

CITY HALL EV

MICROGRID FINANCIAL RESULTS

FINANCIAL RESULTS

The detailed results of the Financial Modeling for City Hall EV 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	6,687	3,222	3	0	398	3,111	10	539	3,661
February	Winter	0	7,025	2,499	1	0	451	2,960	12	534	3,506
March	Winter	0	9,025	2,698	2	0	500	3,711	13	548	4,272
April	Winter	0	8,062	2,999	1	0	600	3,421	16	543	3,980
May	Winter	0	7,812	2,411	2	0	548	3,226	14	538	3,779
June	Summer	5,825	1,825	2,425	0	548	505	3,759	14	537	4,310
July	Summer	4,913	1,413	3,075	0	448	250	3,304	12	533	3,849
August	Summer	7,787	2,163	2,438	0	600	500	4,804	16	552	5,371
September	Summer	6,400	2,075	2,588	0	450	400	4,139	12	543	4,694
October	Winter	0	7,300	3,273	2	0	401	3,197	10	540	3,747
November	Winter	0	6,975	2,948	2	0	498	3,022	13	536	3,572
December	Winter	0	7,675	3,161	2	0	450	3,311	12	542	3,864
Total		24,925	68,037	33,734	16	2,045	5,500	41,964	153	6,487	48,604

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	3,846	1,818	0	0	537	0	478	1,015
February	Winter	0	0	3,830	1,822	0	0	613	0	477	1,091
March	Winter	0	0	3,894	1,501	0	0	530	0	477	1,008
April	Winter	0	17	3,613	1,208	0	69	473	2	477	952
May	Winter	0	3	3,645	896	0	10	354	0	477	831
June	Summer	2	0	4,620	0	7	0	192	0	477	669
July	Summer	0	0	4,325	0	0	0	-649	0	477	-172
August	Summer	22	0	5,482	0	88	0	-128	2	477	351
September	Summer	0	0	5,274	0	0	0	280	0	477	757
October	Winter	0	0	4,042	1,398	0	0	398	0	477	876
November	Winter	0	0	3,505	1,837	0	0	490	0	477	968
December	Winter	0	0	4,268	2,433	0	0	790	0	478	1,268
Total		24	20	50,344	12,912	95	80	3,879	8	5,728	9,614

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
BESS Cost	(\$1,653,240)	25-Year Total Energy Financial Benefit	\$1,351,737
Upfront Payment	(\$2,131,212)	25-Year NPV	(\$773,861)
Total O&M Cost	(\$633,749)	Payback Year	26+
Total Project Costs	(\$2,764,961)		
Total Incentives	\$639,364		
Net Payments	(\$2,125,598)		

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	-	-	-	-	(477,972)	(1,653,240)	-	-	-	(2,131,212)	(2,131,212)	(2,131,212)	(2,131,212)
1	164,333	38,085	145	38,230	-	-	639,364	(2,020)	(16,534)	659,040	639,845	(1,472,172)	(1,491,367)
2	163,511	38,546	153	38,698	-	-	-	(2,070)	(16,947)	19,681	18,551	(1,452,491)	(1,472,816)
3	162,694	39,494	160	39,654	-	-	-	(2,122)	(17,371)	20,161	18,450	(1,432,330)	(1,454,366)
4	161,880	40,460	168	40,628	-	-	-	(2,175)	(17,805)	20,648	18,345	(1,411,682)	(1,436,021)
5	161,071	42,491	177	42,668	-	-	-	(2,229)	(18,250)	22,188	19,139	(1,389,494)	(1,416,881)
6	160,266	44,565	185	44,750	-	-	-	(2,285)	(18,707)	23,758	19,897	(1,365,736)	(1,396,984)
7	159,464	44,357	195	44,551	-	-	-	(2,342)	(19,174)	23,035	18,729	(1,342,701)	(1,378,255)
8	158,667	45,719	204	45,924	-	-	-	(2,401)	(19,654)	23,869	18,843	(1,318,832)	(1,359,412)
9	157,874	46,711	215	46,926	-	-	-	(2,461)	(20,145)	24,320	18,639	(1,294,512)	(1,340,772)
10	157,084	47,826	225	48,052	-	-	-	(2,522)	(20,649)	24,881	18,514	(1,269,631)	(1,322,259)
11	156,299	51,322	237	51,559	-	-	-	(2,585)	(21,165)	27,809	20,090	(1,241,822)	(1,302,169)

