$680	\$777	\$874	\$971	\$1,068	\$1,165	\$1,262			\$683			
28		Net Plant in Service	\$11,572	\$11,474	\$11,377	\$11,280	\$11,183	\$11,086	\$10,989	\$10,892	\$10,795	\$10,698	\$10,601	\$10,504	\$10,407						
29	1.81%	Property Tax Base	\$11,572	\$11,474	\$11,377	\$11,280	\$11,183	\$11,086	\$10,989	\$10,892	\$10,795	\$10,698	\$10,601	\$10,504	\$10,407						
30		Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%						
31		Property Tax	\$18	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17			\$200			
32																					
33		Jurisdictional Plant In-Service	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	\$583,445	13 M-Avg Plant Inv	\$583,445		
34		Depreciation	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	\$1,336	12 M Depreciation	\$16,033		
35		Property Tax	\$680	\$678	\$676	\$674	\$672	\$670	\$668	\$666	\$664	\$662	\$660	\$658	\$656	\$654	\$652	12 M Property Tax	\$10,421		
36		Accumulated Depreciation	\$1,336	\$2,672	\$4,008	\$5,344	\$6,680	\$8,017	\$9,353	\$10,689	\$12,025	\$13,361	\$14,697	\$16,033	\$17,369	\$18,705	\$20,041	13 M-Avg Acc Dep	\$8,017		
37																					
38																					
39																					
40																					
41	(a) Totals may not add due to rounding																				

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 July 2012- Transmission - Turkey Point Flagami Breaker Failure Panels

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$2,189	\$1,506	\$682
353	\$2,189	\$1,506	\$682
		Removal costs and Salvage	\$5,550
		Removal (Net of Participants)	\$5,550
			<u>\$6,233</u>
		Annual Amortization of Retired BV over 5 yrs.	\$1,247
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	<u>\$1,127</u>
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$2,189	2.60%	\$57

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$57	0.90431145	\$51
Property Tax Expense	\$12	0.90431145	\$11

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
July 2012- Transmission - Turkey Point Flagami Breaker Failure Panels

Detail	2012	2012	2012	2012	2012	2012	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	July	August	September	October	November	December	January	February	March	April	May	June	July	
Plant In-Service	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	
Depreciation 2.60%	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$57
Accumulated Depreciation	\$1,506	\$1,511	\$1,516	\$1,520	\$1,525	\$1,530	\$1,535	\$1,539	\$1,544	\$1,549	\$1,554	\$1,558	\$1,563	
NBV	\$682	\$678	\$673	\$666	\$663	\$659	\$654	\$649	\$644	\$640	\$635	\$630	\$626	
Property Tax 1.81%	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$12

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

August 2012- Transmission - Turkey Point Distribution Street Lighting

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)											
1	D0004530325	352	Structures & Improvements	0	1.80%	0.150%	1.81%											
2		353	Station Equipment	0	2.80%	0.217%	1.81%											
3		356	DH Conductors & Devices	0	3.20%	0.267%	1.81%											
4		367	Common. Equipment	0	10.00%	0.833%	1.81%											
5		371	Installation on Customer's Premises	10,219	4.00%	0.333%												
6																		
7			Total Company In-Service	\$10,219														
8			Jurisdictional Plant In-Service	0.90431145														
9				\$9,241														
10																		
11	Account	Detail	Beginning Balance 1-Aug	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	Total Year	13M-Avg	
12	371	Plant In Service	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219	\$10,219		
13		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
14		Jurisdictional Plant	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241
15	4.00%	Depr. Rate (monthly)	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%	0.333%		
16		Depreciation	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$370	\$370
17		Accumulated Depreciation	\$31	\$62	\$92	\$123	\$154	\$185	\$216	\$246	\$277	\$308	\$339	\$370	\$401	\$431	\$370	\$370
18		Net Plant in Service	\$9,210	\$9,179	\$9,148	\$9,117	\$9,087	\$9,056	\$9,026	\$8,995	\$8,964	\$8,933	\$8,902	\$8,872	\$8,842	\$8,812	\$8,872	\$8,872
19		Property Tax Base	\$9,210	\$9,180	\$9,149	\$9,118	\$9,087	\$9,056	\$9,026	\$8,995	\$8,964	\$8,933	\$8,902	\$8,872	\$8,842	\$8,812	\$8,872	\$8,872
20	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	\$164	\$164
21		Property Tax	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$164	\$164
22																		
23	397	Plant in Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
25		Jurisdictional Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	10.00%	Depr. Rate (monthly)	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%		
27		Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28		Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29		Net Plant in Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30		Property Tax Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	\$0	\$0
32		Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33																		
34		Jurisdictional Plant In-Service	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241	\$9,241
35		Depreciation	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$370	\$370
36		Property Tax	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$164	\$164
37		Accumulated Depreciation	\$31	\$62	\$92	\$123	\$154	\$185	\$216	\$246	\$277	\$308	\$339	\$370	\$401	\$431	\$370	\$370
38																		
39																		
40																		
41																		

(a) Totals may not add due to rounding

Florida Power & Light Company
 St. Lucie & Turkey Point Units Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-25)

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Total	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)
1	P0000000785	321	Structures & Improvements	66,256,726.77	366,256,727	1.80%	0.150%	1.81%
2	P0000001475	322	Reactor Plant Equipment	197,101,202.42	1,971,101,202	2.00%	0.167%	1.81%
3	P0000037807	323	Turbogenerator units	609,638,603.85	3,609,638,603	2.40%	0.200%	1.81%
4		324	Accessory Electric Equipment	13,751,248.66	13,751,247	1.80%	0.150%	1.81%
5		325	Miscellaneous Equipment	-	30	1.80%	0.150%	1.81%
6		325.1	Station Equipment - Step up Transformers	-	30	2.90%	0.242%	1.81%
7	In-Service Date	Aug 12						
12			Total Company In-Service	\$16,746,778.72	\$16,746,778.72			
13			Jurisdictional Factor	0.88202247	0.88202247			
14			Jurisdictional Plant In-Service	\$900,268,862	\$900,268,862			
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45								
46								
47								
48								
49								
50								
51								
52								
53								
54								
55								
56								
57								
58								
59								
60								
61								
62								
63								
64								
65								
66								

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
321	\$1,194,840	\$674,902	\$319,938
Participant Credit			\$0
<hr/>			
321 - Net of Participants	\$1,194,840	\$674,902	\$319,938
		Removal costs and Salvage	\$609,756
		Net of Participants	
		Removal (Net of Participants)	\$609,756
			<u>\$1,129,694</u>
		Annual Amortization of Retired BV over 5 yrs.	\$225,939
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$221,877</u>
<hr/>			
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
321	\$1,194,840	1.80%	\$21,507
<hr/>			
Plant Acct: 321			
<hr/>			
Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$21,507	0.98202247	\$21,120
Property Tax Expense	\$5,595	0.98202247	\$5,494

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
322	\$753,852	\$620,063	\$133,789
Participant Credit			\$0
<hr/>			
322 - Net of Participants	\$753,852	\$620,063	\$133,789
		Removal costs and Salvage	(\$693,183)
		Net of Participants	
		Removal (Net of Participants)	(\$693,183)
			<u>(\$559,394)</u>
		Annual Amortization of Retired BV over 5 yrs.	(\$111,879)
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>(\$109,868)</u>
<hr/>			
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
322	\$753,852	2.00%	\$15,077
<hr/>			
Plant Acct: 322			
<hr/>			
Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$15,077	0.98202247	\$14,806
Property Tax Expense	\$2,260	0.98202247	\$2,239

