

**BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION**

**IN THE MATTER OF THE APPLICATION ) CASE NO. INT-G-17-06**  
**OF INTERMOUNTAIN GAS COMPANY FOR )**  
**APPROVAL TO PLACE INTO EFFECT A )**  
**CHANGE IN ITS DEPRECIATION AND ) ORDER NO. 34013**  
**AMORTIZATION RATES )**  
**)**

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On October 27, 2017, Intermountain Gas Company applied for approval to change its composite depreciation and amortization rates. The Company asked to: (1) increase its composite depreciation rate from 3.05% (3.09% when weighted by December 31, 2016 assets) to 3.18%;<sup>1</sup> and (2) decrease its total General Plant account amortizations from \$2,066,577 to \$1,648,415.<sup>2</sup> The Company did not propose increasing the prices that customers pay for natural gas service. The Company requested that the increase to the annual composite depreciation rate be effective January 1, 2018, consistent with the beginning of its annual financial reporting period.

The Commission issued a Notice of Application and set a deadline for interventions. Order No. 33934. No interventions were received. A settlement conference was noticed and held on January 10, 2018. On February 12, 2018, Commission Staff filed a Motion to approve a Settlement Stipulation (the Stipulation) agreed to by the Company and Staff (collectively, the Parties). The Motion asked the Commission to accept the Stipulation and implement revised depreciation and amortization schedules effective January 1, 2018. The Commission issued a Notice of Settlement and Notice of Modified Procedure setting comment deadlines. Order No. 33990. Commission Staff timely filed comments; no other comments were received. The Commission now issues this Order approving the Stipulation and the resulting depreciation and amortization rates.

**THE APPLICATION**

Regarding its proposal to increase its depreciation rates to a 3.18% composite rate, the Company explained that the “most notable adjustments” related to the projected lives of Encoder Receiver Transmitters (ERTs) and installations, distribution mains, and transmission mains. Application at 4. Specifically, the Company replaced most of its ERTs with newer models and

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<sup>1</sup> As shown in Exhibit 1 of the Application.  
<sup>2</sup> As shown on Exhibit 2 of the Application.

proposed to lengthen the remaining useful lives of ERTs and related assets from 11 and 12.2 years to 18 years. *Id.* Similarly, Intermountain explained that the service lives of its distribution and transmission mains continue to lengthen “due to their modern construction, cathodic protection and increased use of plastic main materials.” *Id.* Intermountain thus proposed to increase the lives of distribution mains (from 58 to 65 years) and transmission mains (from 49 to 52 years). *Id.*

Intermountain also addressed net salvage values, explaining that recommended values have generally remained similar to those in the last depreciation study, except for Account 380 – Services. *Id.* at 5. The net salvage values for that account have become increasingly negative (the proposed value is negative 121%; the current value is negative 50%). *Id.* The Company stated this occurred because it implemented procedures to better track services removals versus new services construction. *Id.*

In addition, the Company addressed its Nampa and Rexburg liquefied natural gas (LNG) facilities. *Id.* The Company indicated that this Application includes additional detail requested by the Commission in Order No. 33260. *Id.* (see Ex. 1, p. 5). Based on the service lives of the underlying plant categories, the Company proposed to increase the service life of the Nampa LNG facility from 30.5 years to 32 years. *Id.* The Company also proposed to increase the depreciation rate from 2% to 3.56%. *Id.* The Company further explained that in Order No. 33260, the Commission directed it and Staff to work together to reevaluate the customer cost allocations associated with the commercial sale of LNG from the Nampa facility. *Id.* Intermountain asserted that Staff audited “the customer cost allocations since the issuance of the Commission’s Order, and did not raise any significant issues.” *Id.* Intermountain stated that since 2013, when it began selling LNG to non-utility customers, it has applied the \$.025 credit per gallon of LNG sold to offset approximately \$322,000 of capital expenses. *Id.*

Regarding the proposed decrease to its amortization rates, the Company explained that its study showed its current rates over-amortize General Plant Account Nos. 391, 393, 394, 395, 397, and 398. *Id.* at 7. The Company therefore requested an annual decrease of \$418,162, resulting in amortizations of \$1,648,415, in order to accrue the proper dollars over the remaining life of the accounts. *Id.*

