

ANIMAL SHELTER LIFT STATION MICROGRID FINANCIAL RESULTS

FINANCIAL RESULTS

The detailed results of the Financial Modeling for Animal Shelter Lift Station are included below for the 24-hour, 48-hour, and 72-hour resiliency scenarios with a 90% likelihood of ride-through.

TABLE 1: CURRENT ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	158	314	309	0	2	102	53	99	254
February	Winter	0	173	328	336	0	3	107	56	99	262
March	Winter	0	191	397	399	0	3	125	65	100	290
April	Winter	0	206	397	425	0	3	130	76	100	307
May	Winter	0	234	456	448	0	3	145	65	101	310
June	Summer	134	49	751	0	3	3	127	109	99	336
July	Summer	116	55	702	0	2	2	119	81	99	299
August	Summer	122	42	668	0	2	2	113	75	99	287
September	Summer	104	45	605	0	2	2	103	61	98	262
October	Winter	0	154	318	309	0	2	99	50	99	248
November	Winter	0	158	309	297	0	2	97	40	98	235
December	Winter	0	178	325	333	0	2	107	37	99	243
Total		476	1,643	5,570	2,856	10	27	1,374	768	1,190	3,333

TABLE 2: NEW ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	0	395	73	0	0	55	17	94	167
February	Winter	0	36	343	70	0	3	56	37	94	187
March	Winter	0	17	356	57	0	2	53	35	94	183
April	Winter	0	19	312	16	0	2	44	37	94	175
May	Winter	0	19	347	56	0	2	52	42	94	189
June	Summer	20	1	401	0	2	1	46	41	94	181
July	Summer	0	0	398	0	0	0	18	17	94	130
August	Summer	0	0	409	0	0	0	19	17	94	131
September	Summer	0	0	398	0	0	0	27	17	94	139
October	Winter	0	0	394	34	0	0	40	17	94	151
November	Winter	0	0	388	68	0	0	50	17	94	162
December	Winter	0	0	398	104	0	0	60	17	94	172
Total		20	93	4,540	479	2	9	521	315	1,130	1,966

TABLE 3: KEY FINANCIAL INPUTS & METRICS – PV + BESS DIRECT PURCHASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,307
BESS Cost	(\$78,408)	25-Year Total Energy Financial Benefit	\$50,040
Upfront Payment	(\$115,583)	25-Year NPV	(\$80,776)
Total O&M Cost	(\$49,908)	Payback Year	26+
Total Project Costs	(\$165,490)		
Total Incentives	\$34,675		
Net Payments	(\$130,816)		

TABLE 4: PV + BESS DIRECT PURCHASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	(78,408)	-	-	-	(115,583)	(115,583)	(115,583)	(115,583)
1	7,177	854	453	1,307	-	-	34,675	(89)	(1,372)	34,521	33,515	(81,062)	(82,067)
2	7,141	875	452	1,327	-	-	-	(91)	(1,406)	(171)	(161)	(81,233)	(82,228)
3	7,105	898	474	1,371	-	-	-	(94)	(1,441)	(164)	(150)	(81,397)	(82,378)
4	7,070	920	510	1,430	-	-	-	(96)	(1,477)	(144)	(128)	(81,540)	(82,506)
5	7,035	943	538	1,481	-	-	-	(98)	(1,514)	(131)	(113)	(81,672)	(82,619)
6	6,999	967	545	1,512	-	-	-	(101)	(1,552)	(141)	(118)	(81,813)	(82,738)
7	6,964	991	598	1,589	-	-	-	(103)	(1,591)	(105)	(86)	(81,918)	(82,823)
8	6,930	1,016	612	1,629	-	-	-	(106)	(1,631)	(108)	(85)	(82,026)	(82,909)
9	6,895	1,042	630	1,672	-	-	-	(109)	(1,672)	(109)	(83)	(82,135)	(82,992)
10	6,860	1,068	656	1,724	-	-	-	(111)	(1,713)	(100)	(75)	(82,235)	(83,067)
11	6,826	1,095	716	1,811	-	-	-	(114)	(1,756)	(59)	(43)	(82,295)	(83,109)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
12	6,792	1,123	763	1,885	-	-	-	(117)	(1,800)	(32)	(22)	(82,326)	(83,132)
13	6,758	1,151	799	1,951	-	-	-	(120)	(1,845)	(15)	(10)	(82,341)	(83,141)
14	6,724	1,181	812	1,993	-	-	-	(123)	(1,891)	(21)	(14)	(82,362)	(83,156)
15	6,691	1,210	863	2,073	-	-	-	(126)	(1,939)	9	6	(82,353)	(83,150)
16	6,657	1,241	911	2,152	-	-	-	(129)	(1,987)	36	22	(82,317)	(83,127)
17	6,624	1,272	957	2,229	-	-	-	(132)	(2,037)	60	36	(82,257)	(83,091)
18	6,591	1,304	979	2,283	-	-	-	(136)	(2,088)	60	35	(82,197)	(83,056)
19	6,558	1,338	1,044	2,382	-	-	-	(139)	(2,140)	103	59	(82,094)	(82,997)
20	6,525	1,371	1,074	2,445	-	-	-	(142)	(2,193)	109	60	(81,985)	(82,937)
21	6,492	1,406	1,156	2,562	-	-	-	(146)	(2,248)	168	90	(81,818)	(82,847)
22	6,460	1,441	1,181	2,622	-	-	-	(150)	(2,304)	168	88	(81,649)	(82,759)
23	6,428	1,478	1,300	2,778	-	-	-	(153)	(2,362)	263	133	(81,387)	(82,626)
24	6,395	1,515	1,365	2,880	-	-	-	(157)	(2,421)	302	149	(81,085)	(82,477)
25	6,364	1,553	1,398	2,952	-	-	-	(161)	(2,482)	309	148	(80,776)	(82,330)
Total	169,061	29,256	20,784	50,040	(37,175)	(78,408)	34,675	(3,043)	(46,864)	-	-	-	-

