

LAGUNA BEACH ANIMAL SHELTER MICROGRID FINANCIAL RESULTS

FINANCIAL RESULTS

The detailed results of the Financial Modeling for Laguna Beach Animal Shelter 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	912	2,387	971	0	9	619	249	40	908
February	Winter	0	652	1,789	857	0	8	454	215	33	703
March	Winter	0	526	1,388	888	0	6	380	207	31	617
April	Winter	0	492	1,302	832	0	6	356	175	30	561
May	Winter	0	381	1,092	1,586	0	5	387	255	32	674
June	Summer	254	91	2,441	0	4	5	376	285	31	692
July	Summer	250	117	2,236	0	4	4	354	334	29	717
August	Summer	485	160	2,664	0	6	5	462	335	34	831
September	Summer	548	216	2,949	0	7	7	521	368	36	925
October	Winter	0	853	2,180	1,019	0	8	562	224	38	824
November	Winter	0	814	2,069	980	0	8	536	205	37	777
December	Winter	0	668	1,689	935	0	7	452	195	33	681
Total		1,538	5,882	24,185	8,067	21	77	5,459	3,046	404	8,909

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	46	1,603	811	0	8	324	0	15	339
February	Winter	0	38	963	690	0	7	207	0	15	222
March	Winter	0	0	873	222	0	0	96	0	15	110
April	Winter	0	0	999	91	0	0	89	0	15	104
May	Winter	0	0	1,094	32	0	0	94	0	15	109
June	Summer	0	0	1,080	0	0	0	41	0	15	56
July	Summer	0	0	1,056	0	0	0	-104	0	15	-90
August	Summer	0	0	1,068	0	0	0	1	0	15	16
September	Summer	0	0	939	0	0	0	106	0	15	121
October	Winter	0	0	1,043	612	0	0	205	0	15	220
November	Winter	0	18	1,294	799	0	6	262	0	15	277
December	Winter	0	47	1,169	784	0	7	242	0	15	257
Total		0	148	13,181	4,041	0	28	1,563	0	177	1,740

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,942
BESS Cost	(\$243,432)	25-Year Total Energy Financial Benefit	\$280,383
Upfront Payment	(\$416,913)	25-Year NPV	(\$171,171)
Total O&M Cost	(\$159,715)	Payback Year	26+
Total Project Costs	(\$576,628)		
Total Incentives	\$125,074		
Net Payments	(\$451,554)		

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	-	-	-	-	(173,481)	(243,432)	-	-	-	(416,913)	(416,913)	(416,913)	(416,913)
1	34,343	3,896	3,047	6,942	-	-	125,074	(416)	(4,260)	127,340	123,631	(289,573)	(293,282)
2	34,171	3,994	3,220	7,215	-	-	-	(426)	(4,367)	2,422	2,283	(287,151)	(290,999)
3	34,000	4,098	3,370	7,469	-	-	-	(437)	(4,476)	2,556	2,339	(284,595)	(288,659)
4	33,830	4,205	3,546	7,751	-	-	-	(448)	(4,588)	2,715	2,413	(281,879)	(286,247)
5	33,661	4,314	3,728	8,042	-	-	-	(459)	(4,702)	2,881	2,485	(278,998)	(283,762)
6	33,493	4,425	3,890	8,315	-	-	-	(470)	(4,820)	3,024	2,533	(275,974)	(281,229)
7	33,326	4,540	4,105	8,645	-	-	-	(482)	(4,940)	3,223	2,620	(272,751)	(278,608)
8	33,159	4,657	4,310	8,967	-	-	-	(494)	(5,064)	3,409	2,691	(269,342)	(275,917)
9	32,993	4,777	4,516	9,293	-	-	-	(507)	(5,190)	3,596	2,756	(265,746)	(273,161)
10	32,828	4,899	4,754	9,653	-	-	-	(519)	(5,320)	3,814	2,838	(261,932)	(270,323)
11	32,664	5,029	4,962	9,991	-	-	-	(532)	(5,453)	4,006	2,894	(257,926)	(267,429)

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	32,501	5,159	5,211	10,370	-	-	-	(546)	(5,589)	4,235	2,970	(253,691)	(264,459)
13	32,338	5,292	5,501	10,793	-	-	-	(559)	(5,729)	4,505	3,067	(249,187)	(261,392)
14	32,176	5,426	5,784	11,210	-	-	-	(573)	(5,872)	4,764	3,150	(244,422)	(258,242)
15	32,016	5,569	6,065	11,634	-	-	-	(588)	(6,019)	5,027	3,227	(239,396)	(255,015)
16	31,856	5,713	6,377	12,090	-	-	-	(602)	(6,170)	5,318	3,314	(234,078)	(251,702)
17	31,696	5,861	6,650	12,511	-	-	-	(617)	(6,324)	5,570	3,370	(228,508)	(248,332)
18	31,538	6,010	6,986	12,996	-	-	-	(633)	(6,482)	5,881	3,454	(222,627)	(244,877)
19	31,380	6,163	7,372	13,535	-	-	-	(649)	(6,644)	6,243	3,560	(216,385)	(241,317)
20	31,223	6,320	7,725	14,044	-	-	-	(665)	(6,810)	6,569	3,637	(209,816)	(237,680)
21	31,067	6,480	8,128	14,607	-	-	-	(681)	(6,981)	6,945	3,733	(202,870)	(233,947)
22	30,912	6,640	8,549	15,189	-	-	-	(698)	(7,155)	7,336	3,829	(195,534)	(230,118)
23	30,757	6,808	8,912	15,720	-	-	-	(716)	(7,334)	7,670	3,886	(187,864)	(226,232)
24	30,603	6,973	9,409	16,382	-	-	-	(734)	(7,517)	8,131	4,000	(179,733)	(222,232)
25	30,450	7,140	9,879	17,020	-	-	-	(752)	(7,705)	8,562	4,089	(171,171)	(218,142)
Total	808,982	134,387	145,997	280,383	(173,481)	(243,432)	125,074	(14,203)	(145,512)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.434	Total Energy Financial Benefit (Year 1)	\$6,942
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$280,383
PPA Payment (Year 1)	(\$15,128)	25-Year NPV	(\$358,442)
PPA Payments Term (20-Year)	(\$332,870)	Payback Year	26+
PPA Termination Value	(\$26,008)		
BESS Lease Payment (Year 1)	(\$12,172)		
BESS Lease Payment Term (20-Year)	(\$243,432)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$36,515)		

