

# FIRE STATION 2

# MICROGRID FINANCIAL RESULTS

## FINANCIAL RESULTS

The detailed results of the Financial Modeling for Fire Station 2 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	798	1,421	1,233	0	10	487	278	35	800
February	Winter	0	755	1,296	1,080	0	13	431	330	33	794
March	Winter	0	786	1,347	1,158	0	9	452	282	33	767
April	Winter	0	889	1,454	1,244	0	10	495	342	35	872
May	Winter	0	1,162	1,659	1,618	0	12	614	343	40	997
June	Summer	847	310	3,331	0	11	11	644	522	40	1,207
July	Summer	791	388	3,256	0	12	11	639	497	40	1,176
August	Summer	779	252	2,911	0	17	15	567	689	37	1,294
September	Summer	578	240	2,197	0	9	10	435	449	32	917
October	Winter	0	753	1,059	1,039	0	10	395	266	31	692
November	Winter	0	628	1,036	926	0	8	356	217	29	602
December	Winter	0	684	1,104	993	0	15	383	371	30	785
<b>Total</b>		<b>2,996</b>	<b>7,644</b>	<b>22,071</b>	<b>9,291</b>	<b>49</b>	<b>134</b>	<b>5,897</b>	<b>4,587</b>	<b>417</b>	<b>10,901</b>

**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	19	1,338	515	0	8	242	0	15	257
February	Winter	0	0	1,164	404	0	0	190	0	15	205
March	Winter	0	0	1,319	179	0	0	155	0	15	170
April	Winter	0	0	1,118	178	0	0	135	0	15	149
May	Winter	0	53	998	140	0	9	143	0	15	158
June	Summer	170	16	1,295	0	10	8	186	0	15	201
July	Summer	0	0	1,093	0	0	0	93	0	15	108
August	Summer	0	0	1,317	0	0	0	76	0	15	91
September	Summer	0	0	1,556	0	0	0	76	0	15	91
October	Winter	0	0	1,513	85	0	0	124	0	15	139
November	Winter	0	0	1,506	113	0	0	155	0	15	170
December	Winter	0	0	1,581	207	0	1	197	0	15	212
<b>Total</b>		<b>170</b>	<b>88</b>	<b>15,798</b>	<b>1,820</b>	<b>10</b>	<b>25</b>	<b>1,772</b>	<b>0</b>	<b>177</b>	<b>1,950</b>

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

Key Financial Outputs			
PV Cost	(\$88,920)	Total Energy Financial Benefit (Year 1)	\$8,712
BESS Cost	(\$257,229)	25-Year Total Energy Financial Benefit	\$361,622
Upfront Payment	(\$346,149)	25-Year NPV	(\$49,339)
Total O&M Cost	(\$168,657)	Payback Year	26+
Total Project Costs	(\$514,806)		
Total Incentives	\$103,845		
Net Payments	(\$410,962)		

**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	-	-	-	-	(88,920)	(257,229)	-	-	-	(346,149)	(346,149)	(346,149)	(346,149)
1	34,914	4,125	4,587	8,712	-	-	103,845	(436)	(4,502)	107,619	104,485	(238,530)	(241,664)
2	34,739	4,233	4,815	9,049	-	-	-	(446)	(4,615)	3,988	3,759	(234,542)	(237,906)
3	34,566	4,346	4,985	9,331	-	-	-	(458)	(4,730)	4,144	3,792	(230,399)	(234,114)
4	34,393	4,461	5,272	9,733	-	-	-	(469)	(4,848)	4,416	3,923	(225,983)	(230,190)
5	34,221	4,579	5,586	10,166	-	-	-	(481)	(4,969)	4,715	4,067	(221,267)	(226,123)
6	34,050	4,700	5,857	10,557	-	-	-	(493)	(5,094)	4,971	4,163	(216,296)	(221,960)
7	33,880	4,824	6,146	10,970	-	-	-	(505)	(5,221)	5,243	4,263	(211,053)	(217,696)
8	33,710	4,952	6,427	11,379	-	-	-	(518)	(5,351)	5,510	4,349	(205,543)	(213,347)
9	33,542	5,083	6,680	11,763	-	-	-	(531)	(5,485)	5,747	4,405	(199,796)	(208,942)
10	33,374	5,217	7,065	12,282	-	-	-	(544)	(5,622)	6,116	4,551	(193,681)	(204,392)
11	33,207	5,355	7,475	12,831	-	-	-	(558)	(5,763)	6,510	4,703	(187,171)	(199,689)

