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February 8, 2017

VIA ELECTRONIC FILING

Ms. Carlotta Stauffer  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: Petition for rate increase by Gulf Power Company, Docket No. 160186-EI

Dear Ms. Stauffer:

Attached is the Rebuttal Testimony and Exhibit of Gulf Power Company Witness Xia Liu.

(Document 8 of 16)

Sincerely,

A handwritten signature in blue ink that reads "Robert L. McGee, Jr.".

Robert L. McGee, Jr.  
Regulatory & Pricing Manager

**BEFORE THE  
FLORIDA PUBLIC SERVICE COMMISSION**

**DOCKET NO. 160186-EI**



**Gulf Power**

**REBUTTAL TESTIMONY AND EXHIBIT  
OF  
XIA LIU**

1 GULF POWER COMPANY

2 Before the Florida Public Service Commission  
3 Rebuttal Testimony of

4 Xia Liu

5 Docket No. 160186-EI

6 In Support of Rate Relief

7 Date of Filing: February 8, 2017

8 Q. Please state your name, business address and occupation.

9 A. My name is Xia Liu. My business address is One Energy Place, Pensacola,  
10 FL 32520, and I am the Vice President and Chief Financial Officer (CFO) of  
11 Gulf Power Company (Gulf or the Company).

12 Q. Have you previously filed testimony in this proceeding?

13 A. Yes.

14 Q. What is the purpose of your rebuttal testimony?

15 A. The purpose of my testimony is to discuss the effect on Gulf and its  
16 customers of the proposed adjustments to Gulf's revenue requirements set  
17 forth in the testimony submitted by the intervenors -- Office of Public  
18 Counsel (OPC), Federal Executive Agencies (FEA), and Sierra Club -- and  
19 the devastating impact on Gulf's financial integrity if their recommendations  
20 were adopted. In particular, I respond to portions of the testimony provided  
21 by Witnesses Woolridge (OPC), Dauphinais (OPC), Ramas (OPC), Gorman  
22 (FEA), and Mosenthal (Sierra Club).

23

24

25

1 Q. Are you sponsoring any rebuttal exhibits?

2 A. Yes. Exhibit XL-2 was prepared under my direction and control. The  
3 information contained in that exhibit is true and correct to the best of my  
4 knowledge and belief.

5

6

7

### I. IMPACT OF INTERVENORS' RECOMMENDATIONS

8

9 Q. What is the magnitude of the intervenors' proposed adjustments to Gulf's  
10 revenue requirement in the test year?

11 A. If accepted by the Commission, the aggregate effect of the intervenors'  
12 recommendations would be to reduce Gulf's rate request by well over \$100  
13 million, resulting in a rate decrease of almost \$3 million. My rebuttal  
14 testimony will focus on the three categories of intervenor recommendations  
15 that have significant negative impact on Gulf's ability to continue to provide  
16 high quality service to our customers: the proposed exclusion of costs  
17 related to Scherer 3; the intervenors' return on equity (ROE) and capital  
18 structure proposals; and some of Ms. Ramas's major rate base and O&M  
19 expense adjustments.

20

21 Q. What is the impact of the intervenors' recommendations?

22 A. As shown on Exhibit XL-2, without any rate increase, Gulf's projected retail  
23 ROE falls well below the bottom of our current authorized range in 2017.  
24 With a rate reduction as proposed by the intervenors, Gulf's ROE will  
25 continue to fall further beyond the test year. The aggregate

1 recommendation of a rate decrease would have a devastating impact on  
2 Gulf's financial integrity and significantly impair Gulf's ability to continue to  
3 consistently provide quality service to our customers. The Commission  
4 should consider the detrimental effect on Gulf and our customers and reject  
5 these proposals.

6  
7  
8 **II. TREATMENT OF SCHERER 3**

9  
10 Q. In your direct testimony, you asked the Commission to recognize that 76  
11 percent of Gulf's ownership of Scherer 3 is now serving retail customers  
12 and to allow the corresponding portion of Scherer 3 non-clause costs to be  
13 recovered in the base rates. How did the intervenors address these issues?

14 A. OPC Witness Dauphinais and Sierra Club Witness Mosenthal propose to  
15 disallow recovery of Scherer 3 costs from the retail jurisdiction. If adopted,  
16 their recommendations would also disallow the recovery through the  
17 Environmental Cost Recovery Clause (ECRC) of the related environmental  
18 costs. Gulf Witnesses Burleson and Deason respond to a number of  
19 assertions made by the intervenors in support of their recommendations. I  
20 will focus on the financial aspects of their positions.