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	34,343	3,896	3,047	6,942	(\$15,128)	-	(\$12,172)	-	(\$20,358)	(\$19,765)	(\$20,358)	(\$19,765)
2	34,171	3,994	3,220	7,215	(\$15,279)	-	(\$12,172)	-	(\$20,235)	(\$19,074)	(\$40,593)	(\$38,839)
3	34,000	4,098	3,370	7,469	(\$15,430)	-	(\$12,172)	-	(\$20,133)	(\$18,425)	(\$60,727)	(\$57,264)
4	33,830	4,205	3,546	7,751	(\$15,583)	-	(\$12,172)	-	(\$20,004)	(\$17,774)	(\$80,731)	(\$75,037)
5	33,661	4,314	3,728	8,042	(\$15,738)	-	(\$12,172)	-	(\$19,867)	(\$17,138)	(\$100,598)	(\$92,175)
6	33,493	4,425	3,890	8,315	(\$15,894)	-	(\$12,172)	-	(\$19,751)	(\$16,541)	(\$120,349)	(\$108,716)
7	33,326	4,540	4,105	8,645	(\$16,052)	-	(\$12,172)	-	(\$19,578)	(\$15,919)	(\$139,928)	(\$124,635)
8	33,159	4,657	4,310	8,967	(\$16,211)	-	(\$12,172)	-	(\$19,416)	(\$15,327)	(\$159,344)	(\$139,962)
9	32,993	4,777	4,516	9,293	(\$16,372)	-	(\$12,172)	-	(\$19,250)	(\$14,754)	(\$178,594)	(\$154,716)
10	32,828	4,899	4,754	9,653	(\$16,535)	-	(\$12,172)	-	(\$19,053)	(\$14,177)	(\$197,647)	(\$168,893)

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	32,664	5,029	4,962	9,991	(16,699)	-	(12,172)	-	(18,879)	(13,639)	(216,526)	(182,532)
12	32,501	5,159	5,211	10,370	(16,865)	-	(12,172)	-	(18,666)	(13,092)	(235,192)	(195,624)
13	32,338	5,292	5,501	10,793	(17,032)	-	(12,172)	-	(18,410)	(12,537)	(253,603)	(208,161)
14	32,176	5,426	5,784	11,210	(17,201)	-	(12,172)	-	(18,163)	(12,008)	(271,766)	(220,168)
15	32,016	5,569	6,065	11,634	(17,372)	-	(12,172)	-	(17,910)	(11,496)	(289,675)	(231,664)
16	31,856	5,713	6,377	12,090	(17,544)	-	(12,172)	-	(17,626)	(10,984)	(307,301)	(242,648)
17	31,696	5,861	6,650	12,511	(17,718)	-	(12,172)	-	(17,379)	(10,514)	(324,680)	(253,162)
18	31,538	6,010	6,986	12,996	(17,894)	-	(12,172)	-	(17,070)	(10,027)	(341,750)	(263,189)
19	31,380	6,163	7,372	13,535	(18,072)	-	(12,172)	-	(16,708)	(9,528)	(358,458)	(272,718)
20	31,223	6,320	7,725	14,044	(18,251)	(26,008)	(12,172)	(36,515)	(78,901)	(43,686)	(437,360)	(316,403)
21	31,067	6,480	8,128	14,607	-	-	-	-	14,607	7,852	(422,752)	(308,551)
22	30,912	6,640	8,549	15,189	-	-	-	-	15,189	7,927	(407,563)	(300,624)
23	30,757	6,808	8,912	15,720	-	-	-	-	15,720	7,965	(391,843)	(292,659)
24	30,603	6,973	9,409	16,382	-	-	-	-	16,382	8,059	(375,461)	(284,600)
25	30,450	7,140	9,879	17,020	-	-	-	-	17,020	8,129	(358,442)	(276,471)
Total	808,982	134,387	145,997	280,383	(332,870)	(26,008)	(243,432)	(36,515)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,942
Total PV O&M Cost	(\$14,203)	25-Year Total Energy Financial Benefit	\$280,383
BESS Lease Payment (Year 1)	(\$12,172)	25-Year NPV	(\$135,203)
BESS Lease Payment Term (20-Year)	(\$243,432)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$36,515)		
Total Incentives	\$52,044		