TABLE 5: KEY FINANCIAL INPUTS & METRICS – PV PPA + BESS LEASE

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.444	Total Energy Financial Benefit (Year 1)	\$1,307
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$50,040
PPA Payment (Year 1)	(\$3,234)	25-Year NPV	(\$116,868)
PPA Payments Term (20-Year)	(\$71,166)	Payback Year	26+
PPA Termination Value	(\$5,573)		
BESS Lease Payment (Year 1)	(\$3,920)		
BESS Lease Payment Term (20-Year)	(\$78,408)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$11,761)		

TABLE 6: PV PPA + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	-	-	-	-	-	-	-	-
1	7,177	854	453	1,307	(3,234)	-	(3,920)	-	(5,848)	(5,678)	(5,848)	(5,678)
2	7,141	875	452	1,327	(3,266)	-	(3,920)	-	(5,860)	(5,524)	(11,708)	(11,201)
3	7,105	898	474	1,371	(3,299)	-	(3,920)	-	(5,848)	(5,352)	(17,556)	(16,553)
4	7,070	920	510	1,430	(3,332)	-	(3,920)	-	(5,822)	(5,173)	(23,378)	(21,726)
5	7,035	943	538	1,481	(3,365)	-	(3,920)	-	(5,804)	(5,006)	(29,182)	(26,732)
6	6,999	967	545	1,512	(3,398)	-	(3,920)	-	(5,807)	(4,863)	(34,989)	(31,596)
7	6,964	991	598	1,589	(3,432)	-	(3,920)	-	(5,763)	(4,686)	(40,752)	(36,281)
8	6,930	1,016	612	1,629	(3,466)	-	(3,920)	-	(5,757)	(4,545)	(46,509)	(40,826)
9	6,895	1,042	630	1,672	(3,500)	-	(3,920)	-	(5,749)	(4,406)	(52,258)	(45,233)
10	6,860	1,068	656	1,724	(3,535)	-	(3,920)	-	(5,731)	(4,265)	(57,990)	(49,497)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
11	6,826	1,095	716	1,811	(3,570)	-	(3,920)	-	(5,680)	(4,103)	(63,669)	(53,600)
12	6,792	1,123	763	1,885	(3,606)	-	(3,920)	-	(5,640)	(3,956)	(69,310)	(57,556)
13	6,758	1,151	799	1,951	(3,641)	-	(3,920)	-	(5,611)	(3,821)	(74,921)	(61,377)
14	6,724	1,181	812	1,993	(3,677)	-	(3,920)	-	(5,605)	(3,706)	(80,526)	(65,083)
15	6,691	1,210	863	2,073	(3,714)	-	(3,920)	-	(5,561)	(3,569)	(86,087)	(68,652)
16	6,657	1,241	911	2,152	(3,751)	-	(3,920)	-	(5,519)	(3,439)	(91,606)	(72,092)
17	6,624	1,272	957	2,229	(3,788)	-	(3,920)	-	(5,479)	(3,315)	(97,085)	(75,407)
18	6,591	1,304	979	2,283	(3,826)	-	(3,920)	-	(5,463)	(3,209)	(102,548)	(78,616)
19	6,558	1,338	1,044	2,382	(3,864)	-	(3,920)	-	(5,402)	(3,081)	(107,951)	(81,696)
20	6,525	1,371	1,074	2,445	(3,902)	(5,573)	(3,920)	(11,761)	(22,712)	(12,575)	(130,662)	(94,271)
21	6,492	1,406	1,156	2,562	-	-	-	-	2,562	1,377	(128,101)	(92,894)
22	6,460	1,441	1,181	2,622	-	-	-	-	2,622	1,368	(125,478)	(91,526)
23	6,428	1,478	1,300	2,778	-	-	-	-	2,778	1,408	(122,700)	(90,118)
24	6,395	1,515	1,365	2,880	-	-	-	-	2,880	1,417	(119,820)	(88,701)
25	6,364	1,553	1,398	2,952	-	-	-	-	2,952	1,410	(116,868)	(87,292)
Total	169,061	29,256	20,784	50,040	(71,166)	(5,573)	(78,408)	(11,761)	-	-	-	-

TABLE 7: KEY FINANCIAL INPUTS & METRICS – PV DIRECT PURCHASE + BESS LEASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,307
Total PV O&M Cost	(\$3,043)	25-Year Total Energy Financial Benefit	\$50,040
BESS Lease Payment (Year 1)	(\$3,920)	25-Year NPV	(\$69,195)
BESS Lease Payment Term (20-Year)	(\$78,408)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$11,761)		
Total Incentives	\$11,152		