### **THE SETTLEMENT STIPULATION**

In the Stipulation, the Parties agreed to depreciation rates set forth in Attachment A to the Stipulation, recommended acceptance of all other depreciation account accruals shown in the

Application's Exhibits in this case, and recommended acceptance of the changes in amortization expenses shown in the Application's Exhibits in Case No. INT-G-17-06. Stipulation at 3. The Stipulation would decrease the Company's overall depreciation rate to 2.78%, as compared to the originally proposed 3.18%. *Id.*

In addition, the Parties agreed to further discuss, outside of this proceeding, possible changes to the accounting structure for the Nampa and Rexburg LNG facilities and the appropriate depreciation study cycle (that is, a three-year cycle or something else) going forward. *Id.*

#### **STAFF COMMENTS**

Staff believed the Stipulation represents a compromise of all the issues and results in depreciation and amortization rates that are fair, just, and reasonable. Staff Comments at 3, 7. Further, Staff supported the Company's requested effective date of January 1, 2018. *Id.* at 3. Staff explained that a January 1 effective date, and Commission approval of the depreciation and amortization rates within the first quarter of 2018 (that is, by the end of March), will allow the Company to record depreciation expense for the full year. *Id.*

Staff described its evaluation of Account No. 380 – Services. *Id.* at 3-4. Staff believed the proposed depreciation change is due primarily to improved reporting of costs, rather than to an actual under-recovery of costs. *Id.* at 4. In Staff's view, it is more appropriate to spread the change over several depreciation periods, rather than including it all in a single adjustment. *Id.* Staff and the Company agreed to spread the increase in depreciation expense over the next three depreciation studies, resulting in the depreciation rates and expenses in the Stipulation. *Id.*

Staff also reviewed the Company's proposed rates relating to ERTs and the Nampa and Rexburg LNG facilities, and supported the Stipulation's treatment of these items. *Id.* at 3-6. Staff explained that, as described in the Stipulation, Staff will discuss with the Company possible future changes to the accounting structure for the LNG facilities, to result in greater detail by asset type for the assets that make up those facilities. *Id.* at 6. Staff also evaluated and supported the Company's amortization rates. *Id.* at 6-7.

#### **COMMISSION FINDINGS AND DECISION**

The Commission has jurisdiction over this matter under Title 61 of the Idaho Code, including *Idaho Code* §§ 61-501, -503, -524, and -525. Specifically, *Idaho Code* § 61-525 empowers the Commission to ascertain and determine proper and adequate depreciation rates. Each utility under the Commission's jurisdiction must conform its depreciation accounts to the

Commission-approved rates. The Commission may periodically change the depreciation rates as needed.

The Commission has thoroughly reviewed the Application, Stipulation, and comments. Based on this review, the Commission finds it fair, just and reasonable to approve (1) the agreed upon depreciation rates as filed, reflected in Exhibit A to this Order, resulting in a composite depreciation rate of 2.78%; and (2) the Company's proposed amortization rates as filed, reflected in Exhibit B.<sup>3</sup> We appreciate the Parties' efforts to reach agreement on these rates. We also appreciate the Parties' willingness to continue to discuss possible changes to the accounting structure for the Nampa and Rexburg LNG facilities and the appropriate depreciation study cycle going forward.

### **ORDER**

IT IS HEREBY ORDERED that Staff's Motion to approve the Parties' Stipulation is granted, and the Stipulation is approved. The depreciation rates agreed to by the Parties, and set forth in Exhibit A to this Order, are approved. The resulting composite depreciation rate is 2.78%. The Company's proposed amortization rates, as summarized in Exhibit B to this Order, are also approved.


IT IS FURTHER ORDERED that the new depreciation rates and amortization rates shall be effective and reflected in the Company's books as of January 1, 2018, consistent with the start of the Company's financial reporting period.

THIS IS A FINAL ORDER. Any person interested in this Order may petition for reconsideration within twenty-one (21) days of the service date of this Order with regard to any matter decided in this Order. Within seven (7) days after any person has petitioned for reconsideration, any other person may cross-petition for reconsideration. *See Idaho Code* § 61-626.

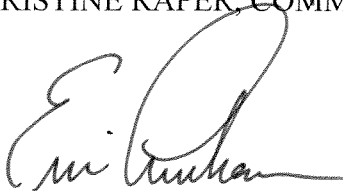
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<sup>3</sup> These Exhibits A and B were also attached to Staff's comments. Exhibit A was originally from the Stipulation. Exhibit B was originally from Exhibit 2, page 1, of the Company's Application.