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
323 Participant Credit	\$6,289,755	\$2,446,566	\$3,843,189 \$0
323 - Net of Participants	\$6,289,755	\$2,446,566	\$3,843,189
		Removal costs and Salvage	\$127,281
		Net of Participants	
		Removal (Net of Participants)	\$127,281
			<u>\$3,970,470</u>
		Annual Amortization of Retired BV over 5 yrs.	\$794,094
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$779,818</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
323	\$6,289,755	2.40%	\$150,954

Plant Acct: 323

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$150,954	0.98202247	\$148,240
Property Tax Expense	\$68,262	0.98202247	\$67,035

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
 August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
324 Participant Credit	\$0	\$0	\$0 \$0
324 - Net of Participants	\$0	\$0	\$0
		Removal costs and Salvage	(\$9,038)
		Net of Participants	\$1,346
		Removal (Net of Participants)	(\$7,692)
			(\$7,692)
		Annual Amortization of Retired BV over 5 yrs.	(\$1,536)
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	(\$1,511)

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
324	\$0	1.80%	\$0

Plant Acct: 324

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
Total	\$8,238,447	\$3,941,532	\$4,296,915
Participant Credit	\$0	\$0	\$0
323 - Net of Participants	\$8,238,447	\$3,941,532	\$4,296,915
		Removal costs and Salvage	\$234,815
		Net of Participants	
		Removal (Net of Participants)	\$234,815
			<u>\$4,531,731</u>
		Annual Amortization of Retired BV over 5 yrs.	\$908,346
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$880,052</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
321	\$1,194,840	1.80%	\$21,507
322	\$753,852	2.00%	\$15,077
323	\$6,289,755	2.40%	\$150,954
324	\$0	1.80%	\$0

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$187,538	0.98202247	\$184,167
Property Tax Expense	\$76,137	0.98202247	\$74,768

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-28)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	August	September	October	November	December	January	February	March	April	May	June	July	August	
Plant In-Service	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	\$1,194,840	
Depreciation 1.80%		\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$21,507
Accumulated Depreciation NBV	\$874,902	\$876,695	\$878,487	\$880,279	\$882,071	\$883,864	\$885,656	\$887,448	\$889,240	\$891,033	\$892,825	\$894,617	\$896,409	
Property Tax 1.81%	\$319,938	\$318,146	\$316,353	\$314,561	\$312,769	\$310,977	\$309,184	\$307,392	\$305,600	\$303,808	\$302,015	\$300,223	\$298,431	\$5,595

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	August	September	October	November	December	January	February	March	April	May	June	July	August	
Plant In-Service	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	\$753,852	
Depreciation 2.00%		\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$1,256	\$15,077
Accumulated Depreciation	\$620,063	\$621,320	\$622,576	\$623,833	\$625,089	\$626,345	\$627,602	\$628,858	\$630,115	\$631,371	\$632,627	\$633,884	\$635,140	
NBV	\$133,789	\$132,533	\$131,276	\$130,020	\$128,763	\$127,507	\$126,250	\$124,994	\$123,738	\$122,481	\$121,225	\$119,968	\$118,712	
Property Tax 1.81%		\$200	\$199	\$197	\$195	\$193	\$191	\$189	\$187	\$185	\$183	\$181	\$180	\$2,280

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
August 2012 - Nuclear - Turkey Point Unit 3 Outage (PTN 3-26)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	August	September	October	November	December	January	February	March	April	May	June	July	August	
Plant In-Service	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	\$6,289,755	
Depreciation 2.40%	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$12,580	\$150,954
Accumulated Depreciation	\$2,446,566	\$2,459,146	\$2,471,725	\$2,484,305	\$2,496,884	\$2,509,464	\$2,522,043	\$2,534,623	\$2,547,202	\$2,559,782	\$2,572,361	\$2,584,941	\$2,597,520	
NBV	\$3,843,189	\$3,830,609	\$3,818,030	\$3,805,450	\$3,792,870	\$3,780,291	\$3,767,711	\$3,755,132	\$3,742,552	\$3,729,973	\$3,717,393	\$3,704,814	\$3,692,234	
Property Tax 1.81%	\$5,793	\$5,793	\$5,774	\$5,755	\$5,736	\$5,717	\$5,698	\$5,679	\$5,660	\$5,641	\$5,622	\$5,603	\$5,584	\$68,262

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

August 2012 - Nuclear Turkey Point Unit 3 and 4 License Amendment Request

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Amortization (Annual)	Amortization (Monthly)	Amortization Expense (Annual)	Amortization Expense (Monthly)	Property Tax Rate (Annual - 2012)
1	P00000302463	303	Intangible Plant Unit 3	\$33,126,485	\$1,856,324	\$136,027	\$1,856,324	\$136,027	1.81%
2	P00000302466	303	Intangible Plant Unit 4	\$32,704,617	\$1,576,126	\$131,344	\$1,576,126	\$131,344	1.81%
3									1.81%
4									1.81%
5									1.81%
6									1.81%
7			Total Company In-Service	\$65,831,102					
8			Jurisdictional Factor	0.98202247					
9			Jurisdictional Plant In-Service	\$64,647,621					
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									
46									
47									
48									

(a) Totals may not add due to rounding

Florida Power & Light Company
St. Lucie & Turkey Point Upgrade Project
Base Rate Increase
Plant In-Service, Depreciation & Property Tax
For Plant Placed into Service in 2012

August 2012- GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate		Property Tax Rate (Annual - 2012)										
					(Annual)	(Monthly)											
1	T00000603128	352	Structures & Improvements	\$0	1.90%	0.159%	1.81%										
2		353	Station Equipment	\$0	2.90%	0.217%	1.81%										
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.81%										
4		387	Commun. Equipment	\$0	10.00%	0.833%	1.81%										
5		353.1	Station Equipment - Step up Transformers	\$8,426,001	2.90%	0.242%	1.81%										
6																	
7			Total Company In-Service	\$8,426,001													
8				0.88051733													
9			Jurisdictional Plant In-Service	\$8,281,840													
10																	
11	Account	Detail	Beginning Balance 1-Aug	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	Total Year	13M-Avg
12	353.1	Plant In Service	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001	\$8,426,001		
13		Jurisdictional Factor	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733		
14		Jurisdictional Plant	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840	\$8,281,840		\$8,281,840
15	2.90%	Depr. Rate (monthly)		0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%		
16		Depreciation	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$19,986	\$239,593	
17		Accumulated Depreciation	\$19,986	\$39,972	\$59,958	\$79,944	\$99,930	\$119,917	\$139,903	\$159,889	\$179,875	\$199,861	\$219,847	\$239,833	\$259,819	\$119,797	
18		Net Plant in Service	\$8,241,874	\$8,221,908	\$8,201,942	\$8,181,975	\$8,162,009	\$8,142,043	\$8,122,077	\$8,102,111	\$8,082,145	\$8,062,179	\$8,042,213	\$8,022,247	\$8,002,281		
19		Property Tax Base	\$8,241,874	\$8,221,908	\$8,201,942	\$8,181,975	\$8,162,009	\$8,142,043	\$8,122,077	\$8,102,111	\$8,082,145	\$8,062,179	\$8,042,213	\$8,022,247	\$8,002,281		
20	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%		
21		Property Tax	\$12,464	\$12,434	\$12,404	\$12,374	\$12,344	\$12,314	\$12,284	\$12,254	\$12,224	\$12,194	\$12,164	\$12,134	\$12,104	\$147,581	
22																	
23																	
24																	
25																	

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 August 2012- GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353.1	\$1,701,706	\$1,349,512	\$352,194
353.1	\$1,701,706	\$1,349,512	\$352,194
		Removal costs and Salvage	(\$276,000)
		Removal (Net of Participants)	(\$276,000)
			\$76,194
		Annual Amortization of Retired BV over 5 yrs.	\$15,239
		Jurisdictional Separation Factor	0.98051733
		Jurisdictional Amortization	\$14,942
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353.1	\$1,701,706	2.90%	\$49,349