TABLE 8: PV DIRECT PURCHASE + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	-	-	-	-	(37,175)	(37,175)	(37,175)	(37,175)
1	7,177	854	453	1,307	-	(3,920)	-	11,152	(89)	8,450	8,204	(28,725)	(28,971)
2	7,141	875	452	1,327	-	(3,920)	-	-	(91)	(2,685)	(2,531)	(31,410)	(31,502)
3	7,105	898	474	1,371	-	(3,920)	-	-	(94)	(2,643)	(2,419)	(34,052)	(33,920)
4	7,070	920	510	1,430	-	(3,920)	-	-	(96)	(2,586)	(2,298)	(36,639)	(36,218)
5	7,035	943	538	1,481	-	(3,920)	-	-	(98)	(2,537)	(2,189)	(39,176)	(38,407)
6	6,999	967	545	1,512	-	(3,920)	-	-	(101)	(2,510)	(2,102)	(41,686)	(40,509)
7	6,964	991	598	1,589	-	(3,920)	-	-	(103)	(2,435)	(1,980)	(44,121)	(42,488)
8	6,930	1,016	612	1,629	-	(3,920)	-	-	(106)	(2,397)	(1,893)	(46,518)	(44,381)
9	6,895	1,042	630	1,672	-	(3,920)	-	-	(109)	(2,357)	(1,807)	(48,875)	(46,188)
10	6,860	1,068	656	1,724	-	(3,920)	-	-	(111)	(2,307)	(1,717)	(51,183)	(47,904)
11	6,826	1,095	716	1,811	-	(3,920)	-	-	(114)	(2,224)	(1,606)	(53,406)	(49,511)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
12	6,792	1,123	763	1,885	-	(3,920)	-	-	(117)	(2,152)	(1,509)	(55,558)	(51,020)
13	6,758	1,151	799	1,951	-	(3,920)	-	-	(120)	(2,090)	(1,423)	(57,648)	(52,443)
14	6,724	1,181	812	1,993	-	(3,920)	-	-	(123)	(2,050)	(1,355)	(59,698)	(53,799)
15	6,691	1,210	863	2,073	-	(3,920)	-	-	(126)	(1,973)	(1,266)	(61,671)	(55,065)
16	6,657	1,241	911	2,152	-	(3,920)	-	-	(129)	(1,897)	(1,182)	(63,568)	(56,247)
17	6,624	1,272	957	2,229	-	(3,920)	-	-	(132)	(1,824)	(1,103)	(65,392)	(57,351)
18	6,591	1,304	979	2,283	-	(3,920)	-	-	(136)	(1,773)	(1,041)	(67,165)	(58,392)
19	6,558	1,338	1,044	2,382	-	(3,920)	-	-	(139)	(1,678)	(957)	(68,842)	(59,349)
20	6,525	1,371	1,074	2,445	-	(3,920)	(11,761)	-	(142)	(13,379)	(7,408)	(82,221)	(66,756)
21	6,492	1,406	1,156	2,562	-	-	-	-	(146)	2,416	1,299	(79,806)	(65,458)
22	6,460	1,441	1,181	2,622	-	-	-	-	(150)	2,473	1,290	(77,333)	(64,167)
23	6,428	1,478	1,300	2,778	-	-	-	-	(153)	2,625	1,330	(74,708)	(62,837)
24	6,395	1,515	1,365	2,880	-	-	-	-	(157)	2,723	1,340	(71,985)	(61,498)
25	6,364	1,553	1,398	2,952	-	-	-	-	(161)	2,791	1,333	(69,195)	(60,165)
Total	169,061	29,256	20,784	50,040	(37,175)	(78,408)	(11,761)	11,152	(3,043)	-	-	-	-

TABLE 9: CURRENT ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	158	314	309	0	2	102	53	99	254
February	Winter	0	173	328	336	0	3	107	56	99	262
March	Winter	0	191	397	399	0	3	125	65	100	290
April	Winter	0	206	397	425	0	3	130	76	100	307
May	Winter	0	234	456	448	0	3	145	65	101	310
June	Summer	134	49	751	0	3	3	127	109	99	336
July	Summer	116	55	702	0	2	2	119	81	99	299
August	Summer	122	42	668	0	2	2	113	75	99	287
September	Summer	104	45	605	0	2	2	103	61	98	262
October	Winter	0	154	318	309	0	2	99	50	99	248
November	Winter	0	158	309	297	0	2	97	40	98	235
December	Winter	0	178	325	333	0	2	107	37	99	243
Total		476	1,643	5,570	2,856	10	27	1,374	768	1,190	3,333

TABLE 10: NEW ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	0	395	73	0	0	54	17	94	166
February	Winter	0	16	341	51	0	3	50	37	94	181
March	Winter	0	17	356	57	0	2	53	35	94	183
April	Winter	0	19	312	16	0	2	44	37	94	175
May	Winter	0	19	347	56	0	2	52	42	94	189
June	Summer	20	1	410	0	2	1	49	41	94	185
July	Summer	0	0	398	0	0	0	18	17	94	130
August	Summer	0	0	409	0	0	0	19	17	94	131
September	Summer	0	0	398	0	0	0	27	17	94	139
October	Winter	0	0	394	34	0	0	40	17	94	151
November	Winter	0	0	388	68	0	0	50	17	94	162
December	Winter	0	0	398	104	0	0	60	17	94	172
Total		20	72	4,547	459	2	9	517	315	1,130	1,963

TABLE 11: KEY FINANCIAL INPUTS & METRICS – PV + BESS DIRECT PURCHASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,310
BESS Cost	(\$141,372)	25-Year Total Energy Financial Benefit	\$50,406
Upfront Payment	(\$178,547)	25-Year NPV	(\$149,454)
Total O&M Cost	(\$74,877)	Payback Year	26+
Total Project Costs	(\$253,424)		
Total Incentives	\$53,564		
Net Payments	(\$199,860)		