DONE by Order of the Idaho Public Utilities Commission at Boise, Idaho this <sup>28th</sup>  
day of March 2018.

  
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PAUL KJELLANDER, PRESIDENT

  
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KRISTINE RAPER, COMMISSIONER

  
\_\_\_\_\_  
ERIC ANDERSON, COMMISSIONER

ATTEST:

  
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Diane M. Hanian  
Commission Secretary

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Intermountain Gas Company  
Summary of Present and Proposed  
Depreciation Accrual Parameters and Expenses  
Study Date : As of December 31, 2016

**Net Change in Annual Accruals**  
(Depreciation Life & Rate Procedures)

Line Number	Account Number	Study Category	Account Name	Current Study 12-31-2016		Present		Proposed		Net Change \$\$/Year (k) (j)-(i)
				Investment Balance \$ (d)	Reserved Balance \$ (e)	Percent Reserved % (f) (e)/(d)	Annual Accrual Rate %/Year (g)	Annual Accrual Rate %/Year (i)	Annual Accruals \$/Year (h) (d)*(g)	
1	361.00	LNG	LNG Facilities - Nampa	20,321,751	8,113,593	39.9%	2.00%	3.56%	723,454	317,019
2	363.60	LNG	LNG Facilities - Rexburg	5,022,981	3,556,890	70.8%	6.84%	3.67%	184,343	(159,229)
3			Subtotal LNG Facilities Plant	25,344,732	11,670,483				907,797	157,790
4	365.00	ROW	Right of Way	782,865	371,103	47.4%	2.17%	2.16%	16,988	(78)
5	366.00	TCS	Structures and Improvements	77,152	35,679	46.2%	6.21%	6.26%	4,791	39
6	367.00	TMN	Transmission Mains	69,508,685	41,220,065	59.3%	2.68%	2.27%	1,862,833	(284,966)
7	368.00	TCS	Compressor Equipment	1,730,359	(31,034)	-1.8%	6.71%	6.72%	116,107	116,280
8	370.00	TCE	Communication Equipment	714,440	751,894	105.2%	-0.03%	-0.02%	(214)	(143)
9			Subtotal Transmission Plant	72,813,501	42,347,707	58.2%	2.75%	2.36%	2,000,505	1,715,724
10	374.00	LRT	Land Rights	646,116	286,723	44.4%	1.72%	1.85%	11,113	11,953
11	375.00	STR	Structures and Improvements	18,864	19,849	105.2%	0.11%	-0.08%	21	(36)
12	376.00	MNS	Mains	169,530,614	101,709,107	60.0%	2.25%	1.91%	3,814,439	3,238,035
13	378.00	MVG	Regulator Station Equipment	9,528,631	2,761,074	29.0%	3.07%	2.99%	292,529	284,906
14	380.00	SVC	Services	153,540,714	91,006,870	59.3%	2.67%	3.47%	4,099,537	5,327,863
15	381.00	MTR	Meters	24,891,624	12,794,848	51.4%	1.89%	1.88%	470,452	467,963
16	381.20	ERT	Electronic Meter Reading Transmitter (ERT) Units	18,659,645	4,550,779	24.4%	14.22%	5.14%	2,653,402	959,106
17	382.00	MTI	Meter Installations	9,584,602	5,163,047	53.9%	2.31%	1.92%	221,404	184,024
18	382.20	ERI	ERT Installations	5,200,132	198,589	3.8%	11.88%	6.76%	617,776	351,529
19	383.00	HRG	House Regulators	6,510,137	2,965,948	45.6%	1.96%	2.07%	127,599	134,760
20	384.00	HRI	House Regulators - Installation	7,511,153	2,348,181	31.3%	2.17%	2.25%	162,992	189,001
21	385.00	IMR	Regulator Station - Industrial	11,375,621	5,968,302	52.5%	2.69%	2.46%	306,004	279,840
22			Subtotal Distribution Plant	416,997,865	229,773,317	55.1%	3.06%	2.74%	12,777,268	11,408,965
23	390.10	GSJ	Structures and Improvements	19,719,431	7,885,193	40.0%	2.31%	2.26%	455,519	445,659
24	392.10	GTR	Transportation Equipment	9,652,708	3,751,508	38.9%	8.61%	6.34%	831,098	(219,116)
25	396.00	GPE	Power Operated Equipment	1,394,544	468,512	33.6%	5.39%	5.09%	75,166	70,982
26			Subtotal General Plant	30,766,683	12,105,213	39.3%	4.43%	3.67%	1,361,783	1,128,623
27			Total Depreciable Plant	545,922,771	295,896,720	54.2%	3.09%	2.78%	16,885,563	15,161,109