21  
22 Q. Please respond to Witness Dauphinais's assertion that over the years Gulf  
23 has retained all of its profits from its wholesale unit power sales from  
24 Scherer Unit 3.

25

1 A. Witness Dauphinais's assertion ignores several key facts. First, over the  
2 past 30 years, Gulf's wholesale customers have been supporting Scherer 3,  
3 thereby relieving Gulf's retail customers from the obligation to pay the unit's  
4 revenue requirement, even though the investment was prudently made in  
5 order to ultimately serve them.

6  
7 Second, with the contribution of revenues from the wholesale contracts,  
8 Gulf's total corporate return has been in line with the authorized range  
9 applicable to Gulf's retail return over the past fifteen years, and has been  
10 generally acceptable to its investors. This allowed Gulf to withstand  
11 achieved retail returns lower than its authorized range for 45 months during  
12 this same period and helped Gulf to avoid filing a rate case between 2002  
13 and 2011.

14  
15 Third, Witness Dauphinais's assertion ignores the fact that there are periods  
16 during which portions of Scherer 3 have served Gulf's retail customers,  
17 even though they have not paid to support the investment. Between 1987  
18 and 1994, amounts ranging from 11 MW to 63 MW were not committed to  
19 wholesale contracts and instead served retail customers. In addition, even  
20 though 110 MW of Scherer 3 has been serving Gulf's retail customers since  
21 January 1, 2016, and an additional 50 MW has been serving them since  
22 June 1, 2016, Gulf's customers have not paid anything related to the non-  
23 clause portion of the revenue requirement for these portions of the unit.  
24 Due to the settlement agreement in Gulf's last rate case, Gulf did not  
25 request recovery of the non-clause costs of these portions of the investment

1 for the 18-month period from January 1, 2016 through June 30, 2017. If the  
2 Commission were to disallow retail recovery of the asset, then Gulf would  
3 not recover either the base rate or environmental costs on a going-forward  
4 basis, and it would also be required to true up the environmental portion of  
5 the revenue requirement that is currently being collected through the ECRC.

6  
7 Q. What would be the impact if the intervenors' recommendations to disallow  
8 Scherer 3 in retail were adopted?

9 A. The disallowance would immediately reduce Gulf's allowed annual retail  
10 revenues by approximately \$35 million on an annual going-forward basis.  
11 This amount represents 76 percent of the total base and environmental  
12 costs associated with Gulf's ownership in the unit, and its disallowance  
13 would be equivalent to a 220 basis point reduction to Gulf's retail return.  
14 Gulf would have no way to overcome an adverse impact of this magnitude.  
15 In addition, there would be a one-time negative true-up to the ECRC of over  
16 \$11 million, representing an additional 70 basis point reduction. Our returns  
17 would remain well below what our investors require; the investment  
18 community's perception of a constructive regulatory environment in Florida  
19 would be damaged; our financial integrity would be impaired; our credit  
20 quality would worsen; our financing costs would likely increase; and it would  
21 be difficult for Gulf to continue to confidently make the long-term investment  
22 decisions necessary to serve our retail customers.

23  
24 Furthermore, as Mr. Connally states, Gulf would be forced to diligently  
25 pursue an immediate disposition of its ownership interest in Scherer 3 in

1 order to minimize the adverse impact on Gulf's financial integrity. As Mr.  
2 Deason addressed in his direct testimony, if a utility asset is sold for less  
3 than its net book value, the typical ratemaking treatment is to amortize the  
4 loss and reflect the amortization in rates. Under the regulatory compact,  
5 Gulf's retail customers would be responsible for any remaining investment  
6 not covered by any proceeds of a sale. In addition, they would no longer  
7 receive any of the benefits of the continued ownership and operation of  
8 Scherer 3 that Mr. Burleson describes in his testimony.

9  
10 None of these results would be good for Gulf's customers.

### 11 12 13 **III. COST OF CAPITAL** 14

15 Q. Please describe the intervenors' proposed adjustments related to cost of capital.

16 A. FEA Witness Gorman proposes that a 9.2 percent ROE coupled with a  
17 49.88 percent equity ratio will be sufficient to satisfy equity investors and will  
18 be supportive of credit quality. OPC Witness Woolridge suggests that an  
19 8.875 percent ROE and an equity ratio of 50 percent would be satisfactory.