TABLE 12: PV + BESS DIRECT PURCHASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	(141,372)	-	-	-	(178,547)	(178,547)	(178,547)	(178,547)
1	7,177	857	453	1,310	-	-	53,564	(89)	(2,103)	52,682	51,148	(125,865)	(127,399)
2	7,141	879	457	1,336	-	-	-	(91)	(2,156)	(911)	(859)	(126,776)	(128,258)
3	7,105	902	477	1,379	-	-	-	(94)	(2,209)	(924)	(846)	(127,700)	(129,103)
4	7,070	925	514	1,438	-	-	-	(96)	(2,265)	(922)	(819)	(128,622)	(129,923)
5	7,035	948	542	1,490	-	-	-	(98)	(2,321)	(929)	(802)	(129,551)	(130,724)
6	6,999	972	551	1,523	-	-	-	(101)	(2,379)	(957)	(801)	(130,508)	(131,526)
7	6,964	997	606	1,603	-	-	-	(103)	(2,439)	(939)	(764)	(131,447)	(132,289)
8	6,930	1,023	621	1,644	-	-	-	(106)	(2,500)	(962)	(760)	(132,409)	(133,049)
9	6,895	1,049	639	1,687	-	-	-	(109)	(2,562)	(984)	(754)	(133,393)	(133,803)
10	6,860	1,075	665	1,741	-	-	-	(111)	(2,626)	(997)	(742)	(134,390)	(134,544)
11	6,826	1,103	725	1,829	-	-	-	(114)	(2,692)	(977)	(706)	(135,367)	(135,251)
12	6,792	1,131	773	1,904	-	-	-	(117)	(2,759)	(972)	(682)	(136,339)	(135,932)
13	6,758	1,160	812	1,972	-	-	-	(120)	(2,828)	(976)	(665)	(137,315)	(136,597)
14	6,724	1,190	825	2,015	-	-	-	(123)	(2,899)	(1,007)	(665)	(138,322)	(137,263)
15	6,691	1,220	877	2,097	-	-	-	(126)	(2,971)	(1,001)	(642)	(139,323)	(137,905)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
16	6,657	1,251	925	2,176	-	-	-	(129)	(3,046)	(999)	(622)	(140,322)	(138,527)
17	6,624	1,282	972	2,254	-	-	-	(132)	(3,122)	(1,000)	(605)	(141,322)	(139,133)
18	6,591	1,314	983	2,297	-	-	-	(136)	(3,200)	(1,039)	(610)	(142,361)	(139,743)
19	6,558	1,347	1,053	2,400	-	-	-	(139)	(3,280)	(1,019)	(581)	(143,380)	(140,324)
20	6,525	1,381	1,082	2,463	-	-	-	(142)	(3,362)	(1,041)	(576)	(144,421)	(140,900)
21	6,492	1,415	1,158	2,573	-	-	-	(146)	(3,446)	(1,019)	(548)	(145,440)	(141,448)
22	6,460	1,451	1,183	2,634	-	-	-	(150)	(3,532)	(1,048)	(547)	(146,488)	(141,995)
23	6,428	1,487	1,303	2,790	-	-	-	(153)	(3,620)	(984)	(499)	(147,472)	(142,494)
24	6,395	1,525	1,365	2,890	-	-	-	(157)	(3,711)	(978)	(481)	(148,450)	(142,975)
25	6,364	1,563	1,398	2,961	-	-	-	(161)	(3,804)	(1,004)	(479)	(149,454)	(143,454)
Total	169,061	29,447	20,959	50,406	(37,175)	(141,372)	53,564	(3,043)	(71,834)	-	-	-	-

TABLE 13: KEY FINANCIAL INPUTS & METRICS – PV PPA + BESS LEASE

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.444	Total Energy Financial Benefit (Year 1)	\$1,310
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$50,406
PPA Payment (Year 1)	(\$3,234)	25-Year NPV	(\$188,911)
PPA Payments Term (20-Year)	(\$71,166)	Payback Year	26+
PPA Termination Value	(\$5,573)		
BESS Lease Payment (Year 1)	(\$7,069)		
BESS Lease Payment Term (20-Year)	(\$141,372)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$21,206)		