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	155,517	51,824	248	52,072	-	-	-	(2,650)	(21,694)	27,728	19,448	(1,214,094)	(1,282,721)
13	154,740	52,469	261	52,730	-	-	-	(2,716)	(22,236)	27,777	18,915	(1,186,317)	(1,263,806)
14	153,966	54,123	274	54,396	-	-	-	(2,784)	(22,792)	28,820	19,053	(1,157,497)	(1,244,753)
15	153,196	55,039	288	55,327	-	-	-	(2,854)	(23,362)	29,111	18,685	(1,128,386)	(1,226,067)
16	152,430	57,824	301	58,125	-	-	-	(2,925)	(23,946)	31,254	19,476	(1,097,132)	(1,206,591)
17	151,668	60,723	312	61,035	-	-	-	(2,998)	(24,545)	33,492	20,263	(1,063,640)	(1,186,328)
18	150,910	61,224	322	61,545	-	-	-	(3,073)	(25,158)	33,314	19,568	(1,030,326)	(1,166,759)
19	150,155	62,133	335	62,468	-	-	-	(3,150)	(25,787)	33,530	19,122	(996,795)	(1,147,638)
20	149,404	63,421	344	63,766	-	-	-	(3,229)	(26,432)	34,105	18,883	(962,690)	(1,128,754)
21	148,657	64,914	350	65,265	-	-	-	(3,309)	(27,093)	34,862	18,740	(927,828)	(1,110,014)
22	147,914	68,082	356	68,438	-	-	-	(3,392)	(27,770)	37,276	19,454	(890,552)	(1,090,560)
23	147,174	70,119	360	70,479	-	-	-	(3,477)	(28,464)	38,538	19,527	(852,014)	(1,071,033)
24	146,439	70,849	367	71,216	-	-	-	(3,564)	(29,176)	38,476	18,928	(813,538)	(1,052,106)
25	145,706	72,866	370	73,235	-	-	-	(3,653)	(29,905)	39,677	18,950	(773,861)	(1,033,156)
Total	3,871,020	1,345,186	6,551	1,351,737	(477,972)	(1,653,240)	639,364	(68,985)	(564,764)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.263	Total Energy Financial Benefit (Year 1)	\$38,230
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$1,351,737
PPA Payment (Year 1)	(\$43,868)	25-Year NPV	(\$1,586,488)
PPA Payments Term (20-Year)	(\$965,222)	Payback Year	26+
PPA Termination Value	(\$71,753)		
BESS Lease Payment (Year 1)	(\$82,662)		
BESS Lease Payment Term (20-Year)	(\$1,653,240)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$248,009)		

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	164,333	38,085	145	38,230	(43,868)	-	(82,662)	-	(88,300)	(85,728)	(88,300)	(85,728)
2	163,511	38,546	153	38,698	(44,303)	-	(82,662)	-	(88,267)	(83,200)	(176,566)	(168,928)
3	162,694	39,494	160	39,654	(44,743)	-	(82,662)	-	(87,751)	(80,305)	(264,318)	(249,233)
4	161,880	40,460	168	40,628	(45,187)	-	(82,662)	-	(87,221)	(77,495)	(351,539)	(326,727)
5	161,071	42,491	177	42,668	(45,636)	-	(82,662)	-	(85,630)	(73,865)	(437,169)	(400,592)
6	160,266	44,565	185	44,750	(46,088)	-	(82,662)	-	(84,001)	(70,349)	(521,169)	(470,942)
7	159,464	44,357	195	44,551	(46,546)	-	(82,662)	-	(84,657)	(68,833)	(605,826)	(539,775)
8	158,667	45,719	204	45,924	(47,008)	-	(82,662)	-	(83,746)	(66,110)	(689,572)	(605,885)
9	157,874	46,711	215	46,926	(47,474)	-	(82,662)	-	(83,210)	(63,774)	(772,782)	(669,659)
10	157,084	47,826	225	48,052	(47,946)	-	(82,662)	-	(82,556)	(61,429)	(855,338)	(731,088)

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	156,299	51,322	237	51,559	(48,421)	-	(82,662)	-	(79,525)	(57,450)	(934,863)	(788,539)
12	155,517	51,824	248	52,072	(48,902)	-	(82,662)	-	(79,492)	(55,754)	(1,014,355)	(844,292)
13	154,740	52,469	261	52,730	(49,387)	-	(82,662)	-	(79,320)	(54,013)	(1,093,674)	(898,305)
14	153,966	54,123	274	54,396	(49,878)	-	(82,662)	-	(78,143)	(51,662)	(1,171,818)	(949,967)
15	153,196	55,039	288	55,327	(50,373)	-	(82,662)	-	(77,708)	(49,878)	(1,249,525)	(999,845)
16	152,430	57,824	301	58,125	(50,873)	-	(82,662)	-	(75,409)	(46,993)	(1,324,935)	(1,046,837)
17	151,668	60,723	312	61,035	(51,377)	-	(82,662)	-	(73,005)	(44,169)	(1,397,939)	(1,091,006)
18	150,910	61,224	322	61,545	(51,887)	-	(82,662)	-	(73,004)	(42,882)	(1,470,943)	(1,133,889)
19	150,155	62,133	335	62,468	(52,402)	-	(82,662)	-	(72,597)	(41,401)	(1,543,540)	(1,175,290)
20	149,404	63,421	344	63,766	(52,922)	(71,753)	(82,662)	(248,009)	(391,581)	(216,809)	(1,935,121)	(1,392,099)
21	148,657	64,914	350	65,265	-	-	-	-	65,265	35,083	(1,869,856)	(1,357,016)
22	147,914	68,082	356	68,438	-	-	-	-	68,438	35,717	(1,801,418)	(1,321,298)
23	147,174	70,119	360	70,479	-	-	-	-	70,479	35,711	(1,730,939)	(1,285,587)
24	146,439	70,849	367	71,216	-	-	-	-	71,216	35,034	(1,659,723)	(1,250,553)
25	145,706	72,866	370	73,235	-	-	-	-	73,235	34,978	(1,586,488)	(1,215,576)
Total	3,871,020	1,345,186	6,551	1,351,737	(965,222)	(71,753)	(1,653,240)	(248,009)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
Total PV O&M Cost	(\$68,985)	25-Year Total Energy Financial Benefit	\$1,351,737
BESS Lease Payment (Year 1)	(\$82,662)	25-Year NPV	(\$953,078)
BESS Lease Payment Term (20-Year)	(\$1,653,240)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$248,009)		
Total Incentives	\$143,392		