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	-	-	-	-	(173,481)	-	-	-	-	(173,481)	(173,481)	(173,481)	(173,481)
1	34,343	3,896	3,047	6,942	-	(12,172)	-	52,044	(416)	46,399	45,048	(127,082)	(128,433)
2	34,171	3,994	3,220	7,215	-	(12,172)	-	-	(426)	(5,383)	(5,074)	(132,465)	(133,507)
3	34,000	4,098	3,370	7,469	-	(12,172)	-	-	(437)	(5,140)	(4,704)	(137,605)	(138,211)
4	33,830	4,205	3,546	7,751	-	(12,172)	-	-	(448)	(4,869)	(4,326)	(142,474)	(142,537)
5	33,661	4,314	3,728	8,042	-	(12,172)	-	-	(459)	(4,588)	(3,958)	(147,062)	(146,495)
6	33,493	4,425	3,890	8,315	-	(12,172)	-	-	(470)	(4,327)	(3,624)	(151,389)	(150,119)
7	33,326	4,540	4,105	8,645	-	(12,172)	-	-	(482)	(4,009)	(3,259)	(155,398)	(153,378)
8	33,159	4,657	4,310	8,967	-	(12,172)	-	-	(494)	(3,699)	(2,920)	(159,097)	(156,298)
9	32,993	4,777	4,516	9,293	-	(12,172)	-	-	(507)	(3,385)	(2,594)	(162,481)	(158,892)
10	32,828	4,899	4,754	9,653	-	(12,172)	-	-	(519)	(3,038)	(2,260)	(165,519)	(161,152)
11	32,664	5,029	4,962	9,991	-	(12,172)	-	-	(532)	(2,713)	(1,960)	(168,232)	(163,112)

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	32,501	5,159	5,211	10,370	-	(12,172)	-	-	(546)	(2,347)	(1,646)	(170,579)	(164,759)
13	32,338	5,292	5,501	10,793	-	(12,172)	-	-	(559)	(1,938)	(1,320)	(172,517)	(166,078)
14	32,176	5,426	5,784	11,210	-	(12,172)	-	-	(573)	(1,535)	(1,015)	(174,052)	(167,093)
15	32,016	5,569	6,065	11,634	-	(12,172)	-	-	(588)	(1,126)	(722)	(175,177)	(167,815)
16	31,856	5,713	6,377	12,090	-	(12,172)	-	-	(602)	(684)	(426)	(175,861)	(168,242)
17	31,696	5,861	6,650	12,511	-	(12,172)	-	-	(617)	(278)	(168)	(176,139)	(168,410)
18	31,538	6,010	6,986	12,996	-	(12,172)	-	-	(633)	191	112	(175,948)	(168,297)
19	31,380	6,163	7,372	13,535	-	(12,172)	-	-	(649)	715	408	(175,233)	(167,890)
20	31,223	6,320	7,725	14,044	-	(12,172)	(36,515)	-	(665)	(35,307)	(19,549)	(210,540)	(187,438)
21	31,067	6,480	8,128	14,607	-	-	-	-	(681)	13,926	7,486	(196,614)	(179,952)
22	30,912	6,640	8,549	15,189	-	-	-	-	(698)	14,491	7,563	(182,123)	(172,390)
23	30,757	6,808	8,912	15,720	-	-	-	-	(716)	15,004	7,602	(167,119)	(164,787)
24	30,603	6,973	9,409	16,382	-	-	-	-	(734)	15,648	7,698	(151,471)	(157,089)
25	30,450	7,140	9,879	17,020	-	-	-	-	(752)	16,268	7,770	(135,203)	(149,320)
Total	808,982	134,387	145,997	280,383	(173,481)	(243,432)	(36,515)	52,044	(14,203)	-	-	-	-

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	912	2,387	971	0	9	619	249	40	908
February	Winter	0	652	1,789	857	0	8	454	215	33	703
March	Winter	0	526	1,388	888	0	6	380	207	31	617
April	Winter	0	492	1,302	832	0	6	356	175	30	561
May	Winter	0	381	1,092	1,586	0	5	387	255	32	674
June	Summer	254	91	2,441	0	4	5	376	285	31	692
July	Summer	250	117	2,236	0	4	4	354	334	29	717
August	Summer	485	160	2,664	0	6	5	462	335	34	831
September	Summer	548	216	2,949	0	7	7	521	368	36	925
October	Winter	0	853	2,180	1,019	0	8	562	224	38	824
November	Winter	0	814	2,069	980	0	8	536	205	37	777
December	Winter	0	668	1,689	935	0	7	452	195	33	681
Total		1,538	5,882	24,185	8,067	21	77	5,459	3,046	404	8,909

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	29	1,517	805	0	8	301	0	15	316
February	Winter	0	38	963	705	0	7	212	0	15	226
March	Winter	0	0	873	234	0	0	99	0	15	114
April	Winter	0	0	999	91	0	0	89	0	15	104
May	Winter	0	0	1,094	32	0	0	94	0	15	109
June	Summer	0	0	1,080	0	0	0	41	0	15	56
July	Summer	0	0	1,056	0	0	0	-104	0	15	-90
August	Summer	0	0	1,057	0	0	0	0	0	15	14
September	Summer	0	0	831	0	0	0	93	0	15	108
October	Winter	0	0	1,043	612	0	0	205	0	15	220
November	Winter	0	18	1,294	799	0	6	262	0	15	277
December	Winter	0	39	1,076	852	0	6	240	0	15	255
Total		0	125	12,884	4,130	0	27	1,531	0	177	1,709