TABLE 14: PV PPA + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	-	-	-	-	-	-	-	-
1	7,177	857	453	1,310	(3,234)	-	(7,069)	-	(8,993)	(8,731)	(8,993)	(8,731)
2	7,141	879	457	1,336	(3,266)	-	(7,069)	-	(8,999)	(8,483)	(17,992)	(17,214)
3	7,105	902	477	1,379	(3,299)	-	(7,069)	-	(8,989)	(8,226)	(26,981)	(25,439)
4	7,070	925	514	1,438	(3,332)	-	(7,069)	-	(8,962)	(7,963)	(35,942)	(33,402)
5	7,035	948	542	1,490	(3,365)	-	(7,069)	-	(8,943)	(7,714)	(44,885)	(41,116)
6	6,999	972	551	1,523	(3,398)	-	(7,069)	-	(8,943)	(7,490)	(53,829)	(48,606)
7	6,964	997	606	1,603	(3,432)	-	(7,069)	-	(8,897)	(7,234)	(62,726)	(55,840)
8	6,930	1,023	621	1,644	(3,466)	-	(7,069)	-	(8,891)	(7,019)	(71,617)	(62,859)
9	6,895	1,049	639	1,687	(3,500)	-	(7,069)	-	(8,882)	(6,807)	(80,499)	(69,666)
10	6,860	1,075	665	1,741	(3,535)	-	(7,069)	-	(8,863)	(6,595)	(89,362)	(76,261)
11	6,826	1,103	725	1,829	(3,570)	-	(7,069)	-	(8,810)	(6,365)	(98,172)	(82,625)
12	6,792	1,131	773	1,904	(3,606)	-	(7,069)	-	(8,770)	(6,151)	(106,942)	(88,776)
13	6,758	1,160	812	1,972	(3,641)	-	(7,069)	-	(8,738)	(5,950)	(115,680)	(94,727)
14	6,724	1,190	825	2,015	(3,677)	-	(7,069)	-	(8,731)	(5,772)	(124,410)	(100,499)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
15	6,691	1,220	877	2,097	(3,714)	-	(7,069)	-	(8,686)	(5,575)	(133,096)	(106,074)
16	6,657	1,251	925	2,176	(3,751)	-	(7,069)	-	(8,643)	(5,386)	(141,740)	(111,460)
17	6,624	1,282	972	2,254	(3,788)	-	(7,069)	-	(8,603)	(5,205)	(150,343)	(116,665)
18	6,591	1,314	983	2,297	(3,826)	-	(7,069)	-	(8,597)	(5,050)	(158,940)	(121,715)
19	6,558	1,347	1,053	2,400	(3,864)	-	(7,069)	-	(8,532)	(4,866)	(167,473)	(126,581)
20	6,525	1,381	1,082	2,463	(3,902)	(5,573)	(7,069)	(21,206)	(35,286)	(19,537)	(202,759)	(146,118)
21	6,492	1,415	1,158	2,573	-	-	-	-	2,573	1,383	(200,186)	(144,735)
22	6,460	1,451	1,183	2,634	-	-	-	-	2,634	1,375	(197,552)	(143,360)
23	6,428	1,487	1,303	2,790	-	-	-	-	2,790	1,414	(194,762)	(141,947)
24	6,395	1,525	1,365	2,890	-	-	-	-	2,890	1,422	(191,872)	(140,525)
25	6,364	1,563	1,398	2,961	-	-	-	-	2,961	1,414	(188,911)	(139,111)
Total	169,061	29,447	20,959	50,406	(71,166)	(5,573)	(141,372)	(21,206)	-	-	-	-

TABLE 15: KEY FINANCIAL INPUTS & METRICS – PV DIRECT PURCHASE + BESS LEASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,310
Total PV O&M Cost	(\$3,043)	25-Year Total Energy Financial Benefit	\$50,406
BESS Lease Payment (Year 1)	(\$7,069)	25-Year NPV	(\$141,238)
BESS Lease Payment Term (20-Year)	(\$141,372)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$21,206)		
Total Incentives	\$11,152		

TABLE 16: PV DIRECT PURCHASE + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	-	-	-	-	(37,175)	(37,175)	(37,175)	(37,175)
1	7,177	857	453	1,310	-	(7,069)	-	11,152	(89)	5,305	5,150	(31,870)	(32,024)
2	7,141	879	457	1,336	-	(7,069)	-	-	(91)	(5,824)	(5,490)	(37,694)	(37,514)
3	7,105	902	477	1,379	-	(7,069)	-	-	(94)	(5,783)	(5,292)	(43,477)	(42,806)
4	7,070	925	514	1,438	-	(7,069)	-	-	(96)	(5,726)	(5,088)	(49,203)	(47,894)
5	7,035	948	542	1,490	-	(7,069)	-	-	(98)	(5,677)	(4,897)	(54,880)	(52,791)
6	6,999	972	551	1,523	-	(7,069)	-	-	(101)	(5,646)	(4,728)	(60,526)	(57,519)
7	6,964	997	606	1,603	-	(7,069)	-	-	(103)	(5,569)	(4,528)	(66,095)	(62,047)
8	6,930	1,023	621	1,644	-	(7,069)	-	-	(106)	(5,531)	(4,366)	(71,626)	(66,413)
9	6,895	1,049	639	1,687	-	(7,069)	-	-	(109)	(5,490)	(4,208)	(77,115)	(70,621)
10	6,860	1,075	665	1,741	-	(7,069)	-	-	(111)	(5,439)	(4,047)	(82,555)	(74,668)
11	6,826	1,103	725	1,829	-	(7,069)	-	-	(114)	(5,354)	(3,868)	(87,909)	(78,536)
12	6,792	1,131	773	1,904	-	(7,069)	-	-	(117)	(5,281)	(3,704)	(93,190)	(82,240)
13	6,758	1,160	812	1,972	-	(7,069)	-	-	(120)	(5,217)	(3,552)	(98,407)	(85,792)
14	6,724	1,190	825	2,015	-	(7,069)	-	-	(123)	(5,176)	(3,422)	(103,583)	(89,214)
15	6,691	1,220	877	2,097	-	(7,069)	-	-	(126)	(5,098)	(3,272)	(108,681)	(92,487)
16	6,657	1,251	925	2,176	-	(7,069)	-	-	(129)	(5,022)	(3,129)	(113,702)	(95,616)
17	6,624	1,282	972	2,254	-	(7,069)	-	-	(132)	(4,947)	(2,993)	(118,649)	(98,609)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
18	6,591	1,314	983	2,297	-	(7,069)	-	-	(136)	(4,907)	(2,883)	(123,557)	(101,491)
19	6,558	1,347	1,053	2,400	-	(7,069)	-	-	(139)	(4,808)	(2,742)	(128,364)	(104,233)
20	6,525	1,381	1,082	2,463	-	(7,069)	(21,206)	-	(142)	(25,954)	(14,370)	(154,318)	(118,603)
21	6,492	1,415	1,158	2,573	-	-	-	-	(146)	2,427	1,305	(151,891)	(117,298)
22	6,460	1,451	1,183	2,634	-	-	-	-	(150)	2,484	1,296	(149,407)	(116,002)
23	6,428	1,487	1,303	2,790	-	-	-	-	(153)	2,636	1,336	(146,770)	(114,666)
24	6,395	1,525	1,365	2,890	-	-	-	-	(157)	2,733	1,344	(144,037)	(113,322)
25	6,364	1,563	1,398	2,961	-	-	-	-	(161)	2,800	1,337	(141,238)	(111,985)
Total	169,061	29,447	20,959	50,406	(37,175)	(141,372)	(21,206)	11,152	(3,043)	-	-	-	-