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	-	-	-	-	(477,972)	-	-	-	-	(477,972)	(477,972)	(477,972)	(477,972)
1	164,333	38,085	145	38,230	-	(82,662)	-	143,392	(2,020)	96,940	94,117	(381,032)	(383,855)
2	163,511	38,546	153	38,698	-	(82,662)	-	-	(2,070)	(46,034)	(43,391)	(427,065)	(427,246)
3	162,694	39,494	160	39,654	-	(82,662)	-	-	(2,122)	(45,130)	(41,300)	(472,195)	(468,547)
4	161,880	40,460	168	40,628	-	(82,662)	-	-	(2,175)	(44,209)	(39,279)	(516,404)	(507,826)
5	161,071	42,491	177	42,668	-	(82,662)	-	-	(2,229)	(42,224)	(36,423)	(558,628)	(544,248)
6	160,266	44,565	185	44,750	-	(82,662)	-	-	(2,285)	(40,197)	(33,664)	(598,825)	(577,913)
7	159,464	44,357	195	44,551	-	(82,662)	-	-	(2,342)	(40,453)	(32,892)	(639,278)	(610,805)
8	158,667	45,719	204	45,924	-	(82,662)	-	-	(2,401)	(39,139)	(30,897)	(678,417)	(641,701)
9	157,874	46,711	215	46,926	-	(82,662)	-	-	(2,461)	(38,197)	(29,275)	(716,614)	(670,976)
10	157,084	47,826	225	48,052	-	(82,662)	-	-	(2,522)	(37,133)	(27,630)	(753,746)	(698,606)
11	156,299	51,322	237	51,559	-	(82,662)	-	-	(2,585)	(33,688)	(24,337)	(787,435)	(722,943)

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	155,517	51,824	248	52,072	-	(82,662)	-	-	(2,650)	(33,240)	(23,314)	(820,674)	(746,257)
13	154,740	52,469	261	52,730	-	(82,662)	-	-	(2,716)	(32,649)	(22,232)	(853,323)	(768,489)
14	153,966	54,123	274	54,396	-	(82,662)	-	-	(2,784)	(31,050)	(20,527)	(884,372)	(789,016)
15	153,196	55,039	288	55,327	-	(82,662)	-	-	(2,854)	(30,189)	(19,377)	(914,561)	(808,393)
16	152,430	57,824	301	58,125	-	(82,662)	-	-	(2,925)	(27,462)	(17,113)	(942,023)	(825,507)
17	151,668	60,723	312	61,035	-	(82,662)	-	-	(2,998)	(24,625)	(14,899)	(966,648)	(840,405)
18	150,910	61,224	322	61,545	-	(82,662)	-	-	(3,073)	(24,190)	(14,209)	(990,838)	(854,614)
19	150,155	62,133	335	62,468	-	(82,662)	-	-	(3,150)	(23,344)	(13,313)	(1,014,182)	(867,927)
20	149,404	63,421	344	63,766	-	(82,662)	(248,009)	-	(3,229)	(270,134)	(149,567)	(1,284,316)	(1,017,494)
21	148,657	64,914	350	65,265	-	-	-	-	(3,309)	61,955	33,304	(1,222,361)	(984,190)
22	147,914	68,082	356	68,438	-	-	-	-	(3,392)	65,046	33,947	(1,157,315)	(950,243)
23	147,174	70,119	360	70,479	-	-	-	-	(3,477)	67,003	33,950	(1,090,313)	(916,293)
24	146,439	70,849	367	71,216	-	-	-	-	(3,564)	67,652	33,280	(1,022,660)	(883,013)
25	145,706	72,866	370	73,235	-	-	-	-	(3,653)	69,582	33,233	(953,078)	(849,780)
Total	3,871,020	1,345,186	6,551	1,351,737	(477,972)	(1,653,240)	(248,009)	143,392	(68,985)	-	-	-	-

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	6,687	3,222	3	0	398	3,111	10	539	3,661
February	Winter	0	7,025	2,499	1	0	451	2,960	12	534	3,506
March	Winter	0	9,025	2,698	2	0	500	3,711	13	548	4,272
April	Winter	0	8,062	2,999	1	0	600	3,421	16	543	3,980
May	Winter	0	7,812	2,411	2	0	548	3,226	14	538	3,779
June	Summer	5,825	1,825	2,425	0	548	505	3,759	14	537	4,310
July	Summer	4,913	1,413	3,075	0	448	250	3,304	12	533	3,849
August	Summer	7,787	2,163	2,438	0	600	500	4,804	16	552	5,371
September	Summer	6,400	2,075	2,588	0	450	400	4,139	12	543	4,694
October	Winter	0	7,300	3,273	2	0	401	3,197	10	540	3,747
November	Winter	0	6,975	2,948	2	0	498	3,022	13	536	3,572
December	Winter	0	7,675	3,161	2	0	450	3,311	12	542	3,864
Total		24,925	68,037	33,734	16	2,045	5,500	41,964	153	6,487	48,604

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	3,846	1,818	0	0	537	0	478	1,015
February	Winter	0	0	3,830	1,822	0	0	613	0	477	1,091
March	Winter	0	0	3,894	1,501	0	0	530	0	477	1,008
April	Winter	0	17	3,613	1,208	0	69	473	2	477	952
May	Winter	0	3	3,645	896	0	10	354	0	477	831
June	Summer	2	0	4,620	0	7	0	192	0	477	669
July	Summer	0	0	4,325	0	0	0	-649	0	477	-172
August	Summer	22	0	5,482	0	88	0	-128	2	477	351
September	Summer	0	0	5,274	0	0	0	280	0	477	757
October	Winter	0	0	4,042	1,398	0	0	398	0	477	876
November	Winter	0	0	3,505	1,837	0	0	490	0	477	968
December	Winter	0	0	4,268	2,433	0	0	790	0	478	1,268
Total		24	20	50,344	12,912	95	80	3,879	8	5,728	9,614