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	33,041	5,495	7,845	13,340	-	-	-	(572)	(5,907)	6,861	4,812	(180,309)	(194,876)
13	32,876	5,638	8,236	13,874	-	-	-	(586)	(6,055)	7,234	4,926	(173,076)	(189,950)
14	32,711	5,787	8,613	14,400	-	-	-	(600)	(6,206)	7,593	5,020	(165,482)	(184,930)
15	32,548	5,938	9,017	14,955	-	-	-	(615)	(6,361)	7,978	5,121	(157,504)	(179,809)
16	32,385	6,094	9,554	15,648	-	-	-	(631)	(6,520)	8,497	5,295	(149,007)	(174,514)
17	32,223	6,255	10,018	16,273	-	-	-	(647)	(6,683)	8,943	5,411	(140,064)	(169,104)
18	32,062	6,418	10,511	16,929	-	-	-	(663)	(6,850)	9,416	5,531	(130,648)	(163,573)
19	31,902	6,587	10,993	17,580	-	-	-	(679)	(7,022)	9,879	5,634	(120,768)	(157,939)
20	31,742	6,761	11,426	18,186	-	-	-	(696)	(7,197)	10,293	5,699	(110,476)	(152,240)
21	31,584	6,938	12,084	19,021	-	-	-	(714)	(7,377)	10,931	5,876	(99,545)	(146,364)
22	31,426	7,120	12,803	19,923	-	-	-	(732)	(7,561)	11,630	6,070	(87,915)	(140,294)
23	31,269	7,304	13,418	20,722	-	-	-	(750)	(7,751)	12,222	6,193	(75,693)	(134,102)
24	31,112	7,493	14,086	21,579	-	-	-	(769)	(7,944)	12,866	6,329	(62,827)	(127,772)
25	30,957	7,687	14,731	22,418	-	-	-	(788)	(8,143)	13,488	6,442	(49,339)	(121,331)
<b>Total</b>	<b>822,432</b>	<b>143,390</b>	<b>218,232</b>	<b>361,622</b>	<b>(88,920)</b>	<b>(257,229)</b>	<b>103,845</b>	<b>(14,879)</b>	<b>(153,778)</b>	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.219	Total Energy Financial Benefit (Year 1)	\$8,712
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$361,622
PPA Payment (Year 1)	(\$7,761)	25-Year NPV	(\$118,021)
PPA Payments Term (20-Year)	(\$170,762)	Payback Year	26+
PPA Termination Value	(\$13,068)		
BESS Lease Payment (Year 1)	(\$12,861)		
BESS Lease Payment Term (20-Year)	(\$257,229)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$38,584)		

**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	34,914	4,125	4,587	8,712	(7,761)	-	(12,861)	-	(11,910)	(11,563)	(11,910)	(11,563)
2	34,739	4,233	4,815	9,049	(7,838)	-	(12,861)	-	(11,651)	(10,982)	(23,561)	(22,545)
3	34,566	4,346	4,985	9,331	(7,916)	-	(12,861)	-	(11,446)	(10,475)	(35,007)	(33,020)
4	34,393	4,461	5,272	9,733	(7,994)	-	(12,861)	-	(11,123)	(9,882)	(46,129)	(42,902)
5	34,221	4,579	5,586	10,166	(8,074)	-	(12,861)	-	(10,770)	(9,290)	(56,899)	(52,192)
6	34,050	4,700	5,857	10,557	(8,154)	-	(12,861)	-	(10,458)	(8,758)	(67,357)	(60,950)
7	33,880	4,824	6,146	10,970	(8,235)	-	(12,861)	-	(10,127)	(8,234)	(77,483)	(69,184)
8	33,710	4,952	6,427	11,379	(8,316)	-	(12,861)	-	(9,799)	(7,735)	(87,282)	(76,919)
9	33,542	5,083	6,680	11,763	(8,399)	-	(12,861)	-	(9,497)	(7,279)	(96,779)	(84,198)
10	33,374	5,217	7,065	12,282	(8,482)	-	(12,861)	-	(9,062)	(6,743)	(105,841)	(90,941)