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,974
BESS Cost	(\$458,136)	25-Year Total Energy Financial Benefit	\$281,337
Upfront Payment	(\$631,617)	25-Year NPV	(\$407,782)
Total O&M Cost	(\$246,988)	Payback Year	26+
Total Project Costs	(\$878,605)		
Total Incentives	\$189,485		
Net Payments	(\$689,120)		

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	-	-	-	-	(173,481)	(458,136)	-	-	-	(631,617)	(631,617)	(631,617)	(631,617)
1	34,343	3,927	3,047	6,974	-	-	189,485	(416)	(6,815)	189,228	183,717	(442,389)	(447,900)
2	34,171	4,027	3,220	7,247	-	-	-	(426)	(6,985)	(165)	(155)	(442,553)	(448,055)
3	34,000	4,131	3,370	7,501	-	-	-	(437)	(7,160)	(96)	(88)	(442,649)	(448,143)
4	33,830	4,238	3,546	7,784	-	-	-	(448)	(7,339)	(3)	(3)	(442,652)	(448,146)
5	33,661	4,347	3,728	8,075	-	-	-	(459)	(7,522)	94	81	(442,558)	(448,065)
6	33,493	4,458	3,890	8,348	-	-	-	(470)	(7,711)	167	140	(442,392)	(447,925)
7	33,326	4,573	4,105	8,678	-	-	-	(482)	(7,903)	292	238	(442,099)	(447,687)
8	33,159	4,689	4,310	8,999	-	-	-	(494)	(8,101)	404	319	(441,695)	(447,368)
9	32,993	4,809	4,516	9,326	-	-	-	(507)	(8,303)	516	395	(441,179)	(446,973)
10	32,828	4,932	4,754	9,686	-	-	-	(519)	(8,511)	656	488	(440,523)	(446,485)
11	32,664	5,061	4,962	10,024	-	-	-	(532)	(8,724)	768	555	(439,756)	(445,930)
12	32,501	5,192	5,211	10,402	-	-	-	(546)	(8,942)	915	642	(438,841)	(445,289)
13	32,338	5,324	5,501	10,826	-	-	-	(559)	(9,165)	1,101	750	(437,740)	(444,539)
14	32,176	5,459	5,784	11,243	-	-	-	(573)	(9,395)	1,275	843	(436,465)	(443,696)
15	32,016	5,601	6,065	11,666	-	-	-	(588)	(9,629)	1,449	930	(435,016)	(442,766)

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	31,856	5,746	6,377	12,122	-	-	-	(602)	(9,870)	1,650	1,028	(433,366)	(441,738)
17	31,696	5,894	6,650	12,544	-	-	-	(617)	(10,117)	1,810	1,095	(431,555)	(440,642)
18	31,538	6,044	6,986	13,030	-	-	-	(633)	(10,370)	2,027	1,191	(429,528)	(439,451)
19	31,380	6,199	7,372	13,571	-	-	-	(649)	(10,629)	2,293	1,308	(427,234)	(438,144)
20	31,223	6,357	7,725	14,082	-	-	-	(665)	(10,895)	2,522	1,397	(424,712)	(436,747)
21	31,067	6,521	8,128	14,649	-	-	-	(681)	(11,167)	2,800	1,505	(421,912)	(435,242)
22	30,912	6,687	8,549	15,237	-	-	-	(698)	(11,446)	3,092	1,614	(418,820)	(433,628)
23	30,757	6,864	8,912	15,776	-	-	-	(716)	(11,733)	3,327	1,686	(415,492)	(431,942)
24	30,603	7,040	9,409	16,448	-	-	-	(734)	(12,026)	3,689	1,815	(411,804)	(430,127)
25	30,450	7,220	9,879	17,100	-	-	-	(752)	(12,326)	4,021	1,920	(407,782)	(428,207)
Total	808,982	135,341	145,997	281,337	(173,481)	(458,136)	189,485	(14,203)	(232,785)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.434	Total Energy Financial Benefit (Year 1)	\$6,974
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$281,337
PPA Payment (Year 1)	(\$15,128)	25-Year NPV	(\$604,397)
PPA Payments Term (20-Year)	(\$332,870)	Payback Year	26+
PPA Termination Value	(\$26,008)		
BESS Lease Payment (Year 1)	(\$22,907)		
BESS Lease Payment Term (20-Year)	(\$458,136)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$68,720)		