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
BESS Cost	(\$1,653,240)	25-Year Total Energy Financial Benefit	\$1,351,737
Upfront Payment	(\$2,131,212)	25-Year NPV	(\$689,150)
Total O&M Cost	(\$549,038)	Payback Year	26+
Total Project Costs	(\$2,680,250)		
Total Incentives	\$639,364		
Net Payments	(\$2,040,887)		

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	-	-	-	-	(477,972)	(1,653,240)	-	-	-	(2,131,212)	(2,131,212)	(2,131,212)	(2,131,212)
1	164,333	38,085	145	38,230	-	-	639,364	(2,020)	(14,054)	661,520	642,253	(1,469,692)	(1,488,959)
2	163,511	38,546	153	38,698	-	-	-	(2,070)	(14,405)	22,223	20,947	(1,447,469)	(1,468,012)
3	162,694	39,494	160	39,654	-	-	-	(2,122)	(14,765)	22,766	20,835	(1,424,702)	(1,447,178)
4	161,880	40,460	168	40,628	-	-	-	(2,175)	(15,135)	23,318	20,718	(1,401,384)	(1,426,459)
5	161,071	42,491	177	42,668	-	-	-	(2,229)	(15,513)	24,925	21,501	(1,376,459)	(1,404,959)
6	160,266	44,565	185	44,750	-	-	-	(2,285)	(15,901)	26,564	22,247	(1,349,894)	(1,382,712)
7	159,464	44,357	195	44,551	-	-	-	(2,342)	(16,298)	25,911	21,068	(1,323,984)	(1,361,644)
8	158,667	45,719	204	45,924	-	-	-	(2,401)	(16,706)	26,817	21,170	(1,297,166)	(1,340,474)
9	157,874	46,711	215	46,926	-	-	-	(2,461)	(17,123)	27,342	20,955	(1,269,824)	(1,319,519)
10	157,084	47,826	225	48,052	-	-	-	(2,522)	(17,552)	27,978	20,818	(1,241,847)	(1,298,700)
11	156,299	51,322	237	51,559	-	-	-	(2,585)	(17,990)	30,983	22,383	(1,210,863)	(1,276,317)
12	155,517	51,824	248	52,072	-	-	-	(2,650)	(18,440)	30,982	21,730	(1,179,881)	(1,254,587)
13	154,740	52,469	261	52,730	-	-	-	(2,716)	(18,901)	31,112	21,186	(1,148,768)	(1,233,401)
14	153,966	54,123	274	54,396	-	-	-	(2,784)	(19,374)	32,239	21,314	(1,116,530)	(1,212,087)
15	153,196	55,039	288	55,327	-	-	-	(2,854)	(19,858)	32,615	20,935	(1,083,914)	(1,191,153)

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	152,430	57,824	301	58,125	-	-	-	(2,925)	(20,354)	34,846	21,715	(1,049,069)	(1,169,438)
17	151,668	60,723	312	61,035	-	-	-	(2,998)	(20,863)	37,174	22,491	(1,011,895)	(1,146,947)
18	150,910	61,224	322	61,545	-	-	-	(3,073)	(21,385)	37,087	21,785	(974,808)	(1,125,162)
19	150,155	62,133	335	62,468	-	-	-	(3,150)	(21,919)	37,398	21,328	(937,409)	(1,103,835)
20	149,404	63,421	344	63,766	-	-	-	(3,229)	(22,467)	38,070	21,078	(899,340)	(1,082,757)
21	148,657	64,914	350	65,265	-	-	-	(3,309)	(23,029)	38,926	20,925	(860,413)	(1,061,832)
22	147,914	68,082	356	68,438	-	-	-	(3,392)	(23,605)	41,441	21,628	(818,972)	(1,040,204)
23	147,174	70,119	360	70,479	-	-	-	(3,477)	(24,195)	42,808	21,690	(776,165)	(1,018,514)
24	146,439	70,849	367	71,216	-	-	-	(3,564)	(24,800)	42,852	21,080	(733,312)	(997,433)
25	145,706	72,866	370	73,235	-	-	-	(3,653)	(25,420)	44,163	21,092	(689,150)	(976,341)
Total	3,871,020	1,345,186	6,551	1,351,737	(477,972)	(1,653,240)	639,364	(68,985)	(480,053)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.263	Total Energy Financial Benefit (Year 1)	\$38,230
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$1,351,737
PPA Payment (Year 1)	(\$43,868)	25-Year NPV	(\$1,586,488)
PPA Payments Term (20-Year)	(\$965,222)	Payback Year	26+
PPA Termination Value	(\$71,753)		
BESS Lease Payment (Year 1)	(\$82,662)		
BESS Lease Payment Term (20-Year)	(\$1,653,240)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$248,009)		