Plant Acct: 353.1

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$49,349	0.98051733	\$48,388
Property Tax Expense	\$5,907	0.98051733	\$5,791

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 August 2012- GSU - Turkey Point Spare Generator Step-Up (GSU) Transformer

Detail	2012 August	2012 September	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	12-Month Depreciation & Property Tax Expense
Plant In-Service	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	\$1,701,706	
Depreciation 2.90%		\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$4,112	\$49,349
Accumulated Depreciation NBV	\$1,349,512	\$1,353,624	\$1,357,737	\$1,361,849	\$1,365,962	\$1,370,074	\$1,374,187	\$1,378,299	\$1,382,412	\$1,386,524	\$1,390,637	\$1,394,749	\$1,398,861	
Property Tax 1.81%	\$352,194	\$348,082	\$343,969	\$339,857	\$335,744	\$331,632	\$327,519	\$323,407	\$319,294	\$315,182	\$311,070	\$306,957	\$302,845	\$5,907

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
September 2012 - Nuclear - Turkey Point Simulator

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
325	\$1,110,614	\$788,539	\$322,075
325	\$1,110,614	\$788,539	\$322,075
		Removal costs and Salvage	\$230
		Removal (Net of Participants)	\$230
			<u>\$322,305</u>
		Annual Amortization of Retired BV over 5 yrs.	\$64,481
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$63,302</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
325	\$1,110,614	1.80%	\$19,991

Plant Acct: 325

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$19,991	0.98202247	\$19,632
Property Tax Expense	\$5,649	0.98202247	\$5,547

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 September 2012 - Nuclear - Turkey Point Simulator

Detail	2012	2012	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	September	October	November	December	January	February	March	April	May	June	July	August	September	
Plant In-Service	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	\$1,110,614	
Depreciation 1.80%	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$19,991
Accumulated Depreciation	\$788,539	\$790,205	\$791,871	\$793,537	\$795,203	\$796,869	\$798,535	\$800,200	\$801,866	\$803,532	\$805,198	\$806,864	\$808,530	
NBV	\$322,075	\$320,409	\$318,743	\$317,077	\$315,411	\$313,745	\$312,080	\$310,414	\$308,748	\$307,082	\$305,416	\$303,750	\$302,084	
Property Tax 1.81%		\$485	\$482	\$480	\$477	\$474	\$472	\$469	\$467	\$464	\$462	\$459	\$457	\$5,649

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
321	\$368,123	\$158,796	\$209,327
Participant Credit	(\$54,834)	(\$23,654)	(\$31,180)
<hr/>			
321 - Net of Participants	\$313,289	\$135,143	\$178,146
		Removal costs and Salvage	\$80,842
		Net of Participants	(\$12,042)
		Removal (Net of Participants)	\$68,801
			<hr/>
			\$246,947
			<hr/>
		Annual Amortization of Retired BV over 6 yrs.	\$49,389
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<hr/>
			\$48,501

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
321	\$313,289	1.80%	\$5,639

Plant Acct: 321

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$5,639	0.98202247	\$5,538
Property Tax Expense	\$3,454	0.98202247	\$3,392

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
322	\$6,707,515	\$3,752,836	\$2,954,679
Participant Credit	(\$999,119)	(\$559,004)	(\$440,114)
<hr/>			
322 - Net of Participants	\$5,708,396	\$3,193,832	\$2,514,564
		Removal costs and Salvage	\$1,401,419
		Net of Participants	(\$208,748)
		Removal (Net of Participants)	\$1,192,670
			<u>\$3,707,235</u>
		Annual Amortization of Retired BV over 5 yrs.	\$741,447
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$728,118</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
322	\$5,708,396	2.00%	\$114,168

Plant Acct: 322

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$114,168	0.98202247	\$112,115
Property Tax Expense	\$48,386	0.98202247	\$47,516

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
323	\$1,203,562	\$278,031	\$925,531
Participant Credit	(\$179,277)	(\$41,414)	(\$137,863)
<hr/>			
323 - Net of Participants	\$1,024,285	\$236,616	\$787,669
		Removal costs and Salvage	(\$783,902)
		Net of Participants	\$116,766
		Removal (Net of Participants)	(\$667,136)
			<hr/>
			\$120,533
		Annual Amortization of Retired BV over 5 yrs.	\$24,107
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<hr/>
			\$23,673

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
323	\$1,024,285	2.40%	\$24,583

Plant Acct: 323

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$24,583	0.98202247	\$24,141
Property Tax Expense	\$15,276	0.98202247	\$15,001

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
324	\$0	\$0	\$0
Participant Credit	\$0	\$0	\$0
<hr/>			
324 - Net of Participants	\$0	\$0	\$0
		Removal costs and Salvage	(\$2,680)
		Net of Participants	\$389
		Removal (Net of Participants)	(\$2,281)
			<u>(\$2,281)</u>
		Annual Amortization of Retired BV over 5 yrs.	(\$456)
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>(\$448)</u>
<hr/>			
Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
324	\$0	1.80%	\$0
<hr/>			
Plant Acct: 324			
<hr/>			
<hr/>			
Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$0	0.98202247	\$0
Property Tax Expense	\$0	0.98202247	\$0

Florida Power & Light Company
EPU Asset Retirements in 2012
Summary Schedule
November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
Total	\$8,279,200	\$4,169,663	\$4,089,537
Participant Credit	(\$1,178,395)	(\$600,418)	(\$577,977)
Net of Participants	\$7,100,804	\$3,569,245	\$3,511,560
		Removal costs and Salvage	\$695,679
		Net of Participants	(\$103,625)
		Removal (Net of Participants)	\$592,054
			<u>\$4,103,614</u>
		Annual Amortization of Retired BV over 5 yrs.	\$820,723
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	<u>\$805,986</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
321	\$368,123	1.80%	\$6,626
322	\$6,707,515	2.00%	\$134,150
323	\$1,203,562	2.40%	\$28,885
324	\$0	1.80%	\$0

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$144,390	0.98202247	\$141,794
Property Tax Expense	\$67,116	0.98202247	\$65,909

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	November	December	January	February	March	April	May	June	July	August	September	October	November	
Plant In-Service	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	\$368,123	
Participants Credit	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	(\$54,834)	
Net of Participants Plant In-Service	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	\$313,289	
Depreciation 1.80%	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$5,639
Accumulated Depreciation	\$135,143	\$135,613	\$136,083	\$136,553	\$137,022	\$137,492	\$137,962	\$138,432	\$138,902	\$139,372	\$139,842	\$140,312	\$140,782	
NBV	\$178,146	\$177,677	\$177,207	\$176,737	\$176,267	\$175,797	\$175,327	\$174,857	\$174,387	\$173,917	\$173,447	\$172,977	\$172,507	
Property Tax 1.97%		\$292	\$291	\$291	\$290	\$289	\$288	\$287	\$287	\$286	\$285	\$284	\$284	\$3,454

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	November	December	January	February	March	April	May	June	July	August	September	October	November	
Plant In-Service	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	\$6,707,515	
Participants Credit	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	(\$999,119)	
Net of Participants Plant In-Service	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	\$5,708,396	
Depreciation 2.00%	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$9,514	\$114,168
Accumulated Depreciation	\$3,193,832	\$3,203,346	\$3,212,860	\$3,222,374	\$3,231,888	\$3,241,402	\$3,250,916	\$3,260,430	\$3,269,944	\$3,279,458	\$3,288,972	\$3,298,486	\$3,308,000	
NBV	\$2,514,564	\$2,505,050	\$2,495,536	\$2,486,022	\$2,476,508	\$2,466,994	\$2,457,480	\$2,447,966	\$2,438,452	\$2,428,938	\$2,419,424	\$2,409,910	\$2,400,396	
Property Tax 1.97%		\$4,118	\$4,103	\$4,087	\$4,071	\$4,056	\$4,040	\$4,024	\$4,009	\$3,993	\$3,977	\$3,962	\$3,946	\$48,386