20  
21 Q. Are the intervenors' recommendations for ROE reasonable?

22 A. No. Neither OPC's ROE recommendation of 8.875 percent nor FEA's  
23 recommendation of 9.2 percent would be sufficient for investors. Gulf  
24 Witness Vander Weide recommends an ROE of 11.0 percent and  
25 addresses the intervenor recommendations in his rebuttal testimony.



1 Q. Do you agree with the analysis that Witness Gorman relies on to support  
2 the conclusion that his recommended ROE will support an investment grade  
3 bond rating for Gulf?

4 A. No. First, Gulf targets A category credit ratings, not just investment grade  
5 ratings. Gulf believes that A category credit ratings provide the best  
6 opportunity to access the capital markets on the most favorable terms for  
7 our customers. Second, Witness Gorman's analysis is based on a  
8 calculation of Gulf's financial ratios using his recommended capital structure  
9 and cost of capital. However, the cash flows he uses are based on Gulf's  
10 "cost of service for its retail jurisdictional operations." (Gorman, page 59)  
11 Witness Gorman's cash flows do not reflect the recommendations by other  
12 witnesses to disallow recovery of Scherer 3 and to make significant rate  
13 base and NOI adjustments. In other words, his financial integrity analysis  
14 assumes that but for his capital structure and ROE proposals, the  
15 Commission approves the balance of Gulf's rate request. Furthermore, if  
16 the Commission approves the balance of Gulf's request, the proposed ROE  
17 alone would send a very negative signal to the investment community and  
18 the rating agencies and could put Gulf's targeted credit ratings in jeopardy.  
19 It would not be beneficial to our customers.

20  
21 Q. How do the intervenors' ROE recommendations compare with recent  
22 decisions by this Commission?

23 A. Their recommendations are substantially below the 10.25 percent  
24 established for Gulf in our last rate case, the 10.25 percent approved for  
25 Tampa Electric Company (TECO), the 10.5 percent reaffirmed for Duke

1 Energy Florida (Duke), and the 10.55 percent approved for Florida Power &  
2 Light Company (FPL) just a few months ago. Approval of their  
3 recommendations would cause Gulf's authorized return to be between 105  
4 and 167.5 basis points lower than those currently authorized for TECO,  
5 Duke and FPL.

6  
7 Such a result is unreasonable under the best of circumstances, and it would  
8 put significant stress on Gulf's financial integrity and our long-term ability to  
9 continue to provide quality service to our customers.

10  
11 Q. What effect would an authorized ROE in the range of 8.875 percent to 9.2  
12 percent have on Gulf?

13 A. An authorized return at those levels would have serious adverse impacts on  
14 the confidence of both equity and debt investors.

15  
16 Q. Please explain the impact on equity investors.

17 A. With the lack of sales growth largely due to continued decline in use per  
18 customer, combined with continued infrastructure investment requirements to  
19 provide service to our customers, investors are faced with significant business  
20 risks. Investors are expecting an allowed ROE that will provide them an  
21 opportunity to earn a fair return on their investment. Establishing and setting  
22 rates based on an ROE at the levels recommended by the intervenors would  
23 significantly challenge the notion of providing a fair return for the investors.  
24 Consequently, it would put pressure on Gulf's ability to access the capital  
25

1 markets at the most favorable terms for our customers, as well as adversely  
2 impact Gulf's long-term ability to provide quality service to them.

3  
4 Investors also consider the ratings of state regulatory environments  
5 published by Regulatory Research Associates (RRA). While the Florida  
6 regulatory environment is currently rated above average, during 2015 and  
7 2016, the states that have awarded utilities ROEs at or below the levels  
8 recommended by Witnesses Gorman and Woolridge are all rated Average  
9 to Below Average by RRA.

10  
11 Q. Please address the impact of unreasonably low ROEs on debt investors.