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	164,333	38,085	145	38,230	(43,868)	-	(82,662)	-	(88,300)	(85,728)	(88,300)	(85,728)
2	163,511	38,546	153	38,698	(44,303)	-	(82,662)	-	(88,267)	(83,200)	(176,566)	(168,928)
3	162,694	39,494	160	39,654	(44,743)	-	(82,662)	-	(87,751)	(80,305)	(264,318)	(249,233)
4	161,880	40,460	168	40,628	(45,187)	-	(82,662)	-	(87,221)	(77,495)	(351,539)	(326,727)
5	161,071	42,491	177	42,668	(45,636)	-	(82,662)	-	(85,630)	(73,865)	(437,169)	(400,592)
6	160,266	44,565	185	44,750	(46,088)	-	(82,662)	-	(84,001)	(70,349)	(521,169)	(470,942)
7	159,464	44,357	195	44,551	(46,546)	-	(82,662)	-	(84,657)	(68,833)	(605,826)	(539,775)
8	158,667	45,719	204	45,924	(47,008)	-	(82,662)	-	(83,746)	(66,110)	(689,572)	(605,885)
9	157,874	46,711	215	46,926	(47,474)	-	(82,662)	-	(83,210)	(63,774)	(772,782)	(669,659)
10	157,084	47,826	225	48,052	(47,946)	-	(82,662)	-	(82,556)	(61,429)	(855,338)	(731,088)
11	156,299	51,322	237	51,559	(48,421)	-	(82,662)	-	(79,525)	(57,450)	(934,863)	(788,539)
12	155,517	51,824	248	52,072	(48,902)	-	(82,662)	-	(79,492)	(55,754)	(1,014,355)	(844,292)
13	154,740	52,469	261	52,730	(49,387)	-	(82,662)	-	(79,320)	(54,013)	(1,093,674)	(898,305)
14	153,966	54,123	274	54,396	(49,878)	-	(82,662)	-	(78,143)	(51,662)	(1,171,818)	(949,967)
15	153,196	55,039	288	55,327	(50,373)	-	(82,662)	-	(77,708)	(49,878)	(1,249,525)	(999,845)
16	152,430	57,824	301	58,125	(50,873)	-	(82,662)	-	(75,409)	(46,993)	(1,324,935)	(1,046,837)
17	151,668	60,723	312	61,035	(51,377)	-	(82,662)	-	(73,005)	(44,169)	(1,397,939)	(1,091,006)
18	150,910	61,224	322	61,545	(51,887)	-	(82,662)	-	(73,004)	(42,882)	(1,470,943)	(1,133,889)
19	150,155	62,133	335	62,468	(52,402)	-	(82,662)	-	(72,597)	(41,401)	(1,543,540)	(1,175,290)
20	149,404	63,421	344	63,766	(52,922)	(71,753)	(82,662)	(248,009)	(391,581)	(216,809)	(1,935,121)	(1,392,099)
21	148,657	64,914	350	65,265	-	-	-	-	65,265	35,083	(1,869,856)	(1,357,016)
22	147,914	68,082	356	68,438	-	-	-	-	68,438	35,717	(1,801,418)	(1,321,298)
23	147,174	70,119	360	70,479	-	-	-	-	70,479	35,711	(1,730,939)	(1,285,587)
24	146,439	70,849	367	71,216	-	-	-	-	71,216	35,034	(1,659,723)	(1,250,553)
25	145,706	72,866	370	73,235	-	-	-	-	73,235	34,978	(1,586,488)	(1,215,576)
Total	3,871,020	1,345,186	6,551	1,351,737	(965,222)	(71,753)	(1,653,240)	(248,009)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
Total PV O&M Cost	(\$68,985)	25-Year Total Energy Financial Benefit	\$1,351,737
BESS Lease Payment (Year 1)	(\$82,662)	25-Year NPV	(\$953,078)
BESS Lease Payment Term (20-Year)	(\$1,653,240)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$248,009)		
Total Incentives	\$143,392		

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	-	-	-	-	(477,972)	-	-	-	-	(477,972)	(477,972)	(477,972)	(477,972)
1	164,333	38,085	145	38,230	-	(82,662)	-	143,392	(2,020)	96,940	94,117	(381,032)	(383,855)
2	163,511	38,546	153	38,698	-	(82,662)	-	-	(2,070)	(46,034)	(43,391)	(427,065)	(427,246)
3	162,694	39,494	160	39,654	-	(82,662)	-	-	(2,122)	(45,130)	(41,300)	(472,195)	(468,547)
4	161,880	40,460	168	40,628	-	(82,662)	-	-	(2,175)	(44,209)	(39,279)	(516,404)	(507,826)
5	161,071	42,491	177	42,668	-	(82,662)	-	-	(2,229)	(42,224)	(36,423)	(558,628)	(544,248)
6	160,266	44,565	185	44,750	-	(82,662)	-	-	(2,285)	(40,197)	(33,664)	(598,825)	(577,913)
7	159,464	44,357	195	44,551	-	(82,662)	-	-	(2,342)	(40,453)	(32,892)	(639,278)	(610,805)
8	158,667	45,719	204	45,924	-	(82,662)	-	-	(2,401)	(39,139)	(30,897)	(678,417)	(641,701)
9	157,874	46,711	215	46,926	-	(82,662)	-	-	(2,461)	(38,197)	(29,275)	(716,614)	(670,976)
10	157,084	47,826	225	48,052	-	(82,662)	-	-	(2,522)	(37,133)	(27,630)	(753,746)	(698,606)
11	156,299	51,322	237	51,559	-	(82,662)	-	-	(2,585)	(33,688)	(24,337)	(787,435)	(722,943)
12	155,517	51,824	248	52,072	-	(82,662)	-	-	(2,650)	(33,240)	(23,314)	(820,674)	(746,257)
13	154,740	52,469	261	52,730	-	(82,662)	-	-	(2,716)	(32,649)	(22,232)	(853,323)	(768,489)
14	153,966	54,123	274	54,396	-	(82,662)	-	-	(2,784)	(31,050)	(20,527)	(884,372)	(789,016)