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
November 2012 - Nuclear - St. Lucie Unit 2 Outage (PSL 2-20)

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	November	December	January	February	March	April	May	June	July	August	September	October	November	
Plant in-Service	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	\$1,203,562	
Participants Credit	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	(\$179,277)	
Net of Participants Plant In-Service	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	\$1,024,285	
Depreciation 2.40%	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$24,583
Accumulated Depreciation	\$236,616	\$238,665	\$240,714	\$242,762	\$244,811	\$246,859	\$248,908	\$250,956	\$253,005	\$255,054	\$257,102	\$259,151	\$261,199	
NBV	\$787,669	\$785,620	\$783,571	\$781,523	\$779,474	\$777,425	\$775,377	\$773,329	\$771,280	\$769,231	\$767,183	\$765,134	\$763,086	
Property Tax 1.97%	\$1,292	\$1,286	\$1,285	\$1,285	\$1,281	\$1,278	\$1,275	\$1,271	\$1,268	\$1,265	\$1,261	\$1,258	\$1,254	\$15,276

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed Into Service in 2012

November 2012 - Nuclear - St. Lucie Unit 2 License Amendment Request

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Amortization (Annual)	Amortization (Monthly)	Amortization Expense (Annual)	Amortization Expense (Monthly)	Property Tax Rate (Annual - 2012)									
1	P00000050698	303	Intangible Plant	\$35,102,111	\$979,456	\$81,622	\$979,456	\$81,622	1.97%									
2	P000000306022								1.97%									
3									1.97%									
4			In-Service Date						1.97%									
5			Nov-12						1.97%									
6																		
7			Total Company In-Service	35,102,110.82														
8			Participant Credit	(5,229,839)														
9			Total Company In-Service (Net of Part)	\$29,873,472														
			Jurisdictional Factor	0.98202247														
			Jurisdictional Plant In-Service	\$29,336,421														
11																		
12	Account	Detail	Beginning Balance 1-Nov	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	Total Year	13M-Avg	
14	303	Plant In Service	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472	\$29,873,472			
15		Jurisdictional Factor	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247			
16		Jurisdictional Plant	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	\$29,336,421	
17		Depreciation	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	\$81,622	
18		Accumulated Depreciation	\$81,622	\$163,243	\$244,865	\$326,486	\$408,108	\$489,729	\$571,351	\$652,972	\$734,594	\$816,215	\$897,837	\$979,458	\$1,061,079	\$1,142,701	\$1,224,323	\$489,729
19		Net Plant In Service	\$29,254,800	\$29,173,178	\$29,091,557	\$28,909,935	\$28,828,314	\$28,746,692	\$28,665,071	\$28,583,449	\$28,501,828	\$28,420,206	\$28,338,585	\$28,256,963	\$28,175,342	\$28,093,721	\$28,012,100	\$28,012,100
20		Property Tax Base	\$29,254,800	\$29,173,178	\$29,091,557	\$28,909,935	\$28,828,314	\$28,746,692	\$28,665,071	\$28,583,449	\$28,501,828	\$28,420,206	\$28,338,585	\$28,256,963	\$28,175,342	\$28,093,721	\$28,012,100	\$28,012,100
21	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	
22		Property Tax	\$48,093	\$47,959	\$47,825	\$47,691	\$47,556	\$47,422	\$47,288	\$47,154	\$47,020	\$46,886	\$46,751	\$46,617	\$46,483	\$46,349	\$46,215	\$46,215
23																		\$668,262

(a) Totals may not add due to rounding

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

November 2012 - GSU - St. Lucie Unit Replacement 2A GSU Transformer

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	P00000001680	321	Structures & Improvements		1.80%	0.150%	1.97%										
2	P00000001785	322	Reactor Plant Equipment		2.00%	0.167%	1.97%										
3	P00000107824	323	Turbogenerator units		2.40%	0.200%	1.97%										
4	In-Service Date	324	Accessory Electric Equipment		1.80%	0.150%	1.97%										
5	Nov-12	325	Miscellaneous Equipment		1.80%	0.150%	1.97%										
6		353.1	Station Equipment - Step up Transformers	13,775,774.15	2.90%	0.242%	1.97%										
7			Total Company In-Service	13,775,774.15													
8			Participant Credit	(2,251,972)													
			Total Company In-Service (Net of Part)	\$11,723,802													
			Jurisdictional Factor	0.88051733													
			Jurisdictional Plant In-Service	\$11,495,391													
11	Account	Detail	Beginning Balance 1-Nov	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	Total Year	13M-Avg
14	321	Plant In Service	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	\$11,723,802	
15		Jurisdictional Factor	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	0.88051733	
16		Jurisdictional Plant	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391	\$11,495,391
17	2.90%	Deprec Rate (monthly)		0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	
18		Depreciation	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$27,781	\$333,368
19		Accumulated Depreciation	\$27,781	\$55,561	\$83,342	\$111,122	\$138,903	\$166,683	\$194,464	\$222,244	\$250,025	\$277,805	\$305,586	\$333,366	\$361,147	\$388,928	\$186,683
20		Net Plant in Service	\$11,467,611	\$11,439,830	\$11,412,050	\$11,384,269	\$11,356,489	\$11,328,708	\$11,300,928	\$11,273,147	\$11,245,367	\$11,217,586	\$11,189,806	\$11,162,025	\$11,134,245	\$11,106,465	
21		Property Tax Base	\$11,467,611	\$11,439,830	\$11,412,050	\$11,384,269	\$11,356,489	\$11,328,708	\$11,300,928	\$11,273,147	\$11,245,367	\$11,217,586	\$11,189,806	\$11,162,025	\$11,134,245	\$11,106,465	
22	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	
23		Property Tax	\$18,652	\$18,608	\$18,564	\$18,520	\$18,476	\$18,432	\$18,388	\$18,344	\$18,300	\$18,256	\$18,212	\$18,168	\$18,124	\$18,080	\$223,211

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 November 2012 - GSU - St. Lucie Unit Replacement 2A GSU Transformer

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353.1	\$3,519,011	\$2,705,328	\$813,683
Participants Credits	(\$524,175)	(\$402,972)	(\$121,202)
353.1	\$2,994,836	\$2,302,356	\$692,481
		Removal costs and Salvage	\$77,226
			(\$11,503)
		Removal (Net of Participants)	\$65,723
			<u>\$758,203</u>
		Annual Amortization of Retired BV over 5 yrs.	\$151,641
		Jurisdictional Separation Factor	0.98051733
		Jurisdictional Amortization	<u>\$148,688</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353.1	\$2,994,836	2.90%	\$86,850

Depreciation is an Exclusion

Plant Acct: 353.1

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$86,850	0.98051733	\$85,158
Property Tax Expense	\$12,733	0.98051733	\$12,485

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 November 2012 - GSU - St. Lucie Unit Replacement 2A GSU Transformer