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	34,343	3,927	3,047	6,974	(15,128)	-	(22,907)	-	(31,061)	(30,157)	(31,061)	(30,157)
2	34,171	4,027	3,220	7,247	(15,279)	-	(22,907)	-	(30,938)	(29,162)	(62,000)	(59,319)
3	34,000	4,131	3,370	7,501	(15,430)	-	(22,907)	-	(30,836)	(28,219)	(92,836)	(87,538)
4	33,830	4,238	3,546	7,784	(15,583)	-	(22,907)	-	(30,706)	(27,282)	(123,542)	(114,821)
5	33,661	4,347	3,728	8,075	(15,738)	-	(22,907)	-	(30,569)	(26,369)	(154,112)	(141,190)
6	33,493	4,458	3,890	8,348	(15,894)	-	(22,907)	-	(30,453)	(25,504)	(184,565)	(166,694)
7	33,326	4,573	4,105	8,678	(16,052)	-	(22,907)	-	(30,281)	(24,621)	(214,846)	(191,315)
8	33,159	4,689	4,310	8,999	(16,211)	-	(22,907)	-	(30,119)	(23,776)	(244,964)	(215,091)
9	32,993	4,809	4,516	9,326	(16,372)	-	(22,907)	-	(29,953)	(22,957)	(274,917)	(238,048)
10	32,828	4,932	4,754	9,686	(16,535)	-	(22,907)	-	(29,755)	(22,141)	(304,673)	(260,189)
11	32,664	5,061	4,962	10,024	(16,699)	-	(22,907)	-	(29,582)	(21,371)	(334,255)	(281,559)
12	32,501	5,192	5,211	10,402	(16,865)	-	(22,907)	-	(29,369)	(20,599)	(363,624)	(302,158)
13	32,338	5,324	5,501	10,826	(17,032)	-	(22,907)	-	(29,113)	(19,825)	(392,737)	(321,983)
14	32,176	5,459	5,784	11,243	(17,201)	-	(22,907)	-	(28,865)	(19,083)	(421,602)	(341,066)

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	32,016	5,601	6,065	11,666	(17,372)	-	(22,907)	-	(28,612)	(18,365)	(450,214)	(359,431)
16	31,856	5,746	6,377	12,122	(17,544)	-	(22,907)	-	(28,328)	(17,653)	(478,543)	(377,085)
17	31,696	5,894	6,650	12,544	(17,718)	-	(22,907)	-	(28,081)	(16,989)	(506,623)	(394,074)
18	31,538	6,044	6,986	13,030	(17,894)	-	(22,907)	-	(27,771)	(16,312)	(534,394)	(410,386)
19	31,380	6,199	7,372	13,571	(18,072)	-	(22,907)	-	(27,407)	(15,630)	(561,802)	(426,016)
20	31,223	6,357	7,725	14,082	(18,251)	(26,008)	(22,907)	(68,720)	(121,804)	(67,440)	(683,606)	(493,456)
21	31,067	6,521	8,128	14,649	-	-	-	-	14,649	7,874	(668,957)	(485,582)
22	30,912	6,687	8,549	15,237	-	-	-	-	15,237	7,952	(653,721)	(477,630)
23	30,757	6,864	8,912	15,776	-	-	-	-	15,776	7,993	(637,945)	(469,637)
24	30,603	7,040	9,409	16,448	-	-	-	-	16,448	8,092	(621,497)	(461,545)
25	30,450	7,220	9,879	17,100	-	-	-	-	17,100	8,167	(604,397)	(453,378)
Total	808,982	135,341	145,997	281,337	(332,870)	(26,008)	(458,136)	(68,720)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,974
Total PV O&M Cost	(\$14,203)	25-Year Total Energy Financial Benefit	\$281,337
BESS Lease Payment (Year 1)	(\$22,907)	25-Year NPV	(\$381,159)
BESS Lease Payment Term (20-Year)	(\$458,136)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$68,720)		
Total Incentives	\$52,044		

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	-	-	-	-	(173,481)	-	-	-	-	(173,481)	(173,481)	(173,481)	(173,481)
1	34,343	3,927	3,047	6,974	-	(22,907)	-	52,044	(416)	35,696	34,656	(137,785)	(138,825)
2	34,171	4,027	3,220	7,247	-	(22,907)	-	-	(426)	(16,086)	(15,163)	(153,871)	(153,988)
3	34,000	4,131	3,370	7,501	-	(22,907)	-	-	(437)	(15,843)	(14,498)	(169,714)	(168,486)
4	33,830	4,238	3,546	7,784	-	(22,907)	-	-	(448)	(15,571)	(13,835)	(185,285)	(182,320)
5	33,661	4,347	3,728	8,075	-	(22,907)	-	-	(459)	(15,290)	(13,190)	(200,575)	(195,510)
6	33,493	4,458	3,890	8,348	-	(22,907)	-	-	(470)	(15,029)	(12,587)	(215,605)	(208,097)
7	33,326	4,573	4,105	8,678	-	(22,907)	-	-	(482)	(14,711)	(11,961)	(230,316)	(220,058)
8	33,159	4,689	4,310	8,999	-	(22,907)	-	-	(494)	(14,402)	(11,369)	(244,717)	(231,427)
9	32,993	4,809	4,516	9,326	-	(22,907)	-	-	(507)	(14,088)	(10,797)	(258,805)	(242,224)
10	32,828	4,932	4,754	9,686	-	(22,907)	-	-	(519)	(13,740)	(10,224)	(272,545)	(252,448)
11	32,664	5,061	4,962	10,024	-	(22,907)	-	-	(532)	(13,415)	(9,692)	(285,960)	(262,139)
12	32,501	5,192	5,211	10,402	-	(22,907)	-	-	(546)	(13,050)	(9,153)	(299,010)	(271,293)
13	32,338	5,324	5,501	10,826	-	(22,907)	-	-	(559)	(12,640)	(8,608)	(311,651)	(279,900)
14	32,176	5,459	5,784	11,243	-	(22,907)	-	-	(573)	(12,237)	(8,090)	(323,888)	(287,990)
15	32,016	5,601	6,065	11,666	-	(22,907)	-	-	(588)	(11,828)	(7,592)	(335,716)	(295,582)
16	31,856	5,746	6,377	12,122	-	(22,907)	-	-	(602)	(11,387)	(7,096)	(347,103)	(302,678)
17	31,696	5,894	6,650	12,544	-	(22,907)	-	-	(617)	(10,980)	(6,643)	(358,082)	(309,321)