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 (\$)
15	153,196	55,039	288	55,327	-	(82,662)	-	-	(2,854)	(30,189)	(19,377)	(914,561)	(808,393)
16	152,430	57,824	301	58,125	-	(82,662)	-	-	(2,925)	(27,462)	(17,113)	(942,023)	(825,507)
17	151,668	60,723	312	61,035	-	(82,662)	-	-	(2,998)	(24,625)	(14,899)	(966,648)	(840,405)
18	150,910	61,224	322	61,545	-	(82,662)	-	-	(3,073)	(24,190)	(14,209)	(990,838)	(854,614)
19	150,155	62,133	335	62,468	-	(82,662)	-	-	(3,150)	(23,344)	(13,313)	(1,014,182)	(867,927)
20	149,404	63,421	344	63,766	-	(82,662)	(248,009)	-	(3,229)	(270,134)	(149,567)	(1,284,316)	(1,017,494)
21	148,657	64,914	350	65,265	-	-	-	-	(3,309)	61,955	33,304	(1,222,361)	(984,190)
22	147,914	68,082	356	68,438	-	-	-	-	(3,392)	65,046	33,947	(1,157,315)	(950,243)
23	147,174	70,119	360	70,479	-	-	-	-	(3,477)	67,003	33,950	(1,090,313)	(916,293)
24	146,439	70,849	367	71,216	-	-	-	-	(3,564)	67,652	33,280	(1,022,660)	(883,013)
25	145,706	72,866	370	73,235	-	-	-	-	(3,653)	69,582	33,233	(953,078)	(849,780)
Total	3,871,020	1,345,186	6,551	1,351,737	(477,972)	(1,653,240)	(248,009)	143,392	(68,985)	-	-	-	-

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	6,687	3,222	3	0	398	3,111	10	539	3,661
February	Winter	0	7,025	2,499	1	0	451	2,960	12	534	3,506
March	Winter	0	9,025	2,698	2	0	500	3,711	13	548	4,272
April	Winter	0	8,062	2,999	1	0	600	3,421	16	543	3,980
May	Winter	0	7,812	2,411	2	0	548	3,226	14	538	3,779
June	Summer	5,825	1,825	2,425	0	548	505	3,759	14	537	4,310
July	Summer	4,913	1,413	3,075	0	448	250	3,304	12	533	3,849
August	Summer	7,787	2,163	2,438	0	600	500	4,804	16	552	5,371
September	Summer	6,400	2,075	2,588	0	450	400	4,139	12	543	4,694
October	Winter	0	7,300	3,273	2	0	401	3,197	10	540	3,747
November	Winter	0	6,975	2,948	2	0	498	3,022	13	536	3,572
December	Winter	0	7,675	3,161	2	0	450	3,311	12	542	3,864
Total		24,925	68,037	33,734	16	2,045	5,500	41,964	153	6,487	48,604

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	3,846	1,818	0	0	537	0	478	1,015
February	Winter	0	0	3,830	1,822	0	0	613	0	477	1,091
March	Winter	0	0	3,894	1,501	0	0	530	0	477	1,008
April	Winter	0	17	3,613	1,208	0	69	473	2	477	952
May	Winter	0	3	3,645	896	0	10	354	0	477	831
June	Summer	2	0	4,620	0	7	0	192	0	477	669
July	Summer	0	0	4,325	0	0	0	-649	0	477	-172
August	Summer	22	0	5,482	0	88	0	-128	2	477	351
September	Summer	0	0	5,274	0	0	0	280	0	477	757
October	Winter	0	0	4,042	1,398	0	0	398	0	477	876
November	Winter	0	0	3,505	1,837	0	0	490	0	477	968
December	Winter	0	0	4,268	2,433	0	0	790	0	478	1,268
Total		24	20	50,344	12,912	95	80	3,879	8	5,728	9,614

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
BESS Cost	(\$1,671,068)	25-Year Total Energy Financial Benefit	\$1,354,652
Upfront Payment	(\$2,149,040)	25-Year NPV	(\$655,265)
Total O&M Cost	(\$505,590)	Payback Year	26+
Total Project Costs	(\$2,654,630)		
Total Incentives	\$644,712		
Net Payments	(\$2,009,918)		