TABLE 17: CURRENT ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	158	314	309	0	2	102	53	99	254
February	Winter	0	173	328	336	0	3	107	56	99	262
March	Winter	0	191	397	399	0	3	125	65	100	290
April	Winter	0	206	397	425	0	3	130	76	100	307
May	Winter	0	234	456	448	0	3	145	65	101	310
June	Summer	134	49	751	0	3	3	127	109	99	336
July	Summer	116	55	702	0	2	2	119	81	99	299
August	Summer	122	42	668	0	2	2	113	75	99	287
September	Summer	104	45	605	0	2	2	103	61	98	262
October	Winter	0	154	318	309	0	2	99	50	99	248
November	Winter	0	158	309	297	0	2	97	40	98	235
December	Winter	0	178	325	333	0	2	107	37	99	243
Total		476	1,643	5,570	2,856	10	27	1,374	768	1,190	3,333

TABLE 18: NEW ELECTRIC BILL STATEMENT

Time Period		Energy Use (kWh)				Max Demand (kW)		Charges (\$)			
Month	Season	On-Peak	Mid-Peak	Off-Peak	Super Off-Peak	On-Peak	Mid-Peak	Energy	Demand	Non-Bypassable	Total
January	Winter	0	0	395	73	0	0	54	17	94	166
February	Winter	0	0	331	39	0	0	45	17	94	156
March	Winter	0	17	356	56	0	2	53	35	94	183
April	Winter	0	19	312	16	0	2	44	37	94	175
May	Winter	0	19	347	56	0	2	52	42	94	189
June	Summer	20	1	414	0	2	1	52	41	94	187
July	Summer	0	0	398	0	0	0	18	17	94	130
August	Summer	0	0	409	0	0	0	19	17	94	131
September	Summer	0	0	398	0	0	0	27	17	94	139
October	Winter	0	0	394	34	0	0	40	17	94	151
November	Winter	0	0	388	68	0	0	50	17	94	162
December	Winter	0	0	398	104	0	0	60	17	94	172
Total		20	57	4,541	447	2	6	515	296	1,130	1,941

TABLE 19: KEY FINANCIAL INPUTS & METRICS – PV + BESS DIRECT PURCHASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,332
BESS Cost	(\$204,444)	25-Year Total Energy Financial Benefit	\$50,731
Upfront Payment	(\$241,619)	25-Year NPV	(\$214,935)
Total O&M Cost	(\$96,533)	Payback Year	26+
Total Project Costs	(\$338,152)		
Total Incentives	\$72,486		
Net Payments	(\$265,666)		

TABLE 20: PV + BESS DIRECT PURCHASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	(204,444)	-	-	-	(241,619)	(241,619)	(241,619)	(241,619)
1	7,177	860	472	1,332	-	-	72,486	(89)	(2,737)	70,991	68,924	(170,627)	(172,695)
2	7,141	882	469	1,351	-	-	-	(91)	(2,805)	(1,546)	(1,457)	(172,173)	(174,152)
3	7,105	904	490	1,395	-	-	-	(94)	(2,876)	(1,575)	(1,441)	(173,747)	(175,593)
4	7,070	927	527	1,455	-	-	-	(96)	(2,947)	(1,589)	(1,412)	(175,336)	(177,004)
5	7,035	951	552	1,503	-	-	-	(98)	(3,021)	(1,616)	(1,394)	(176,952)	(178,398)
6	6,999	975	562	1,537	-	-	-	(101)	(3,097)	(1,661)	(1,391)	(178,613)	(179,789)
7	6,964	1,000	617	1,617	-	-	-	(103)	(3,174)	(1,661)	(1,350)	(180,274)	(181,140)
8	6,930	1,025	631	1,656	-	-	-	(106)	(3,253)	(1,704)	(1,345)	(181,978)	(182,485)
9	6,895	1,051	649	1,700	-	-	-	(109)	(3,335)	(1,744)	(1,336)	(183,721)	(183,821)
10	6,860	1,078	665	1,743	-	-	-	(111)	(3,418)	(1,786)	(1,329)	(185,508)	(185,150)
11	6,826	1,105	725	1,831	-	-	-	(114)	(3,504)	(1,787)	(1,291)	(187,294)	(186,441)
12	6,792	1,134	773	1,907	-	-	-	(117)	(3,591)	(1,802)	(1,264)	(189,096)	(187,705)
13	6,758	1,163	812	1,974	-	-	-	(120)	(3,681)	(1,827)	(1,244)	(190,923)	(188,948)
14	6,724	1,192	825	2,018	-	-	-	(123)	(3,773)	(1,878)	(1,242)	(192,801)	(190,190)
15	6,691	1,223	877	2,099	-	-	-	(126)	(3,867)	(1,894)	(1,216)	(194,695)	(191,406)
16	6,657	1,254	925	2,179	-	-	-	(129)	(3,964)	(1,914)	(1,192)	(196,608)	(192,598)
17	6,624	1,286	972	2,258	-	-	-	(132)	(4,063)	(1,938)	(1,172)	(198,546)	(193,771)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Cost (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	BESS O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
18	6,591	1,319	994	2,313	-	-	-	(136)	(4,165)	(1,987)	(1,167)	(200,533)	(194,938)
19	6,558	1,353	1,061	2,413	-	-	-	(139)	(4,269)	(1,994)	(1,137)	(202,527)	(196,075)
20	6,525	1,387	1,091	2,478	-	-	-	(142)	(4,376)	(2,040)	(1,129)	(204,567)	(197,204)
21	6,492	1,423	1,174	2,597	-	-	-	(146)	(4,485)	(2,034)	(1,093)	(206,601)	(198,298)
22	6,460	1,460	1,200	2,660	-	-	-	(150)	(4,597)	(2,087)	(1,089)	(208,688)	(199,387)
23	6,428	1,496	1,320	2,816	-	-	-	(153)	(4,712)	(2,049)	(1,038)	(210,737)	(200,425)
24	6,395	1,533	1,386	2,919	-	-	-	(157)	(4,830)	(2,068)	(1,017)	(212,804)	(201,442)
25	6,364	1,571	1,410	2,981	-	-	-	(161)	(4,950)	(2,131)	(1,018)	(214,935)	(202,460)
Total	169,061	29,551	21,180	50,731	(37,175)	(204,444)	72,486	(3,043)	(93,490)	-	-	-	-