Detail	2012	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	12-Month Depreciation & Property Tax Expense
	November	December	January	February	March	April	May	June	July	August	September	October	November	
Plant In-Service	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	\$3,519,011	
Participants Credit	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	(\$524,175)	
Net of Participants Plant In-Service	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	\$2,994,836	
Depreciation 2.90%	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$7,238	\$86,850
Accumulated Depreciation	\$2,302,358	\$2,309,593	\$2,316,831	\$2,324,068	\$2,331,306	\$2,338,543	\$2,345,781	\$2,353,019	\$2,360,256	\$2,367,494	\$2,374,731	\$2,381,969	\$2,389,206	
NBV	\$682,481	\$685,243	\$678,005	\$670,768	\$663,530	\$656,293	\$649,055	\$641,818	\$634,580	\$627,343	\$620,105	\$612,868	\$605,630	
Property Tax 1.97%	\$1,128	\$1,128	\$1,115	\$1,103	\$1,091	\$1,079	\$1,067	\$1,055	\$1,043	\$1,031	\$1,019	\$1,006	\$998	\$12,733

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

December 2012 - Nuclear - St. Lucie Simulator Phase III

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)											
1	F00000113258	321	Structures & Improvements		1.80%	0.150%	1.97%											
2		322	Reactor Plant Equipment		2.00%	0.167%	1.97%											
3		323	Turbogenerator units		2.40%	0.200%	1.97%											
4	In-Service Data	324	Accessory Electric Equipment		1.80%	0.150%	1.97%											
5	Dec-12	325	Miscellaneous Equipment	304,837	1.80%	0.150%	1.97%											
6		353.1	Station Equipment - Step up Transformers		2.90%	0.242%												
7			Total Company In-Service	304,838.63														
8			Participant Credit	(22,888)														
			Total Company In-Service (Net of Part)	\$281,948														
			Jurisdictional Factor	0.98202247														
			Jurisdictional Plant In-Service	\$276,879														
11	Account	Detail	Beginning Balance 1-Dec	2012 December	2012 January	2012 February	2012 March	2012 April	2012 May	2012 June	2012 July	2012 August	2012 September	2012 October	2012 November	Total Year	13M-Avg	
13	325	Plant In Service	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948	\$281,948		
14		Jurisdictional Factor	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247	0.98202247		
15		Jurisdictional Plant	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879	\$276,879		\$276,879
16	1.80%	Depr Rate (monthly)	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%	0.150%		
17		Depreciation	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415	\$415		
18		Accumulated Depreciation	\$415	\$831	\$1,246	\$1,661	\$2,077	\$2,492	\$2,907	\$3,323	\$3,738	\$4,153	\$4,568	\$4,984	\$5,399	\$5,814	\$4,984	\$2,492
19		Net Plant In Service	\$276,464	\$276,049	\$275,634	\$275,218	\$274,803	\$274,388	\$273,972	\$273,557	\$273,142	\$272,726	\$272,311	\$271,896	\$271,480	\$271,065		
20		Property Tax Base	\$276,464	\$276,049	\$275,634	\$275,218	\$274,803	\$274,388	\$273,972	\$273,557	\$273,142	\$272,726	\$272,311	\$271,896	\$271,480	\$271,065		
21	1.97%	Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%		
22		Property Tax	\$454	\$454	\$453	\$452	\$452	\$451	\$450	\$450	\$449	\$448	\$448	\$448	\$447	\$447	\$447	\$5,408
23																		

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 December 2012 - Nuclear - St. Lucie Simulator Phase III

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
325	\$140,777	\$36,041	\$104,736
Participants Credits	(\$10,485)	(\$2,684)	(\$7,800)
	\$130,292	\$33,357	\$96,935
		Removal costs and Salvage	\$230
		Net of Participants	(\$17)
		Removal (Net of Participants)	\$213
			\$97,148
		Annual Amortization of Retired BV over 5 yrs.	\$19,430
		Jurisdictional Separation Factor	0.98202247
		Jurisdictional Amortization	\$19,080

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
325	\$130,292	1.80%	\$2,345

Plant Acct: 325

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$2,345	0.98202247	\$2,303
Property Tax Expense	\$1,887	0.98202247	\$1,853

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 December 2012 - Nuclear - St. Lucie Simulator Phase III

	2012	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	
Detail	December	January	February	March	April	May	June	July	August	September	October	November	December	12-Month Depreciation & Property Tax Expense	
Plant In-Service	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777	\$140,777		
Participants Credit	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)	(\$10,485)		
Net of Participants Plant In-Service	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292	\$130,292		
Depreciation 1.80%	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$2,345	
Accumulated Depreciation	\$33,357	\$33,553	\$33,748	\$33,943	\$34,139	\$34,334	\$34,530	\$34,725	\$34,921	\$35,116	\$35,311	\$35,507	\$35,702		
NBV	\$96,935	\$96,740	\$96,544	\$96,349	\$96,153	\$95,958	\$95,763	\$95,567	\$95,372	\$95,176	\$94,981	\$94,785	\$94,590		
Property Tax 1.97%		\$159	\$159	\$158	\$158	\$158	\$157	\$157	\$157	\$156	\$156	\$156	\$156	\$1,887	

Florida Power & Light Company
S.L. Lusk & Turkey Point Lighter Project
Base Rate Increase
Plant Insurance, Depreciation & Property Tax
For Plant Placed into Service in 2012

December 2012 - Transmission - Turkey Point Lighting Protection

LINE NO.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (per year)	Depreciation Rate (Monthly)	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	Property Tax Rate (Annual - 2012)	Total Year	FMVA	
1	73500002182	352	Structures & Improvements	\$0	1.80%	0.150%												1.81%			
2		353	Station Equipment	\$186,137	2.80%	0.233%	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	1.81%	\$186,137	
3		358	OH Condulets & Devices	\$0	3.20%	0.267%												1.81%			
4		397	Commun. Equipment	\$0	10.00%	0.833%												1.81%			
5		In-Service Date																			
6		Dec 12																			
7			Total Company In-Service	\$186,137			\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
8			Subtotal	\$186,137			\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
9			Adjusted Plant In-Service	\$186,137			\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
10																					
11			Beginning Balance																		
12			2012 December																		
13			2013 January				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
14			2013 February				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
15			2013 March				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
16			2013 April				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
17			2013 May				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
18			2013 June				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
19			2013 July				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
20			2013 August				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
21			2013 September				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
22			2013 October				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
23			2013 November				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
24			2013 December				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137				
25			Total				\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137	\$186,137			\$186,137	

(b) Totals may not add due to rounding

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

December 2012- Transmission - St. Lucie Spare GSU Coolers & Pumps

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	T00000002434	352	Structures & Improvements	\$0	1.90%	0.158%	1.97%										
2		353	Station Equipment	\$0	2.50%	0.217%	1.97%										
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.97%										
4		397	Communic. Equipment	\$0	10.00%	0.833%	1.97%										
5		353.1	Station Equipment - Step up Transformers	\$2,278,176	2.90%	0.242%											
6																	
7			Total Company In-Service	\$2,278,176													
8				0.98051733													
9			Jurisdictional Plant In-Service	\$2,233,791													
10																	
11																	
12	Account	Detail	Beginning Balance 1-Dec	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	Total Year	13M-Avg
13																	
14	553.1	Plant in Service	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	\$2,278,176	
15		Jurisdictional Factor	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	0.98051733	
16		Jurisdictional Plant	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791	\$2,233,791
17		2.90% Depn Rate (month)		0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	0.242%	\$2,233,791
18		Depreciation	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$5,398	\$64,780
19		Accumulated Depreciation	\$5,398	\$10,797	\$16,195	\$21,593	\$26,992	\$32,390	\$37,788	\$43,187	\$48,585	\$53,983	\$59,382	\$64,780	\$70,179	\$75,577	\$80,975
20		Net Plant in Service	\$2,228,392	\$2,222,994	\$2,217,596	\$2,212,197	\$2,206,799	\$2,201,401	\$2,196,002	\$2,190,604	\$2,185,206	\$2,179,807	\$2,174,409	\$2,169,011	\$2,163,613	\$2,158,215	\$2,152,817
21		Property Tax Base	\$2,228,382	\$2,222,984	\$2,217,586	\$2,212,187	\$2,206,789	\$2,201,391	\$2,195,992	\$2,190,594	\$2,185,196	\$2,179,797	\$2,174,399	\$2,168,999	\$2,163,601	\$2,158,203	\$2,152,805
22		1.97% Property Tax Rate	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%	\$32,360
23		Property Tax	\$3,857	\$3,854	\$3,848	\$3,842	\$3,837	\$3,832	\$3,827	\$3,822	\$3,817	\$3,812	\$3,807	\$3,802	\$3,797	\$3,792	\$3,787
24																	\$40,374
25																	