Depreciation Rates 12-31-2016

Intermountain Gas Company  
Summary of Present and Proposed  
Depreciation Accrual Parameters and Expenses  
Study Date - As of December 31, 2016

Proposed Depreciation Rate Parameters (Depreciation Life & Rate Procedures)

Line Number	Account Number	Study Category	Account Name	Investment Balance \$	Current Study 12-31-2016 Reserved Balance \$	Percent Reserved %	Retirement Dispersion	Projection Life year	Average Service Life year	Average Age year	Average Remaining Life year	Net Salvage %	Annual Accrual Rate %	Annual Accruals \$/year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
1	361.00	LNG	LNG Facilities - Nampa	20,321,751	8,113,593	39.9%	\$4.0 / \$5.0	32.0	34.0	15.0	21.7	-17.20%	3.56%	723,454
2	363.60	LNG	LNG Facilities - Rexburg	5,022,981	3,556,890	70.8%	R4.0	22.0	22.0	8.2	13.8	-21.50%	3.67%	184,343
3			Subtotal LNG Facilities Plant	25,344,732	11,670,483									907,797
4	365.00	ROW	Right of Way	782,865	371,103	47.4%	R5.0	41.4	41.7	17.6	24.3	0.00%	2.16%	16,910
5	366.00	TCS	Structures and Improvements	77,152	35,679	46.2%	R5.0	27.0	30.9	24.6	9.4	-5.00%	6.26%	4,830
6	367.00	TMN	Transmission Mains	69,508,685	41,220,065	59.3%	S5.0	52.0	53.2	20.7	33.4	-35.00%	2.27%	1,577,847
7	368.00	TCS	Compressor Equipment	1,730,359	(31,034)	-1.8%	R4.0	20.0	19.9	5.5	14.4	5.00%	6.72%	116,280
8	370.00	TCE	Communication Equipment	714,440	751,894	105.2%	L3.0	30.0	42.4	35.4	8.2	-5.00%	-0.02%	(143)
9			Subtotal Transmission Plant	72,813,501	42,347,707	58.2%								1,715,724
10	374.00	LRT	Land Rights	646,118	286,723	44.4%	R5.0	48.0	50.5	22.2	30.0	0.00%	1.85%	11,953
11	375.00	STR	Structures and Improvements	19,864	19,849	105.2%	R5.0	45.0	53.3	50.8	2.6	-5.00%	-0.08%	(15)
12	376.00	MNS	Mains	169,530,614	101,709,107	60.0%	R4.0	65.0	65.9	21.2	45.1	-46.00%	1.91%	3,238,035
13	378.00	MRG	Regulator Station Equipment	9,528,631	2,761,074	29.0%	R2.0	42.0	43.9	10.7	34.1	-31.00%	2.99%	284,906
14	380.00	SVC	Services	153,540,714	91,006,870	59.3%	R4.0	50.0	50.9	18.2	33.1	-74.00%	3.47%	5,327,863
15	381.00	MTR	Meters	24,891,624	12,794,848	51.4%	R4.0	42.0	43.5	18.6	25.8	0.00%	1.88%	467,963
16	381.20	ERT	Electronic Meter Reading Transmitter (ERT) Units	18,659,645	4,550,779	24.4%	S5.0	18.0	18.0	3.0	15.1	-2.00%	5.14%	959,106
17	382.00	MTI	Meter Installations	9,584,602	5,163,047	53.9%	R4.0	42.0	43.4	20.1	24.0	0.00%	1.92%	184,024
18	382.20	ERI	ERT Installations	5,200,132	198,589	3.8%	R5.0	18.0	18.0	1.4	16.6	-16.00%	6.76%	351,529
19	383.00	HRG	House Regulators	6,510,137	2,965,948	45.6%	R4.0	42.0	43.5	18.2	26.3	0.00%	2.07%	134,760
20	384.00	HRI	House Regulators - Installation	7,511,153	2,348,181	31.3%	R4.0	42.0	42.4	12.2	30.5	0.00%	2.25%	169,001
21	385.00	IMR	Regulator Station - Industrial	11,375,621	5,988,302	52.5%	R2.0	37.0	40.2	16.3	25.0	-14.00%	2.46%	279,840
22			Subtotal Distribution Plant	416,997,855	229,773,317	55.1%								11,408,965
23	390.10	GSI	Structures and Improvements	19,719,431	7,885,193	40.0%	R2.0	34.0	37.2	14.7	24.3	5.00%	2.26%	445,659
24	392.10	GTR	Transportation Equipment	9,652,708	3,751,508	38.9%	L2.0	10.0	10.9	4.5	6.8	18.00%	6.34%	611,982
25	396.00	GPE	Power Operated Equipment	1,394,544	468,512	33.6%	L2.0	12.0	13.0	3.9	10.1	15.00%	5.09%	70,982
26			Subtotal General Plant	30,766,683	12,105,213	39.3%								1,128,623
27			Total Depreciable Plant	545,922,771	295,896,720	54.2%								15,161,109.00