12 A. Debt investors will be looking to the credit rating agencies for reaction to the  
13 outcome of our case and its implications for Gulf's credit risk. Authorizing  
14 an ROE at the levels recommended by the intervenors would not be  
15 received well by the credit rating agencies. The utility regulatory  
16 environment in Florida has historically been viewed as credit supportive;  
17 however, accepting these recommendations would revive recent concerns  
18 about that environment in Florida – concerns that played a primary role in a  
19 rating downgrade of Gulf Power in 2010. In its credit opinion of Gulf Power  
20 (dated August 13, 2010), Moody's saw "the overall regulatory framework in  
21 Florida as substantially less supportive of credit quality" and cited this as a  
22 primary factor in downgrading Gulf's credit rating.

1 The rating agencies' opinions of Florida's regulatory environment have  
2 improved over the past several years. In its last credit opinion of Gulf dated  
3 August 15, 2016, Moody's cited a "credit supportive regulatory environment  
4 in Florida." As evidenced by the weights applied in their assessments and  
5 past rating agency actions, the perception of state regulatory environments  
6 is critical to the credit quality of utilities. Joining the ranks of the states  
7 authorizing unreasonably low ROEs would once again call into question the  
8 supportiveness of the Florida regulatory environment and could result in  
9 negative rating actions not just for Gulf, but for all electric utilities under the  
10 Commission's jurisdiction.

11

12 Q. Are the intervenors' recommendations for Gulf's equity ratio reasonable?

13 A. Absolutely not. As stated before, Witness Gorman proposes an equity ratio  
14 of 49.88 percent. Witness Woolridge recommends an equity ratio of 50  
15 percent.

16

17 Q. What are your concerns with Witness Gorman's proposal?

18 A. First of all, Witness Gorman states that his proposed common equity ratio is  
19 based on Gulf's actual common equity ratio on September 30, 2016. He  
20 apparently overlooked the commitment in my direct testimony to issue  
21 additional common stock by January 2017 in order to raise our equity ratio.  
22 That commitment was fulfilled by Gulf's recent common stock issuance of  
23 \$175 million in January, which brings our projected common equity ratio to  
24 approximately 53 percent for 2017.

25

1 Second, Witness Gorman's recommendation on Gulf's equity ratio is  
2 inconsistent with testimony he presented earlier this year in FPL's rate case.  
3 In this docket, he recommends a 49.88 percent equity ratio and 9.2 percent  
4 ROE for Gulf. In contrast, in FPL's recent rate case, Witness Gorman first  
5 stated that FPL's 60 percent equity ratio was "excessive." He then said, "I  
6 will consider FPL's excessive common equity weighted capital structure in  
7 recommending a fair risk-adjusted rate of return on equity for FPL in this  
8 proceeding." (Docket 160021-EI, Transcript p. 3840) Taking this  
9 "excessive" equity ratio into account, he nevertheless recommended an  
10 ROE of 9.25 percent for FPL. (Tr. 3872-3873) In other words, while  
11 Witness Gorman recommends a lower ROE for Gulf (9.20 percent) than for  
12 FPL (9.25 percent), he simultaneously recommends an equity ratio for Gulf  
13 that is more than 10 percentage points lower than the 60 percent equity  
14 ratio he accepted for FPL. This fundamental inconsistency calls his entire  
15 recommendation into question.

16  
17 Q. Do you have other concerns about the equity ratio recommendations by  
18 Witnesses Gorman and Woolridge?

19 A. Yes. Both witnesses completely ignore the fact that these ratios clearly  
20 would put us at a disadvantage when compared to our peers in Florida.

21  
22 As stated in my direct testimony, Gulf's last approved equity ratio is four to  
23 13 percentage points lower than that of the other major Florida investor-  
24 owned utilities (IOUs). The average of the last approved equity ratios as a  
25 percentage of investor-supplied capital for Duke, FPL and TECO is 54.4

1 percent. As stated before, we have recently completed the process of  
2 increasing Gulf's equity by selling \$175 million of common stock, resulting in  
3 a projected 2017 equity ratio of approximately 53 percent. This brings us  
4 more in line with our peers in the state, allowing us to compete for capital on  
5 a more comparable level.

6  
7 In his testimony, OPC Witness Woolridge stated, ". . . as the amount of debt  
8 in the capital structure increases, its financial risk increases and the risk of  
9 the utility, as perceived by equity investors also increases." This means that  
10 everything else being equal, a utility with a lower allowed ROE implies that  
11 its financial risk is lower; therefore, it should have a higher equity ratio.  
12 However, although Witness Woolridge recommends an ROE for Gulf that is  
13 more than 130 basis points lower than the average of the major Florida  
14 IOUs, he also recommends an equity ratio (50 percent) which is more than  
15 4 percentage points lower than the average of the other Florida IOUs.