(e) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 December 2012- Transmission - St. Lucie Spare GSU Coolers & Pumps

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353.1	\$172,265	\$84,165	\$88,100
353.1	\$172,265	\$84,165	\$88,100
		Removal costs and Salvage	\$10,981
		Removal (Net of Participants)	\$10,981
			<u>\$99,081</u>
		Annual Amortization of Retired BV over 5 yrs.	\$19,816
		Jurisdictional Separation Factor	0.98051733
		Jurisdictional Amortization	<u>\$19,430</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353.1	\$172,265	2.90%	\$4,996

Plant Acct: 353.1

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$4,996	0.98051733	\$4,898
Property Tax Expense	\$1,885	0.98051733	\$1,652

Florida Power & Light Company
 EPU Asset Retirements in 2012 (System)
 Summary Schedule
 December 2012- Transmission - St. Lucie Spare GSU Coolers & Pumps

Detail	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	2013 December	12-Month Depreciation & Property Tax Expense
Plant In-Service	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	\$172,265	
Depreciation 2.90%		\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$416	\$4,996
Accumulated Depreciation	\$84,165	\$84,581	\$84,998	\$85,414	\$85,830	\$86,247	\$86,663	\$87,079	\$87,495	\$87,912	\$88,328	\$88,744	\$89,161	
NBV	\$88,100	\$87,683	\$87,267	\$86,851	\$86,434	\$86,018	\$85,602	\$85,185	\$84,769	\$84,353	\$83,937	\$83,520	\$83,104	
Property Tax 1.97%		\$144	\$143	\$143	\$142	\$141	\$141	\$140	\$139	\$139	\$138	\$137	\$137	\$1,685

Florida Power & Light Company
 St. Lucie & Turkey Point Update Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

December 2012- Transmission - Turkey Point String Bus Spacers

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)											
1	T0000001991	352	Structures & Improvements	40	1.80%	0.158%	1.81%											
2		353	Station Equipment	80	2.80%	0.217%	1.81%											
3		358	OH Conductors & Devices	\$388,058	3.20%	0.267%	1.81%											
4		397	Commun. Equipment	\$0	10.00%	0.833%	1.81%											
5	In-Service Date																	
6	Dec-12																	
7			Total Company In-Service	\$388,058														
8				0.90431145														
9			Jurisdictional Plant In-Service	\$350,928														
10																		
11	Account	Detail	Beginning Balance 1-Dec	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	Total Year	13M-Avg	
13	356	Plant In Service	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058	\$388,058		
14		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
15		Jurisdictional Plant	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928	\$350,928		\$350,928
16	3.20%	Depn Rate (monthl)	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%	0.267%		
17		Depreciation	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936	\$936		\$11,230
18		Accumulated Depreciation	\$936	\$1,872	\$2,807	\$3,743	\$4,679	\$5,615	\$6,551	\$7,486	\$8,422	\$9,358	\$10,294	\$11,230	\$12,166	\$13,102		\$5,815
19		Net Plant in Service	\$349,992	\$349,054	\$348,116	\$347,178	\$346,240	\$345,302	\$344,364	\$343,426	\$342,488	\$341,550	\$340,612	\$339,674	\$338,736	\$337,798		
20		Property Tax Base	\$349,990	\$349,054	\$348,118	\$347,182	\$346,246	\$345,310	\$344,374	\$343,438	\$342,502	\$341,566	\$340,630	\$339,694	\$338,758	\$337,822		
21	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%		
22		Property Tax	\$529	\$528	\$526	\$525	\$524	\$522	\$521	\$519	\$518	\$517	\$515	\$514	\$512	\$511		\$6,258
23																		
24																		
25																		

(a) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 December 2012- Transmission - Turkey Point String Bus Spacers

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$140,684	\$79,801	\$60,882
353	\$140,684	\$79,801	\$60,882
		Removal costs and Salvage	\$39,152
		Removal (Net of Participants)	\$39,152
			<u>\$100,034</u>
		Annual Amortization of Retired BV over 5 yrs.	\$20,007
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	<u>\$18,092</u>

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$140,684	2.60%	\$3,658

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$3,658	0.90431145	\$3,308
Property Tax Expense	\$1,069	0.90431145	\$967

Florida Power & Light Company
 EPU Asset Retirements In 2012 (System)
 Summary Schedule
 December 2012- Transmission - Turkey Point String Bus Spacers

Detail	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	2013 December	12-Month Depreciation & Property Tax Expense
Plant In-Service	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	\$140,684	
Depreciation 2.60%		\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$305	\$3,658
Accumulated Depreciation	\$79,801	\$80,106	\$80,411	\$80,716	\$81,021	\$81,326	\$81,630	\$81,935	\$82,240	\$82,545	\$82,850	\$83,154	\$83,459	
NBV	\$60,882	\$60,578	\$60,273	\$59,968	\$59,663	\$59,358	\$59,054	\$58,749	\$58,444	\$58,139	\$57,834	\$57,529	\$57,225	
Property Tax 1.81%		\$92	\$91	\$91	\$90	\$90	\$89	\$89	\$88	\$88	\$87	\$87	\$87	\$1,059

Florida Power & Light Company
 St. Lucie & Turkey Point Upgrade Project
 Base Rate Increase
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