Depreciation Rates 12-31-2016

**Theoretical Reserve Analysis (Depreciation Life & Rate Procedures)**

Intermountain Gas Company  
Summary of Present and Proposed  
Depreciation Accrual Parameters and Expenses  
Study Date : As of December 31, 2016

Line Number	Account Number	Study Category	Account Name	Investment Balance \$s	Current Study 12-31-2016 Reserved Balance \$s	Percent Researved %	Future Net Salvage %	Average Net Salvage %	Average Remaining Life years	Average Service Life years	Theoretical Reserve Percent % of OC	Theoretical Reserve \$s	Reserve Variance \$s
	(a)	(b)	(c)	(d)	(e)	(f)/(g)	(g)	(h)	(i)	(j)	(k)	(l)	(m)-(l)-(e)
1	361.00	LNG	LNG Facilities - Nampa	20,321,751	8,113,593	39.9%	-17.20%	-17.20%	21.7	34.0	42.4%	8,616,422	502,829
2	363.00	LNG	LNG Facilities - Rexburg	5,022,981	3,556,890	70.8%	-21.50%	-21.50%	13.8	22.0	45.3%	2,274,908	(1,281,982)
3			Subtotal LNG Facilities Plant	25,344,732	11,670,483							10,891,330	(779,153)
4	365.00	ROW	Right of Way	782,865	371,103	47.4%	0.00%	0.00%	24.3	41.7	41.7%	326,690	(44,413)
5	366.00	TCS	Structures and Improvements	77,152	35,679	46.2%	-5.00%	-5.00%	9.4	30.9	73.1%	56,367	20,688
6	367.00	TMIN	Transmission Mains	69,508,685	41,220,065	59.3%	-35.00%	-35.00%	33.4	53.2	50.2%	34,921,163	(6,298,902)
7	368.00	TCS	Compressor Equipment	1,730,359	(31,034)	-1.8%	5.00%	5.00%	14.4	19.9	26.3%	454,392	485,426
8	370.00	TCE	Communication Equipment	714,440	751,894	105.2%	-5.00%	-5.00%	8.2	42.4	84.7%	605,059	(146,835)
9			Subtotal Transmission Plant	72,813,501	42,347,707	58.2%	-31.71%	-31.71%	31.8	50.9	49.9%	36,363,671	(5,984,036)
10	374.00	LRT	Land Rights	646,118	286,723	44.4%	0.00%	0.00%	30.0	50.5	40.6%	262,259	(24,464)
11	375.00	STR	Structures and Improvements	18,864	19,849	105.2%	-5.00%	-5.00%	2.6	53.3	99.9%	18,841	(1,008)
12	376.00	MNS	Mains	169,530,614	101,709,107	60.0%	-46.00%	-46.00%	45.1	65.9	46.1%	78,119,707	(23,589,400)
13	378.00	MRG	Regulator Station Equipment	9,528,631	2,761,074	29.0%	-31.00%	-31.00%	34.1	43.9	29.2%	2,786,172	25,098
14	380.00	SVC	Services	153,540,714	91,006,870	59.3%	-74.00%	-74.00%	33.1	50.9	60.9%	93,429,524	2,422,654
15	381.00	MTR	Meters	24,891,524	12,794,848	51.4%	0.00%	0.00%	25.8	43.5	40.7%	10,128,402	(2,666,446)
16	381.20	ERT	Electronic Meter Reading Transmitter (ERT) Units	18,659,645	4,550,779	24.4%	-2.00%	-2.00%	15.1	18.0	16.4%	3,065,780	(1,484,999)
17	382.00	MTI	Meter Installations	9,584,602	5,163,047	53.9%	0.00%	0.00%	24.0	43.4	44.7%	4,284,317	(878,730)
18	382.20	ERI	ERT Installations	5,200,132	198,589	3.8%	-16.00%	-16.00%	16.6	18.0	9.0%	469,052	270,463
19	383.00	HRG	House Regulators	6,510,137	2,965,948	45.6%	0.00%	0.00%	26.3	43.5	39.5%	2,574,108	(391,840)
20	384.00	HRI	House Regulators - Installation	7,511,153	2,348,181	31.3%	0.00%	0.00%	30.5	42.4	28.1%	2,108,361	(239,800)
21	385.00	IMR	Regulator Station - Industrial	11,375,621	5,968,302	52.5%	-14.00%	-14.00%	25.0	40.2	43.1%	4,902,893	(1,065,409)
22			Subtotal Distribution Plant	416,997,855	229,773,317	55.1%	-41.99%	-41.99%	32.8	48.8	48.5%	202,149,436	(27,623,881)
23	390.10	GSI	Structures and Improvements	19,719,431	7,885,193	40.0%	5.00%	5.00%	24.3	37.2	32.9%	6,495,612	(1,389,612)
24	392.10	GTR	Transportation Equipment	9,652,708	3,751,508	38.9%	18.00%	18.00%	6.8	10.9	30.8%	2,976,895	(774,613)
25	396.00	GPE	Power Operated Equipment	1,394,544	468,512	33.6%	15.00%	15.00%	10.1	13.0	19.0%	264,406	(204,106)
26			Subtotal General Plant	30,766,683	12,105,213	39.3%	13.26%	13.26%	13.1	20.2	31.6%	9,736,882	(2,368,331)
27			Total Depreciable Plant	545,922,771	295,896,720	54.2%	-32.39%	-32.39%	29.4	44.3	47.5%	259,141,319	(36,755,401)