#### 16 17 18 **IV. RATE BASE AND NOI ADJUSTMENTS**

- 19  
20 Q. OPC Witness Ramas proposes a number of rate base and NOI  
21 adjustments. Would you like to respond to any of those recommendations?
- 22 A. Yes. Other Gulf rebuttal witnesses address her NOI and rate base  
23 recommendations in detail. I would like to focus, as CFO, on a broader  
24 view of a few of her major proposed adjustments.

25

1 Q. Please address her recommendation regarding the treatment of vacant  
2 positions.

3 A. As Gulf Witness Ritenour discusses in more detail, Witness Ramas  
4 proposes to disallow compensation and benefit amounts associated with  
5 positions that were vacant in September 2016. This type of disallowance  
6 poses a challenge for Gulf. We must manage our business with the  
7 resources we are given. If the Commission does not provide revenues to  
8 fund needed positions, Gulf must either fill the positions at shareholder  
9 expense or continue to operate with a less than optimal complement of  
10 employees. In a very real sense the disallowance of positions is a self-  
11 fulfilling prophecy. If positions are vacant, dollars are disallowed, and funds  
12 are not available to fill the vacancies. The Commission should reject the  
13 temptation to focus on current vacancies. Instead, it should focus on the  
14 fact that Gulf has proposed the level of employees it believes are necessary  
15 to continue to operate the business in the way that best meets the needs of  
16 our customers.

17

18 Q. Do you have any other observations on her proposed labor adjustments?

19 A. Yes. In addition to her proposed vacancy adjustment, Witness Ramas  
20 recommends disallowing a large portion of Gulf's at-risk pay, an issue that is  
21 addressed in rebuttal by Gulf Witnesses Garvie and Deason. As CFO, I am  
22 deeply concerned that her adjustments to Gulf's compensation and benefits  
23 budget (excluding adjustments to affiliate labor costs assigned or allocated  
24 to Gulf) total approximately \$20 million. This amount represents 17.2  
25 percent of Gulf's overall O&M labor and benefits budget of \$114.6 million.

1 Gulf would never expect to put its hard-working employees in a position to  
2 be compensated significantly below the market. Nor should the  
3 Commission expect Gulf's shareholders to bear \$20 million of labor costs  
4 that are prudently incurred to serve our retail customers.  
5

6 Q. Have you reviewed Witness Ramas's recommendation to disallow the year-  
7 end contribution that Gulf made to its pension plan?

8 A. Yes. She recommended total disallowance of the projected pension  
9 contribution included in Gulf's test year unless Gulf could demonstrate that  
10 the contribution had been made and benefitted Gulf's customers. As Mr.  
11 Garvie discusses in his rebuttal testimony, Gulf made a total pension  
12 contribution of \$55.8 million in December 2016. The important thing I  
13 believe the Commission needs to know is that this funding decision was  
14 absolutely in the best interest of Gulf's customers. The contribution not only  
15 reduces Gulf's 2017 revenue requirement by \$100,000, it also reduces  
16 Gulf's revenue requirement by almost \$4 million on a net present value  
17 basis over the next 10 years compared to what it would have been if no  
18 contribution had been made.  
19

20 Q. Witness Ramas also proposes some adjustments that involve the updating  
21 of selected test year information. Do you have any observation about these  
22 adjustments?

23 A. Yes. Witness Ramas recommends several adjustments based on updated  
24 information that was not available at the time the test year budget was  
25 prepared. For example, she suggests updates to the inflation rates used to



1 project some O&M expenses and, as addressed by Gulf Witness Hodnett,  
2 proposes some updates to Southern Company Services (SCS) allocation  
3 factors. In addition, she states that “since the Company has not provided  
4 either its preliminary or its final 2017 Budget and Forecast, additional  
5 adjustments beyond those presented in this testimony may be appropriate.”  
6 (Ramas, p. 9) The specific adjustments she does propose all involve  
7 reductions in Gulf’s revenue requirement.  
8

9 Q. Does Witness Ramas consider or acknowledge any updated information  
10 that would increase Gulf’s revenue requirement and offset any portion of her  
11 adjustments?