TABLE 21: KEY FINANCIAL INPUTS & METRICS – PV PPA + BESS LEASE

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.444	Total Energy Financial Benefit (Year 1)	\$1,332
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$50,731
PPA Payment (Year 1)	(\$3,234)	25-Year NPV	(\$261,119)
PPA Payments Term (20-Year)	(\$71,166)	Payback Year	26+
PPA Termination Value	(\$5,573)		
BESS Lease Payment (Year 1)	(\$10,222)		
BESS Lease Payment Term (20-Year)	(\$204,444)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$30,667)		

TABLE 22: PV PPA + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	-	-	-	-	-	-	-	-
1	7,177	860	472	1,332	(3,234)	-	(10,222)	-	(12,125)	(11,771)	(12,125)	(11,771)
2	7,141	882	469	1,351	(3,266)	-	(10,222)	-	(12,138)	(11,441)	(24,262)	(23,212)
3	7,105	904	490	1,395	(3,299)	-	(10,222)	-	(12,126)	(11,097)	(36,389)	(34,310)
4	7,070	927	527	1,455	(3,332)	-	(10,222)	-	(12,099)	(10,750)	(48,488)	(45,060)
5	7,035	951	552	1,503	(3,365)	-	(10,222)	-	(12,084)	(10,424)	(60,572)	(55,483)
6	6,999	975	562	1,537	(3,398)	-	(10,222)	-	(12,084)	(10,120)	(72,655)	(65,603)
7	6,964	1,000	617	1,617	(3,432)	-	(10,222)	-	(12,037)	(9,787)	(84,693)	(75,391)
8	6,930	1,025	631	1,656	(3,466)	-	(10,222)	-	(12,032)	(9,498)	(96,725)	(84,889)
9	6,895	1,051	649	1,700	(3,500)	-	(10,222)	-	(12,023)	(9,214)	(108,748)	(94,104)
10	6,860	1,078	665	1,743	(3,535)	-	(10,222)	-	(12,014)	(8,940)	(120,762)	(103,043)
11	6,826	1,105	725	1,831	(3,570)	-	(10,222)	-	(11,961)	(8,641)	(132,724)	(111,685)
12	6,792	1,134	773	1,907	(3,606)	-	(10,222)	-	(11,921)	(8,361)	(144,645)	(120,046)
13	6,758	1,163	812	1,974	(3,641)	-	(10,222)	-	(11,889)	(8,096)	(156,534)	(128,142)
14	6,724	1,192	825	2,018	(3,677)	-	(10,222)	-	(11,882)	(7,855)	(168,416)	(135,997)
15	6,691	1,223	877	2,099	(3,714)	-	(10,222)	-	(11,837)	(7,598)	(180,253)	(143,595)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV PPA Cost (\$)	PPA Termination Value (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	Total Annual Projected Cash Flow (\$)	Total NPV Of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
16	6,657	1,254	925	2,179	(3,751)	-	(10,222)	-	(11,794)	(7,349)	(192,047)	(150,944)
17	6,624	1,286	972	2,258	(3,788)	-	(10,222)	-	(11,753)	(7,111)	(203,799)	(158,055)
18	6,591	1,319	994	2,313	(3,826)	-	(10,222)	-	(11,734)	(6,893)	(215,534)	(164,948)
19	6,558	1,353	1,061	2,413	(3,864)	-	(10,222)	-	(11,672)	(6,657)	(227,206)	(171,604)
20	6,525	1,387	1,091	2,478	(3,902)	(5,573)	(10,222)	(30,667)	(47,886)	(26,513)	(275,092)	(198,117)
21	6,492	1,423	1,174	2,597	-	-	-	-	2,597	1,396	(272,495)	(196,721)
22	6,460	1,460	1,200	2,660	-	-	-	-	2,660	1,388	(269,835)	(195,333)
23	6,428	1,496	1,320	2,816	-	-	-	-	2,816	1,427	(267,019)	(193,906)
24	6,395	1,533	1,386	2,919	-	-	-	-	2,919	1,436	(264,100)	(192,470)
25	6,364	1,571	1,410	2,981	-	-	-	-	2,981	1,424	(261,119)	(191,047)
Total	169,061	29,551	21,180	50,731	(71,166)	(5,573)	(204,444)	(30,667)	-	-	-	-