Depreciation Rates 12-31-2016



Intermountain Gas Company General Plant Amortization Study As of December 31, 2016								
Line Number	Description	Account 391	Account 393	Account 394	Account 395	Account 397	Account 398	Total General Plant Amortizations
	(a)	Furniture and Office Equipment	Stores Equipment	Tools, Shop, and Work Equipment	Laboratory Equipment	Communications Equipment	Miscellaneous Equipment	(h)
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
<b>Activity At 12-31-2016</b>								
1	Plant and Reserve Investment							
2	Investment (\$s)	8,536,874	0	6,158,589	0	1,799,715	0	16,495,178
3	Reserve (\$s)	5,311,773	6,950	1,780,909	0	-192,223	0	6,907,409
4	% Reserved	62.22%		28.92%		-10.68%		41.88%
5	<b>Existing Amortization Rate and Expense</b>							
6	Amortization Period as of 12-31-2013 (years)	9.25		18.17		7.00		
7	Rate as of 12-31-2013 (%/year)	16.18%		5.59%		18.95%		12.53%
8	Expense (\$s/year)	1,381,266		344,265		341,046		2,066,577
9	<b>Proposed Amortization Rate and Expense</b>							
10	Age as of 12-31-2016 (years)	4.80		4.72		3.71		
11	Amortization Period as of 12-31-2018 (years)	9.87		15.48		7.00		
12	Remaining Life as of 12-31-2016 (years)	5.07		10.76		3.29		
13	Amortization Rate as of 12-31-2016 (%/year)	7.45%		6.61%		33.64%		9.99%
14	Annual Amortization as of 12-31-2016 (\$s/year)	636,115		406,848		605,452		1,648,415
15	<b>Difference in Amortization Rate and Expense</b>							
16	Annual Amortization (\$s/year)	(745,151)		62,583		264,406		-418,162