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	31,538	6,044	6,986	13,030	-	(22,907)	-	-	(633)	(10,510)	(6,173)	(368,592)	(315,494)
19	31,380	6,199	7,372	13,571	-	(22,907)	-	-	(649)	(9,984)	(5,694)	(378,576)	(321,188)
20	31,223	6,357	7,725	14,082	-	(22,907)	(68,720)	-	(665)	(78,210)	(43,303)	(456,786)	(364,491)
21	31,067	6,521	8,128	14,649	-	-	-	-	(681)	13,967	7,508	(442,819)	(356,983)
22	30,912	6,687	8,549	15,237	-	-	-	-	(698)	14,538	7,587	(428,280)	(349,395)
23	30,757	6,864	8,912	15,776	-	-	-	-	(716)	15,060	7,631	(413,221)	(341,765)
24	30,603	7,040	9,409	16,448	-	-	-	-	(734)	15,715	7,731	(397,506)	(334,034)
25	30,450	7,220	9,879	17,100	-	-	-	-	(752)	16,348	7,808	(381,159)	(326,227)
Total	808,982	135,341	145,997	281,337	(173,481)	(458,136)	(68,720)	52,044	(14,203)	-	-	-	-

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	912	2,387	971	0	9	619	249	40	908
February	Winter	0	652	1,789	857	0	8	454	215	33	703
March	Winter	0	526	1,388	888	0	6	380	207	31	617
April	Winter	0	492	1,302	832	0	6	356	175	30	561
May	Winter	0	381	1,092	1,586	0	5	387	255	32	674
June	Summer	254	91	2,441	0	4	5	376	285	31	692
July	Summer	250	117	2,236	0	4	4	354	334	29	717
August	Summer	485	160	2,664	0	6	5	462	335	34	831
September	Summer	548	216	2,949	0	7	7	521	368	36	925
October	Winter	0	853	2,180	1,019	0	8	562	224	38	824
November	Winter	0	814	2,069	980	0	8	536	205	37	777
December	Winter	0	668	1,689	935	0	7	452	195	33	681
Total		1,538	5,882	24,185	8,067	21	77	5,459	3,046	404	8,909

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	29	1,413	802	0	8	286	0	15	301
February	Winter	0	38	963	705	0	7	212	0	15	226
March	Winter	0	0	873	266	0	0	105	0	15	120
April	Winter	0	0	999	91	0	0	89	0	15	104
May	Winter	0	0	1,094	32	0	0	94	0	15	109
June	Summer	0	0	1,080	0	0	0	41	0	15	56
July	Summer	0	0	1,056	0	0	0	-104	0	15	-90
August	Summer	0	0	1,057	0	0	0	0	0	15	14
September	Summer	0	0	723	0	0	0	79	0	15	94
October	Winter	0	0	1,043	612	0	0	205	0	15	220
November	Winter	0	18	1,294	799	0	6	262	0	15	277
December	Winter	0	39	1,006	885	0	6	237	0	15	252
Total		0	125	12,602	4,192	0	27	1,507	0	177	1,684

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,999
BESS Cost	(\$662,256)	25-Year Total Energy Financial Benefit	\$282,001
Upfront Payment	(\$835,737)	25-Year NPV	(\$620,060)
Total O&M Cost	(\$317,046)	Payback Year	26+
Total Project Costs	(\$1,152,783)		
Total Incentives	\$250,721		
Net Payments	(\$902,061)		

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	-	-	-	-	(173,481)	(662,256)	-	-	-	(835,737)	(835,737)	(835,737)	(835,737)
1	34,343	3,952	3,047	6,999	-	-	250,721	(416)	(8,866)	248,438	241,202	(587,299)	(594,535)
2	34,171	4,051	3,220	7,272	-	-	-	(426)	(9,088)	(2,242)	(2,113)	(589,541)	(596,648)
3	34,000	4,156	3,370	7,526	-	-	-	(437)	(9,315)	(2,226)	(2,037)	(591,767)	(598,685)
4	33,830	4,262	3,546	7,808	-	-	-	(448)	(9,548)	(2,187)	(1,943)	(593,954)	(600,629)
5	33,661	4,372	3,728	8,100	-	-	-	(459)	(9,786)	(2,145)	(1,850)	(596,099)	(602,479)
6	33,493	4,483	3,890	8,373	-	-	-	(470)	(10,031)	(2,129)	(1,783)	(598,228)	(604,262)
7	33,326	4,599	4,105	8,704	-	-	-	(482)	(10,282)	(2,060)	(1,675)	(600,288)	(605,937)
8	33,159	4,716	4,310	9,026	-	-	-	(494)	(10,539)	(2,007)	(1,585)	(602,296)	(607,522)
9	32,993	4,836	4,516	9,352	-	-	-	(507)	(10,802)	(1,957)	(1,500)	(604,252)	(609,021)
10	32,828	4,958	4,754	9,713	-	-	-	(519)	(11,072)	(1,879)	(1,398)	(606,131)	(610,419)
11	32,664	5,088	4,962	10,050	-	-	-	(532)	(11,349)	(1,832)	(1,323)	(607,963)	(611,743)
12	32,501	5,218	5,211	10,428	-	-	-	(546)	(11,633)	(1,750)	(1,227)	(609,713)	(612,970)
13	32,338	5,350	5,501	10,851	-	-	-	(559)	(11,924)	(1,632)	(1,111)	(611,345)	(614,081)
14	32,176	5,484	5,784	11,268	-	-	-	(573)	(12,222)	(1,527)	(1,010)	(612,872)	(615,091)
15	32,016	5,627	6,065	11,692	-	-	-	(588)	(12,527)	(1,423)	(914)	(614,295)	(616,004)
16	31,856	5,771	6,377	12,148	-	-	-	(602)	(12,841)	(1,295)	(807)	(615,590)	(616,811)
17	31,696	5,921	6,650	12,571	-	-	-	(617)	(13,162)	(1,208)	(731)	(616,798)	(617,542)