December 2012- Transmission - Turkey Point Digital Fault Recorder Monitoring

Line	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	TC0000002011	352	Structures & Improvements	\$0	1.90%	0.158%	1.81%										
2		353	Station Equipment	\$28,929	2.80%	0.217%	1.81%										
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.81%										
4		397	Commun. Equipment	\$36,347	10.00%	0.833%	1.81%										
5																	
6																	
7	In-Service Date																
8	Dec-12																
9			Total Company In-Service	\$87,276													
10			Jurisdictional Plant In-Service	\$80,838													
11																	
12	Account	Detail	Beginning Balance 1-Dec	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	Total Year	13M-Avg
13	353	Plant In Service	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929	\$28,929		
14		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
15		Jurisdictional Plant	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160	\$28,160		\$28,160
16	2.50%	Depr Rate (monthly)	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%	0.217%		
17		Depreciation	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57	\$57		\$580
18		Accumulated Depreciation	\$57	\$113	\$170	\$227	\$283	\$340	\$397	\$453	\$510	\$567	\$623	\$680	\$737		\$340
19		Net Plant In Service	\$28,104	\$28,047	\$27,990	\$27,934	\$27,877	\$27,820	\$27,764	\$27,707	\$27,650	\$27,594	\$27,537	\$27,480	\$27,423		
20		Property Tax Base	\$28,104	\$28,047	\$27,990	\$27,934	\$27,877	\$27,820	\$27,764	\$27,707	\$27,650	\$27,594	\$27,537	\$27,480	\$27,423		
21	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%		
22		Property Tax	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42		\$468
23		Property Tax	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42		\$468
24		Plant In Service	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347	\$36,347		
25		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145		
26		Jurisdictional Plant	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878	\$34,878		\$34,878
27	10.00%	Depr Rate (monthly)	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%	0.833%		
28		Depreciation	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289	\$289		\$3,488
29		Accumulated Depreciation	\$289	\$578	\$867	\$1,156	\$1,445	\$1,734	\$2,023	\$2,312	\$2,601	\$2,890	\$3,179	\$3,468	\$3,757		\$1,734
30		Net Plant In Service	\$34,389	\$34,100	\$33,811	\$33,522	\$33,233	\$32,944	\$32,655	\$32,366	\$32,077	\$31,788	\$31,499	\$31,210	\$30,921		
31		Property Tax Base	\$34,389	\$34,100	\$33,811	\$33,522	\$33,233	\$32,944	\$32,655	\$32,366	\$32,077	\$31,788	\$31,499	\$31,210	\$30,921		
32	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%		
33		Property Tax	\$52	\$52	\$51	\$51	\$50	\$50	\$49	\$49	\$48	\$48	\$47	\$47	\$46		\$585
34		Property Tax	\$52	\$52	\$51	\$51	\$50	\$50	\$49	\$49	\$48	\$48	\$47	\$47	\$46		\$585
35		Jurisdictional Plant In-Service	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838	\$80,838		\$80,838
36		Depreciation	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346	\$346		\$4,148
37		Property Tax	\$91	\$91	\$90	\$90	\$89	\$89	\$88	\$87	\$87	\$86	\$86	\$85	\$85		\$1,063
38		Accumulated Depreciation	\$346	\$691	\$1,037	\$1,383	\$1,729	\$2,074	\$2,420	\$2,766	\$3,111	\$3,457	\$3,802	\$4,148	\$4,494		\$2,074
39																	
40																	
41																	

(a) Totals may not add due to rounding

Florida Power & Light Company
 St. Lucie & Turkey Point License Project
 Base Rate Increase:
 Plant In-Service, Depreciation & Property Tax
 For Plant Placed into Service in 2012

December 2012 - Transmission - Turkey Point Switchyard

Line No.	Work Order #	Plant Account	Detail	Incremental Plant	Depreciation Rate (Annual)	Depreciation Rate (Monthly)	Property Tax Rate (Annual - 2012)										
1	T0000000202	352	Structures & Improvements	\$0	1.90%	0.158%	1.81%										
2		353	Station Equipment	\$4,185,302	2.80%	0.237%	1.81%										
3		356	OH Conductors & Devices	\$0	3.20%	0.267%	1.81%										
4		397	Commun. Equipment	\$0	10.00%	0.833%	1.81%										
5																	
6	In-Service Date																
7	Dec-12																
8			Total Company In-Service	\$4,185,302													
9			Jurisdictional Plant In-Service	0.90431145													
10				\$3,784,817													
11	Account	Detail	Beginning Balance 1-Dec	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	Total Year	1984-Avg
13	353	Plant In Service	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	\$4,185,302	
14		Jurisdictional Factor	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	0.90431145	
15		Jurisdictional Plant	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817	\$3,784,817
16	2.80%	Depr Rate (monthly)	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	0.237%	
17		Depreciation	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
18		Accumulated Depreciation	\$8,200	\$16,401	\$24,601	\$32,802	\$41,002	\$49,203	\$57,403	\$65,603	\$73,804	\$82,004	\$90,205	\$98,405	\$98,405	\$98,405	\$98,405
19		Net Plant In Service	\$3,776,616	\$3,768,416	\$3,760,216	\$3,752,016	\$3,743,816	\$3,735,616	\$3,727,416	\$3,719,216	\$3,711,016	\$3,702,816	\$3,694,616	\$3,686,416	\$3,686,416	\$3,686,416	\$3,686,416
20		Property Tax Base	\$3,779,818	\$3,768,418	\$3,760,218	\$3,752,018	\$3,743,818	\$3,735,618	\$3,727,418	\$3,719,218	\$3,711,018	\$3,702,818	\$3,694,618	\$3,686,418	\$3,686,418	\$3,686,418	\$3,686,418
21	1.81%	Property Tax Rate	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
22		Property Tax	\$5,722	\$5,682	\$5,687	\$5,674	\$5,662	\$5,649	\$5,637	\$5,625	\$5,612	\$5,600	\$5,587	\$5,575	\$5,575	\$5,575	\$5,575
23																	
24																	
25																	

(*) Totals may not add due to rounding

Florida Power & Light Company
 EPU Asset Retirements in 2012
 Summary Schedule
 December 2012- Transmission - Turkey Point Switchyard

Asset Type	Original Cost	Accumulated Reserve	Net Book Value (System)
353	\$13,642	\$11,163	\$2,479
353	\$13,642	\$11,163	\$2,479
		Removal costs and Salvage	\$8,443
		Removal (Net of Participants)	\$8,443
			\$10,922
		Annual Amortization of Retired BV over 5 yrs.	\$2,184
		Jurisdictional Separation Factor	0.90431145
		Jurisdictional Amortization	\$1,975

Asset Type	Original Cost	Depreciation Rate	Annual Depreciation
353	\$13,642	2.60%	\$355

Plant Acct: 353

Detail	12-M Expense	Jurisdictional Factor	Jurisdictional 12-M Expense
Depreciation Expense	\$355	0.90431145	\$321
Property Tax Expense	\$42	0.90431145	\$38

Florida Power & Light Company
EPU Asset Retirements in 2012 (System)
Summary Schedule
 December 2012- Transmission - Turkey Point Switchyard

Detail	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	2013 October	2013 November	2013 December	12-Month Depreciation & Property Tax Expense
Plant In-Service	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	
Participants Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net of Participants Plant In-Service	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	
Depreciation 2.60%		\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$355
Accumulated Depreciation	\$11,163	\$11,193	\$11,222	\$11,252	\$11,281	\$11,311	\$11,341	\$11,370	\$11,400	\$11,429	\$11,459	\$11,488	\$11,518	
NBV	\$2,479	\$2,449	\$2,420	\$2,390	\$2,361	\$2,331	\$2,302	\$2,272	\$2,243	\$2,213	\$2,183	\$2,154	\$2,124	
Property Tax 1.81%		\$4	\$4	\$4	\$4	\$4	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$42

Attachment B
Revenue Requirements
Page 76 of 76

Florida Power & Light Company
12 Months Base Rate Revenue Requirements
True-up For Plant Placed into Service in 2011
Effective January 2, 2013