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	-	-	-	-	(477,972)	(1,671,068)	-	-	-	(2,149,040)	(2,149,040)	(2,149,040)	(2,149,040)
1	164,333	38,085	145	38,230	-	-	644,712	(2,020)	(12,782)	668,141	648,680	(1,480,899)	(1,500,360)
2	163,511	38,546	153	38,698	-	-	-	(2,070)	(13,102)	23,527	22,176	(1,457,373)	(1,478,184)
3	162,694	39,494	160	39,654	-	-	-	(2,122)	(13,429)	24,103	22,058	(1,433,270)	(1,456,126)
4	161,880	40,460	168	40,628	-	-	-	(2,175)	(13,765)	24,688	21,935	(1,408,581)	(1,434,191)
5	161,071	42,491	177	42,668	-	-	-	(2,229)	(14,109)	26,329	22,712	(1,382,252)	(1,411,479)
6	160,266	44,565	185	44,750	-	-	-	(2,285)	(14,462)	28,003	23,452	(1,354,249)	(1,388,027)
7	159,464	44,357	195	44,551	-	-	-	(2,342)	(14,823)	27,386	22,267	(1,326,863)	(1,365,759)
8	158,667	45,719	204	45,924	-	-	-	(2,401)	(15,194)	28,329	22,363	(1,298,534)	(1,343,396)
9	157,874	46,711	215	46,926	-	-	-	(2,461)	(15,574)	28,892	22,143	(1,269,642)	(1,321,253)
10	157,084	47,826	225	48,052	-	-	-	(2,522)	(15,963)	29,566	22,000	(1,240,076)	(1,299,253)
11	156,299	51,322	237	51,559	-	-	-	(2,585)	(16,362)	32,612	23,559	(1,207,464)	(1,275,693)
12	155,517	51,824	248	52,072	-	-	-	(2,650)	(16,771)	32,651	22,901	(1,174,813)	(1,252,792)
13	154,740	52,469	261	52,730	-	-	-	(2,716)	(17,190)	32,823	22,351	(1,141,989)	(1,230,441)
14	153,966	54,123	274	54,396	-	-	-	(2,784)	(17,620)	33,992	22,473	(1,107,997)	(1,207,968)
15	153,196	55,041	288	55,329	-	-	-	(2,854)	(18,061)	34,414	22,089	(1,073,583)	(1,185,879)
16	152,430	57,827	302	58,129	-	-	-	(2,925)	(18,512)	36,692	22,865	(1,036,891)	(1,163,014)
17	151,668	60,731	317	61,048	-	-	-	(2,998)	(18,975)	39,075	23,641	(997,816)	(1,139,373)

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	150,910	61,254	333	61,586	-	-	-	(3,073)	(19,449)	39,064	22,946	(958,752)	(1,116,427)
19	150,155	62,217	349	62,566	-	-	-	(3,150)	(19,936)	39,481	22,515	(919,272)	(1,093,912)
20	149,404	63,563	367	63,930	-	-	-	(3,229)	(20,434)	40,268	22,295	(879,004)	(1,071,617)
21	148,657	65,116	385	65,501	-	-	-	(3,309)	(20,945)	41,247	22,172	(837,757)	(1,049,444)
22	147,914	68,389	404	68,794	-	-	-	(3,392)	(21,468)	43,933	22,928	(793,824)	(1,026,516)
23	147,174	70,555	425	70,980	-	-	-	(3,477)	(22,005)	45,498	23,053	(748,326)	(1,003,463)
24	146,439	71,418	446	71,864	-	-	-	(3,564)	(22,555)	45,745	22,503	(702,581)	(980,959)
25	145,706	73,620	467	74,087	-	-	-	(3,653)	(23,119)	47,315	22,598	(655,265)	(958,361)
Total	3,871,020	1,347,723	6,929	1,354,652	(477,972)	(1,671,068)	644,712	(68,985)	(436,605)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.263	Total Energy Financial Benefit (Year 1)	\$38,230
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$1,354,652
PPA Payment (Year 1)	(\$43,868)	25-Year NPV	(\$1,604,026)
PPA Payments Term (20-Year)	(\$965,222)	Payback Year	26+
PPA Termination Value	(\$71,753)		
BESS Lease Payment (Year 1)	(\$83,553)		
BESS Lease Payment Term (20-Year)	(\$1,671,068)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$250,635)		

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	164,333	38,085	145	38,230	(43,868)	-	(83,553)	-	(89,191)	(86,593)	(89,191)	(86,593)
2	163,511	38,546	153	38,698	(44,303)	-	(83,553)	-	(89,158)	(84,040)	(178,349)	(170,633)
3	162,694	39,494	160	39,654	(44,743)	-	(83,553)	-	(88,643)	(81,121)	(266,992)	(251,754)
4	161,880	40,460	168	40,628	(45,187)	-	(83,553)	-	(88,112)	(78,287)	(355,104)	(330,041)
5	161,071	42,491	177	42,668	(45,636)	-	(83,553)	-	(86,521)	(74,634)	(441,626)	(404,675)
6	160,266	44,565	185	44,750	(46,088)	-	(83,553)	-	(84,892)	(71,096)	(526,518)	(475,771)
7	159,464	44,357	195	44,551	(46,546)	-	(83,553)	-	(85,548)	(69,558)	(612,066)	(545,329)
8	158,667	45,719	204	45,924	(47,008)	-	(83,553)	-	(84,638)	(66,814)	(696,703)	(612,143)
9	157,874	46,711	215	46,926	(47,474)	-	(83,553)	-	(84,102)	(64,457)	(780,805)	(676,600)
10	157,084	47,826	225	48,052	(47,946)	-	(83,553)	-	(83,447)	(62,093)	(864,252)	(738,692)
11	156,299	51,322	237	51,559	(48,421)	-	(83,553)	-	(80,416)	(58,094)	(944,668)	(796,786)
12	155,517	51,824	248	52,072	(48,902)	-	(83,553)	-	(80,383)	(56,379)	(1,025,051)	(853,165)
13	154,740	52,469	261	52,730	(49,387)	-	(83,553)	-	(80,211)	(54,620)	(1,105,263)	(907,785)
14	153,966	54,123	274	54,396	(49,878)	-	(83,553)	-	(79,035)	(52,251)	(1,184,297)	(960,037)
15	153,196	55,041	288	55,329	(50,373)	-	(83,553)	-	(78,597)	(50,449)	(1,262,895)	(1,010,485)