12 A. No. She chose not to address the fact that, as Gulf Witness Park discussed  
13 in his direct testimony, Gulf’s more recent sales forecast of 2017 base  
14 revenues showed a \$5.7 million shortfall compared to the forecast on which  
15 the test year calculations were based. This shortfall has an impact of over  
16 30 basis points on Gulf’s retail return on equity. More recent information  
17 shows that our use per customer continues to decline, and the revenue  
18 shortfall is currently projected to be greater than the \$5.7 million identified at  
19 the time Gulf’s direct testimony was filed. If the Commission considers  
20 Witness Ramas’s recommended downward adjustments to revenue  
21 requirements based on more current data than what is contained in the  
22 MFRs, then fundamental fairness requires consideration of any offsetting  
23 updates – such as reduced sales revenues -- that would result in upward  
24 adjustments.  
25

## V. CONCLUSION

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Q. What should the Commission do with regard to Witness Dauphinais's and Mosenthal's recommendations related to disallowance of Scherer 3?

A. It should reject them in their entirety. The portion of Scherer 3 for which Gulf is seeking recovery is currently providing service to the retail customers for whom it was originally planned, acquired and ultimately built. We ask the Commission to honor this regulatory compact and approve Gulf's request.

Q. Should the Commission accept the intervenors' recommendations related to ROE and capital structure, or OPC's overall recommendation to decrease Gulf's rates?

A. Absolutely not. The intervenors' objectives through both their proposals regarding ROE and their other adjustments seem to be simply to set rates as low as possible today, without concern for the impact on customers in the future. In their efforts to meet this objective, many of the proposed disallowances are evidence of a disregard for the expertise of Gulf's employees in determining what is required to provide safe and reliable service to our customers in both the near term and long term.

A Commission order establishing such low ROEs or decreasing rates would be detrimental and potentially devastating to Gulf's ability to access and raise capital on reasonable terms. Such a decision would damage Gulf's ability to provide quality service to its customers.

1 Gulf's credit quality is under pressure. Moody's, for example, states clearly  
2 that Gulf's cash flow coverage metrics have been weak for its A2 rating.  
3 Strong scores on the qualitative factors, specifically Florida's constructive  
4 regulatory environment, have been essential to maintaining that rating.  
5 Accepting the intervenors' recommendations would not only further weaken  
6 Gulf's financial ratios, but as importantly, cause alarm and reignite concerns  
7 about the regulatory environment in Florida. Those concerns would  
8 certainly affect Gulf and would likely also affect other utilities in Florida.

9  
10 The intervenors' recommended equity ratio is arbitrarily too low. Gulf's  
11 current projected 2017 equity ratio helps improve its credit quality and  
12 moves Gulf closer to the average of its Florida peers. The Commission  
13 should recognize Gulf's capital structure change and approve its requested  
14 equity ratio of 53.1 percent.

15  
16 It is important to point out that even with 53.1 percent equity ratio and 11  
17 percent ROE as proposed by Gulf Witness Vander Weide, Gulf's customers will  
18 still enjoy a weighted average cost of capital that is among the lowest in Florida.

19  
20 It is simply unreasonable for anyone to expect that a rate decrease or an  
21 unrealistically low ROE or equity ratio could be supportive of Gulf's financial  
22 integrity or would be in the best interest of our customers.

23  
24 Q. Does that conclude your rebuttal testimony?

25 A. Yes.

AFFIDAVIT

STATE OF FLORIDA     )  
  )  
COUNTY OF ESCAMBIA )

Docket No. 160186-EI

Before me the undersigned authority, personally appeared Xia Liu, who being first duly sworn, deposes, and says that she is the Vice President and Chief Financial Officer of Gulf Power Company, a Florida corporation, that the foregoing is true and correct to the best of her knowledge, information, and belief. She is personally known to me.

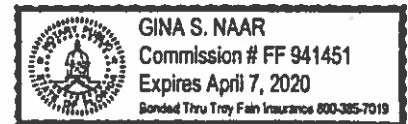
s/ *Xia Liu*  
Xia Liu  
Vice President and Chief Financial Officer

Sworn to and subscribed before me this 3<sup>rd</sup> day of February, 2017.

*Gina S. Naar*  
Notary Public, State of Florida at Large

Commission No. FF 941451

My Commission Expires 04/07/2020



# Exhibit

### Corporate and Base Retail Return on Equity