Line No.	Nuclear Generation & Transmission			
	System (Net of Participants) (b)	Separation Factor (f)	Retail Jurisdictional (Net of Participants) (b)	
1				
2				
3	Annualized Rate Base - 13 Month Average			
4	Electric Plant in Service - Nuclear	\$2,027,920	0.98818187	\$2,003,954
5	Accumulated Reserve for Depreciation - Nuclear	(\$24,262)	0.98818187	(\$23,975)
6	Net Rate Base - Nuclear (h)	\$2,003,658		\$1,979,979
7	Electric Plant in Service - Transmission	\$36,168	0.88696801	\$32,088
8	Accumulated Reserve for Depreciation - Transmission	(\$469)	0.88696801	(\$416)
9	Net Rate Base - Transmission (h)	\$35,717		\$31,680
10	Fuel Inventory			
11	Working Capital - Income Taxes Payable			
12	Total Annualized Rate Base (Line 6 + Line 9) (h)	\$2,039,375		\$2,011,658
13				
14	Annualized NOI			
15	O&M	\$0		\$0
16	Depreciation Expense - Nuclear (e)	\$48,524	0.98818187	\$47,951
17	Depreciation Expense - Transmission (e)	\$938	0.88696801	\$832
18	Total Depreciation Expense (h)	\$49,463		\$48,783
19	Property Taxes - Nuclear (d)	\$40,951	0.98818187	\$40,467
20	Property Taxes - Transmission (d)	\$729	0.88696801	\$648
21	Total Property Tax Expense	\$41,679		\$41,113
22	Total Depreciation and Property Tax Expense (Line 18 + Line 21) (h)	\$91,142		\$89,898
23	Payroll Taxes & Benefits			
24	Income Taxes			
25	Direct Current & Deferred (c)	(\$35,158)		(\$34,677)
26	Imputed Interest (see calculation below)	(\$13,747)		(\$13,560)
27	Total Income Taxes (Line 25 + Line 26)	(\$48,905)		(\$48,238)
28	Total Annualized NOI (Line 22 + Line 27)	\$42,237		\$41,658
29				
30				
31	Calculation of Revenue Requirement			
32	Fully Adjusted Cost of Capital (a)	6.46%		6.46%
33	NOI Requirement (Line 12 * Line 32)	\$131,789		\$129,976
34	NOI Deficiency (Line 33 Plus Line 28)	\$174,006		\$171,636
35	Net Operating Income Multiplier (g)	1.63411		1.63411
36	Revenue Requirement (Line 34 * Line 35)	\$284,345		\$280,473
37				
38				
39	Annual Amort of Retired NBV - Nuclear	\$0	0.98818187	\$0
40	Annual Amort of Retired NBV - Transmission	\$0	0.88696801	\$0
41	Total Annual Amort of Retired NBV (i)	\$0		\$0
42	Annual Deprec. Credit - Nuclear	\$0	0.98818187	\$0
43	Annual Deprec. Credit - Transmission	\$0	0.88696801	\$0
44	Total Annual Deprec. Credit (j)	\$0		\$0
45	Annual Property Tax Expense - Nuclear	\$0	0.98818187	\$0
46	Annual Property Tax Expense - Transmission	\$0	0.88696801	\$0
47	Total Annual Property Tax Expense Credit (j)	\$0		\$0
48				
49	Net amount of retired plant (Line 41 + Line 44 + Line 47)	\$0		\$0
50				
51	Net Revenue Requirement (Line 37 + Line 49)	\$284,345		\$280,473
52				
53				
54	Calculation of Taxes on Imputed Interest			
55	Weighted Cost of Debt Capital (a):			
56	Long Term Debt Fixed Rate	1.54%		1.54%
57	Long Term Debt Variable Rate	0.00%		0.00%
58	Short Term Debt	0.03%		0.03%
59	Customer Deposits	0.16%		0.16%
60	JDIC	0.0006%		0.0006%
61		1.75%		1.75%
62				
63	Imputed Interest (Line 12 * Line 64)	\$35,837		\$35,153
64	Income Taxes on Imputed Interest at 38.575% (c)	(\$13,747)		(\$13,560)
65				
66				
67				
68				
69	Notes:			
70	(a) Rate of return on capital investments is from FPL July 2011 Surveillance Report per Rule 25-8.0423 Section 7(d).			
71	(b) Participants' share represents Orlando Utilities Commission of 8.0895% and Florida Municipal Power Agency of 8.606% on St. Lucie Unit No. 2. If plant placed into service is related to common St. Lucie Plant, the participants share is calculated on half of the plant placed into service.			
72	(c) Federal Income Tax rate of 35% & State Income Tax rate of 5.5%, for an effective rate of 38.575%.			
73	(d) Property Tax Rate is the actual 2012 rate received from FPL's property tax department for St. Lucie and Miami Dade Counties.			
74	(e) Depreciation and Amortization rates are from Order No. PSC-10-0153-FOF-EI in Dkt. 080677-EI, Pgs 47,48,77, & 79.			
75	(f) Jurisdictional separation factors are from FPL's rate case in Docket No. 080677-EI.			
76	(g) Net Operating Income Multiplier is from Order No. PSC-10-0153-FOF-EI in Dkt. 080677, 090130-EI, Pg 211.			
77	(h) All EPU plant in service as of December 31, 2011 was included in base rates in FPL's rate case filed in Docket No. 120015-EI. Only incremental post in service costs subsequent to December 31, 2011 are included in this year's 2011 base rate increase true up request.			
78	(i) Any true-up of the NBV of retirements, removal cost or salvage is included in base rates.			
79	(j) Totals may not add due to rounding.			

Attachment C

Summary of EPU Factor Tariff Impacts

Line	Rate Class	2013 Billed Sales	2013 Unbilled	2013 Delivered Sales	Total Nuclear cost allocation		Allocated EPU	EPU factor
		Forecast kWh (1)	Sales kWh (2)	Forecast kWh (3)	(4)	(5)	Costs (6)	\$ / kWh (7)
1	CILC-1D	2,861,942,625	3,167,529	2,865,110,154	\$ 25,647,247	2.21%	\$ 5,430,806	0.00190
2	CILC-1G	177,616,369	196,582	177,812,951	\$ 1,641,180	0.14%	\$ 347,520	0.00195
3	CILC-1T	1,341,477,742	1,484,715	1,342,962,457	\$ 11,416,742	0.98%	\$ 2,417,496	0.00180
4	GS(T)-1	5,844,824,242	6,468,911	5,851,293,153	\$ 66,608,138	5.73%	\$ 14,104,276	0.00241
5	GSCU-1	37,869,107	41,913	37,911,020	\$ 332,991	0.03%	\$ 70,511	0.00186
6	GSD(T)-1	25,078,522,608	27,756,307	25,106,278,915	\$ 261,963,219	22.54%	\$ 55,470,723	0.00221
7	GSLD(T)-1	11,310,651,252	12,518,357	11,323,169,609	\$ 116,268,583	10.01%	\$ 24,619,878	0.00217
8	GSLD(T)-2	2,450,692,797	2,712,368	2,453,405,165	\$ 22,751,730	1.96%	\$ 4,817,680	0.00196
9	GSLD(T)-3	199,482,765	220,783	199,703,548	\$ 1,789,061	0.15%	\$ 378,834	0.00190
10	MET	92,698,007	102,596	92,800,603	\$ 1,013,465	0.09%	\$ 214,601	0.00231
11	OL-1	99,358,122	109,967	99,468,089	\$ 451,475	0.04%	\$ 95,600	0.00096
12	OS-2	12,578,957	13,922	12,592,879	\$ 114,523	0.01%	\$ 24,250	0.00193
13	RS(T)-1	53,023,166,899	58,684,769	53,081,851,668	\$ 648,321,576	55.79%	\$ 137,282,123	0.00259
14	SL-1	531,612,631	588,376	532,201,007	\$ 2,386,537	0.21%	\$ 505,349	0.00095
15	SL-2	32,725,733	36,220	32,761,953	\$ 293,615	0.03%	\$ 62,173	0.00190
16	SST-DST	7,613,528	8,426	7,621,954	\$ 58,399	0.01%	\$ 12,366	0.00162
17	SST-TST	97,610,914	108,033	97,718,947	\$ 940,300	0.08%	\$ 199,109	0.00204
18	Total Retail	103,200,444,298	114,219,776	103,314,664,074	\$ 1,161,998,781	100.00%	\$ 246,053,294	0.00238
19				EPU Revenue Requirements (Attachment B line 64)			246,053,294	

Notes: Sales forecast per MFR E9 filed in Docket No. 120015-EI
 Nuclear Cost allocation per MFR E-6b filed in Docket No. 120015-EI
 The EPU factor is to be added to the base energy charges approved in Docket No. 120015-EI