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	31,538	6,071	6,986	13,057	-	-	-	(633)	(13,491)	(1,066)	(626)	(617,864)	(618,168)
19	31,380	6,227	7,372	13,599	-	-	-	(649)	(13,828)	(877)	(500)	(618,741)	(618,669)
20	31,223	6,386	7,725	14,111	-	-	-	(665)	(14,174)	(727)	(403)	(619,469)	(619,071)
21	31,067	6,550	8,128	14,678	-	-	-	(681)	(14,528)	(531)	(286)	(620,000)	(619,357)
22	30,912	6,717	8,549	15,266	-	-	-	(698)	(14,891)	(323)	(169)	(620,324)	(619,526)
23	30,757	6,893	8,912	15,805	-	-	-	(716)	(15,263)	(174)	(88)	(620,498)	(619,614)
24	30,603	7,068	9,409	16,477	-	-	-	(734)	(15,645)	98	48	(620,400)	(619,566)
25	30,450	7,249	9,879	17,128	-	-	-	(752)	(16,036)	340	162	(620,060)	(619,404)
Total	808,982	136,005	145,997	282,001	(173,481)	(662,256)	250,721	(14,203)	(302,843)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.434	Total Energy Financial Benefit (Year 1)	\$6,999
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$282,001
PPA Payment (Year 1)	(\$15,128)	25-Year NPV	(\$838,471)
PPA Payments Term (20-Year)	(\$332,870)	Payback Year	26+
PPA Termination Value	(\$26,008)		
BESS Lease Payment (Year 1)	(\$33,113)		
BESS Lease Payment Term (20-Year)	(\$662,256)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$99,338)		

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	34,343	3,952	3,047	6,999	(15,128)	-	(33,113)	-	(41,243)	(40,041)	(41,243)	(40,041)
2	34,171	4,051	3,220	7,272	(15,279)	-	(33,113)	-	(41,120)	(38,759)	(82,362)	(78,800)
3	34,000	4,156	3,370	7,526	(15,430)	-	(33,113)	-	(41,017)	(37,537)	(123,379)	(116,337)
4	33,830	4,262	3,546	7,808	(15,583)	-	(33,113)	-	(40,888)	(36,328)	(164,267)	(152,665)
5	33,661	4,372	3,728	8,100	(15,738)	-	(33,113)	-	(40,751)	(35,152)	(205,018)	(187,817)
6	33,493	4,483	3,890	8,373	(15,894)	-	(33,113)	-	(40,634)	(34,030)	(245,652)	(221,848)
7	33,326	4,599	4,105	8,704	(16,052)	-	(33,113)	-	(40,461)	(32,899)	(286,113)	(254,746)
8	33,159	4,716	4,310	9,026	(16,211)	-	(33,113)	-	(40,298)	(31,812)	(326,411)	(286,558)
9	32,993	4,836	4,516	9,352	(16,372)	-	(33,113)	-	(40,133)	(30,758)	(366,544)	(317,316)
10	32,828	4,958	4,754	9,713	(16,535)	-	(33,113)	-	(39,935)	(29,715)	(406,479)	(347,032)
11	32,664	5,088	4,962	10,050	(16,699)	-	(33,113)	-	(39,762)	(28,725)	(446,240)	(375,756)
12	32,501	5,218	5,211	10,428	(16,865)	-	(33,113)	-	(39,549)	(27,739)	(485,789)	(403,495)
13	32,338	5,350	5,501	10,851	(17,032)	-	(33,113)	-	(39,293)	(26,757)	(525,083)	(430,252)
14	32,176	5,484	5,784	11,268	(17,201)	-	(33,113)	-	(39,046)	(25,814)	(564,129)	(456,066)
15	32,016	5,627	6,065	11,692	(17,372)	-	(33,113)	-	(38,793)	(24,900)	(602,922)	(480,966)