TABLE 23: KEY FINANCIAL INPUTS & METRICS – PV DIRECT PURCHASE + BESS LEASE

Key Financial Outputs			
PV Cost	(\$37,175)	Total Energy Financial Benefit (Year 1)	\$1,332
Total PV O&M Cost	(\$3,043)	25-Year Total Energy Financial Benefit	\$50,731
BESS Lease Payment (Year 1)	(\$10,222)	25-Year NPV	(\$213,445)
BESS Lease Payment Term (20-Year)	(\$204,444)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$30,667)		
Total Incentives	\$11,152		

TABLE 24: PV DIRECT PURCHASE + BESS LEASE PRO FORMA

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
0	-	-	-	-	(37,175)	-	-	-	-	(37,175)	(37,175)	(37,175)	(37,175)
1	7,177	860	472	1,332	-	(10,222)	-	11,152	(89)	2,173	2,110	(35,001)	(35,065)
2	7,141	882	469	1,351	-	(10,222)	-	-	(91)	(8,962)	(8,448)	(43,964)	(43,513)
3	7,105	904	490	1,395	-	(10,222)	-	-	(94)	(8,921)	(8,164)	(52,885)	(51,677)
4	7,070	927	527	1,455	-	(10,222)	-	-	(96)	(8,864)	(7,875)	(61,749)	(59,552)
5	7,035	951	552	1,503	-	(10,222)	-	-	(98)	(8,817)	(7,606)	(70,566)	(67,158)
6	6,999	975	562	1,537	-	(10,222)	-	-	(101)	(8,786)	(7,359)	(79,352)	(74,516)
7	6,964	1,000	617	1,617	-	(10,222)	-	-	(103)	(8,709)	(7,081)	(88,061)	(81,598)
8	6,930	1,025	631	1,656	-	(10,222)	-	-	(106)	(8,672)	(6,846)	(96,734)	(88,444)
9	6,895	1,051	649	1,700	-	(10,222)	-	-	(109)	(8,631)	(6,615)	(105,365)	(95,059)
10	6,860	1,078	665	1,743	-	(10,222)	-	-	(111)	(8,591)	(6,392)	(113,955)	(101,451)
11	6,826	1,105	725	1,831	-	(10,222)	-	-	(114)	(8,505)	(6,145)	(122,461)	(107,595)
12	6,792	1,134	773	1,907	-	(10,222)	-	-	(117)	(8,433)	(5,914)	(130,893)	(113,510)
13	6,758	1,163	812	1,974	-	(10,222)	-	-	(120)	(8,368)	(5,698)	(139,261)	(119,208)
14	6,724	1,192	825	2,018	-	(10,222)	-	-	(123)	(8,327)	(5,505)	(147,588)	(124,713)
15	6,691	1,223	877	2,099	-	(10,222)	-	-	(126)	(8,249)	(5,295)	(155,837)	(130,008)

Year	Solar Production (kWh)	Projected Energy Savings (\$)	Projected Demand Savings (\$)	Total Energy Financial Benefit (\$)	PV Cost (\$)	BESS Lease Cost (\$)	Lease Termination Value (\$)	ITC Elective Pay (\$)	PV O&M Costs (\$)	Total Annual Projected Cash Flow (\$)	Total NPV of Projected Cash Flow (\$)	Undiscounted Cumulative Cash Flow (\$)	Discounted Cumulative Cash Flow (\$)
16	6,657	1,254	925	2,179	-	(10,222)	-	-	(129)	(8,172)	(5,092)	(164,009)	(135,100)
17	6,624	1,286	972	2,258	-	(10,222)	-	-	(132)	(8,097)	(4,899)	(172,106)	(139,999)
18	6,591	1,319	994	2,313	-	(10,222)	-	-	(136)	(8,044)	(4,725)	(180,150)	(144,724)
19	6,558	1,353	1,061	2,413	-	(10,222)	-	-	(139)	(7,948)	(4,532)	(188,098)	(149,256)
20	6,525	1,387	1,091	2,478	-	(10,222)	(30,667)	-	(142)	(38,553)	(21,346)	(226,651)	(170,602)
21	6,492	1,423	1,174	2,597	-	-	-	-	(146)	2,451	1,318	(224,200)	(169,285)
22	6,460	1,460	1,200	2,660	-	-	-	-	(150)	2,510	1,310	(221,690)	(167,975)
23	6,428	1,496	1,320	2,816	-	-	-	-	(153)	2,663	1,349	(219,027)	(166,626)
24	6,395	1,533	1,386	2,919	-	-	-	-	(157)	2,762	1,359	(216,265)	(165,267)
25	6,364	1,571	1,410	2,981	-	-	-	-	(161)	2,820	1,347	(213,445)	(163,920)
Total	169,061	29,551	21,180	50,731	(37,175)	(204,444)	(30,667)	11,152	(3,043)	-	-	-	-