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	152,430	57,827	302	58,129	(50,873)	-	(83,553)	-	(76,297)	(47,546)	(1,339,192)	(1,058,031)
17	151,668	60,731	317	61,048	(51,377)	-	(83,553)	-	(73,883)	(44,700)	(1,413,075)	(1,102,731)
18	150,910	61,254	333	61,586	(51,887)	-	(83,553)	-	(73,854)	(43,382)	(1,486,929)	(1,146,113)
19	150,155	62,217	349	62,566	(52,402)	-	(83,553)	-	(73,390)	(41,853)	(1,560,319)	(1,187,966)
20	149,404	63,563	367	63,930	(52,922)	(71,753)	(83,553)	(250,635)	(394,934)	(218,665)	(1,955,253)	(1,406,632)
21	148,657	65,116	385	65,501	-	-	-	-	65,501	35,210	(1,889,751)	(1,371,421)
22	147,914	68,389	404	68,794	-	-	-	-	68,794	35,903	(1,820,957)	(1,335,518)
23	147,174	70,555	425	70,980	-	-	-	-	70,980	35,965	(1,749,977)	(1,299,553)
24	146,439	71,418	446	71,864	-	-	-	-	71,864	35,352	(1,678,114)	(1,264,201)
25	145,706	73,620	467	74,087	-	-	-	-	74,087	35,385	(1,604,026)	(1,228,817)
Total	3,871,020	1,347,723	6,929	1,354,652	(965,222)	(71,753)	(1,671,068)	(250,635)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$477,972)	Total Energy Financial Benefit (Year 1)	\$38,230
Total PV O&M Cost	(\$68,985)	25-Year Total Energy Financial Benefit	\$1,354,652
BESS Lease Payment (Year 1)	(\$83,553)	25-Year NPV	(\$970,616)
BESS Lease Payment Term (20-Year)	(\$1,671,068)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$250,635)		
Total Incentives	\$143,392		

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	-	-	-	-	(477,972)	-	-	-	-	(477,972)	(477,972)	(477,972)	(477,972)
1	164,333	38,085	145	38,230	-	(83,553)	-	143,392	(2,020)	96,049	93,251	(381,923)	(384,721)
2	163,511	38,546	153	38,698	-	(83,553)	-	-	(2,070)	(46,925)	(44,232)	(428,848)	(428,952)
3	162,694	39,494	160	39,654	-	(83,553)	-	-	(2,122)	(46,021)	(42,116)	(474,870)	(471,068)
4	161,880	40,460	168	40,628	-	(83,553)	-	-	(2,175)	(45,100)	(40,071)	(519,970)	(511,139)
5	161,071	42,491	177	42,668	-	(83,553)	-	-	(2,229)	(43,115)	(37,191)	(563,085)	(548,331)
6	160,266	44,565	185	44,750	-	(83,553)	-	-	(2,285)	(41,089)	(34,411)	(604,174)	(582,742)
7	159,464	44,357	195	44,551	-	(83,553)	-	-	(2,342)	(41,344)	(33,617)	(645,518)	(616,358)
8	158,667	45,719	204	45,924	-	(83,553)	-	-	(2,401)	(40,030)	(31,600)	(685,548)	(647,959)
9	157,874	46,711	215	46,926	-	(83,553)	-	-	(2,461)	(39,088)	(29,958)	(724,636)	(677,916)
10	157,084	47,826	225	48,052	-	(83,553)	-	-	(2,522)	(38,024)	(28,293)	(762,660)	(706,210)
11	156,299	51,322	237	51,559	-	(83,553)	-	-	(2,585)	(34,580)	(24,981)	(797,240)	(731,191)
12	155,517	51,824	248	52,072	-	(83,553)	-	-	(2,650)	(34,131)	(23,939)	(831,371)	(755,130)
13	154,740	52,469	261	52,730	-	(83,553)	-	-	(2,716)	(33,540)	(22,839)	(864,911)	(777,969)
14	153,966	54,123	274	54,396	-	(83,553)	-	-	(2,784)	(31,941)	(21,117)	(896,852)	(799,086)
15	153,196	55,041	288	55,329	-	(83,553)	-	-	(2,854)	(31,078)	(19,948)	(927,930)	(819,034)

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	152,430	57,827	302	58,129	-	(83,553)	-	-	(2,925)	(28,350)	(17,667)	(956,280)	(836,700)
17	151,668	60,731	317	61,048	-	(83,553)	-	-	(2,998)	(25,503)	(15,430)	(981,783)	(852,130)
18	150,910	61,254	333	61,586	-	(83,553)	-	-	(3,073)	(25,040)	(14,708)	(1,006,823)	(866,839)
19	150,155	62,217	349	62,566	-	(83,553)	-	-	(3,150)	(24,137)	(13,765)	(1,030,961)	(880,604)
20	149,404	63,563	367	63,930	-	(83,553)	(250,635)	-	(3,229)	(273,487)	(151,423)	(1,304,448)	(1,032,027)
21	148,657	65,116	385	65,501	-	-	-	-	(3,309)	62,192	33,431	(1,242,256)	(998,596)
22	147,914	68,389	404	68,794	-	-	-	-	(3,392)	65,402	34,133	(1,176,854)	(964,463)
23	147,174	70,555	425	70,980	-	-	-	-	(3,477)	67,503	34,203	(1,109,351)	(930,260)
24	146,439	71,418	446	71,864	-	-	-	-	(3,564)	68,300	33,599	(1,041,051)	(896,661)
25	145,706	73,620	467	74,087	-	-	-	-	(3,653)	70,434	33,640	(970,616)	(863,021)
Total	3,871,020	1,347,723	6,929	1,354,652	(477,972)	(1,671,068)	(250,635)	143,392	(68,985)	-	-	-	-