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	31,856	5,771	6,377	12,148	(17,544)	-	(33,113)	-	(38,509)	(23,997)	(641,430)	(504,963)
17	31,696	5,921	6,650	12,571	(17,718)	-	(33,113)	-	(38,260)	(23,148)	(679,691)	(528,111)
18	31,538	6,071	6,986	13,057	(17,894)	-	(33,113)	-	(37,950)	(22,291)	(717,640)	(550,403)
19	31,380	6,227	7,372	13,599	(18,072)	-	(33,113)	-	(37,585)	(21,434)	(755,226)	(571,837)
20	31,223	6,386	7,725	14,111	(18,251)	(26,008)	(33,113)	(99,338)	(162,599)	(90,027)	(917,825)	(661,864)
21	31,067	6,550	8,128	14,678	-	-	-	-	14,678	7,890	(903,147)	(653,974)
22	30,912	6,717	8,549	15,266	-	-	-	-	15,266	7,967	(887,881)	(646,007)
23	30,757	6,893	8,912	15,805	-	-	-	-	15,805	8,008	(872,076)	(637,999)
24	30,603	7,068	9,409	16,477	-	-	-	-	16,477	8,106	(855,599)	(629,893)
25	30,450	7,249	9,879	17,128	-	-	-	-	17,128	8,180	(838,471)	(621,713)
Total	808,982	136,005	145,997	282,001	(332,870)	(26,008)	(662,256)	(99,338)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$173,481)	Total Energy Financial Benefit (Year 1)	\$6,999
Total PV O&M Cost	(\$14,203)	25-Year Total Energy Financial Benefit	\$282,001
BESS Lease Payment (Year 1)	(\$33,113)	25-Year NPV	(\$615,233)
BESS Lease Payment Term (20-Year)	(\$662,256)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$99,338)		
Total Incentives	\$52,044		

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	-	-	-	-	(173,481)	-	-	-	-	(173,481)	(173,481)	(173,481)	(173,481)
1	34,343	3,952	3,047	6,999	-	(33,113)	-	52,044	(416)	25,514	24,771	(147,967)	(148,710)
2	34,171	4,051	3,220	7,272	-	(33,113)	-	-	(426)	(26,267)	(24,759)	(174,234)	(173,469)
3	34,000	4,156	3,370	7,526	-	(33,113)	-	-	(437)	(26,024)	(23,816)	(200,258)	(197,285)
4	33,830	4,262	3,546	7,808	-	(33,113)	-	-	(448)	(25,752)	(22,880)	(226,010)	(220,165)
5	33,661	4,372	3,728	8,100	-	(33,113)	-	-	(459)	(25,472)	(21,972)	(251,481)	(242,137)
6	33,493	4,483	3,890	8,373	-	(33,113)	-	-	(470)	(25,210)	(21,113)	(276,692)	(263,250)
7	33,326	4,599	4,105	8,704	-	(33,113)	-	-	(482)	(24,891)	(20,239)	(301,583)	(283,489)
8	33,159	4,716	4,310	9,026	-	(33,113)	-	-	(494)	(24,581)	(19,405)	(326,164)	(302,894)
9	32,993	4,836	4,516	9,352	-	(33,113)	-	-	(507)	(24,267)	(18,599)	(350,431)	(321,493)
10	32,828	4,958	4,754	9,713	-	(33,113)	-	-	(519)	(23,920)	(17,798)	(374,351)	(339,291)
11	32,664	5,088	4,962	10,050	-	(33,113)	-	-	(532)	(23,595)	(17,046)	(397,946)	(356,337)
12	32,501	5,218	5,211	10,428	-	(33,113)	-	-	(546)	(23,230)	(16,293)	(421,176)	(372,630)
13	32,338	5,350	5,501	10,851	-	(33,113)	-	-	(559)	(22,821)	(15,540)	(443,997)	(388,169)
14	32,176	5,484	5,784	11,268	-	(33,113)	-	-	(573)	(22,418)	(14,821)	(466,415)	(402,990)
15	32,016	5,627	6,065	11,692	-	(33,113)	-	-	(588)	(22,009)	(14,127)	(488,423)	(417,117)

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	31,856	5,771	6,377	12,148	-	(33,113)	-	-	(602)	(21,567)	(13,440)	(509,990)	(430,557)
17	31,696	5,921	6,650	12,571	-	(33,113)	-	-	(617)	(21,159)	(12,802)	(531,150)	(443,358)
18	31,538	6,071	6,986	13,057	-	(33,113)	-	-	(633)	(20,688)	(12,152)	(551,838)	(455,511)
19	31,380	6,227	7,372	13,599	-	(33,113)	-	-	(649)	(20,162)	(11,498)	(572,000)	(467,009)
20	31,223	6,386	7,725	14,111	-	(33,113)	(99,338)	-	(665)	(119,005)	(65,890)	(691,005)	(532,899)
21	31,067	6,550	8,128	14,678	-	-	-	-	(681)	13,997	7,524	(677,009)	(525,375)
22	30,912	6,717	8,549	15,266	-	-	-	-	(698)	14,568	7,603	(662,441)	(517,772)
23	30,757	6,893	8,912	15,805	-	-	-	-	(716)	15,089	7,645	(647,352)	(510,127)
24	30,603	7,068	9,409	16,477	-	-	-	-	(734)	15,743	7,745	(631,608)	(502,382)
25	30,450	7,249	9,879	17,128	-	-	-	-	(752)	16,376	7,821	(615,233)	(494,561)
Total	808,982	136,005	145,997	282,001	(173,481)	(662,256)	(99,338)	52,044	(14,203)	-	-	-	-