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	33,207	5,355	7,475	12,831	(8,566)	-	(12,861)	-	(8,597)	(6,211)	(114,438)	(97,152)
12	33,041	5,495	7,845	13,340	(8,651)	-	(12,861)	-	(8,173)	(5,732)	(122,612)	(102,884)
13	32,876	5,638	8,236	13,874	(8,737)	-	(12,861)	-	(7,725)	(5,260)	(130,336)	(108,144)
14	32,711	5,787	8,613	14,400	(8,824)	-	(12,861)	-	(7,286)	(4,817)	(137,622)	(112,961)
15	32,548	5,938	9,017	14,955	(8,912)	-	(12,861)	-	(6,818)	(4,376)	(144,440)	(117,337)
16	32,385	6,094	9,554	15,648	(9,000)	-	(12,861)	-	(6,213)	(3,872)	(150,653)	(121,209)
17	32,223	6,255	10,018	16,273	(9,089)	-	(12,861)	-	(5,678)	(3,435)	(156,331)	(124,645)
18	32,062	6,418	10,511	16,929	(9,180)	-	(12,861)	-	(5,112)	(3,003)	(161,443)	(127,647)
19	31,902	6,587	10,993	17,580	(9,271)	-	(12,861)	-	(4,552)	(2,596)	(165,995)	(130,243)
20	31,742	6,761	11,426	18,186	(9,363)	(13,068)	(12,861)	(38,584)	(55,690)	(30,834)	(221,685)	(161,077)
21	31,584	6,938	12,084	19,021	-	-	-	-	19,021	10,225	(202,663)	(150,852)
22	31,426	7,120	12,803	19,923	-	-	-	-	19,923	10,398	(182,740)	(140,455)
23	31,269	7,304	13,418	20,722	-	-	-	-	20,722	10,500	(162,018)	(129,955)
24	31,112	7,493	14,086	21,579	-	-	-	-	21,579	10,615	(140,439)	(119,339)
25	30,957	7,687	14,731	22,418	-	-	-	-	22,418	10,707	(118,021)	(108,632)
<b>Total</b>	<b>822,432</b>	<b>143,390</b>	<b>218,232</b>	<b>361,622</b>	<b>(170,762)</b>	<b>(13,068)</b>	<b>(257,229)</b>	<b>(38,584)</b>	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$88,920)	Total Energy Financial Benefit (Year 1)	\$8,712
Total PV O&M Cost	(\$14,879)	25-Year Total Energy Financial Benefit	\$361,622
BESS Lease Payment (Year 1)	(\$12,861)	25-Year NPV	(\$11,314)
BESS Lease Payment Term (20-Year)	(\$257,229)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$38,584)		
Total Incentives	\$26,676		

**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	-	-	-	-	(88,920)	-	-	-	-	(88,920)	(88,920)	(88,920)	(88,920)
1	34,914	4,125	4,587	8,712	-	(12,861)	-	26,676	(436)	22,091	21,448	(66,829)	(67,472)
2	34,739	4,233	4,815	9,049	-	(12,861)	-	-	(446)	(4,259)	(4,015)	(71,088)	(71,487)
3	34,566	4,346	4,985	9,331	-	(12,861)	-	-	(458)	(3,988)	(3,650)	(75,076)	(75,137)
4	34,393	4,461	5,272	9,733	-	(12,861)	-	-	(469)	(3,597)	(3,196)	(78,674)	(78,333)
5	34,221	4,579	5,586	10,166	-	(12,861)	-	-	(481)	(3,177)	(2,740)	(81,850)	(81,073)
6	34,050	4,700	5,857	10,557	-	(12,861)	-	-	(493)	(2,797)	(2,342)	(84,647)	(83,416)
7	33,880	4,824	6,146	10,970	-	(12,861)	-	-	(505)	(2,397)	(1,949)	(87,044)	(85,365)
8	33,710	4,952	6,427	11,379	-	(12,861)	-	-	(518)	(2,000)	(1,579)	(89,044)	(86,944)
9	33,542	5,083	6,680	11,763	-	(12,861)	-	-	(531)	(1,629)	(1,249)	(90,674)	(88,192)
10	33,374	5,217	7,065	12,282	-	(12,861)	-	-	(544)	(1,124)	(836)	(91,797)	(89,028)
11	33,207	5,355	7,475	12,831	-	(12,861)	-	-	(558)	(589)	(425)	(92,386)	(89,453)

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	33,041	5,495	7,845	13,340	-	(12,861)	-	-	(572)	(93)	(65)	(92,479)	(89,519)
13	32,876	5,638	8,236	13,874	-	(12,861)	-	-	(586)	427	291	(92,052)	(89,228)
14	32,711	5,787	8,613	14,400	-	(12,861)	-	-	(600)	938	620	(91,114)	(88,608)
15	32,548	5,938	9,017	14,955	-	(12,861)	-	-	(615)	1,478	949	(89,636)	(87,659)
16	32,385	6,094	9,554	15,648	-	(12,861)	-	-	(631)	2,156	1,344	(87,480)	(86,316)
17	32,223	6,255	10,018	16,273	-	(12,861)	-	-	(647)	2,765	1,673	(84,715)	(84,643)
18	32,062	6,418	10,511	16,929	-	(12,861)	-	-	(663)	3,405	2,000	(81,310)	(82,643)
19	31,902	6,587	10,993	17,580	-	(12,861)	-	-	(679)	4,039	2,304	(77,271)	(80,339)
20	31,742	6,761	11,426	18,186	-	(12,861)	(38,584)	-	(696)	(33,956)	(18,801)	(111,227)	(99,140)
21	31,584	6,938	12,084	19,021	-	-	-	-	(714)	18,308	9,841	(92,919)	(89,298)
22	31,426	7,120	12,803	19,923	-	-	-	-	(732)	19,192	10,016	(73,727)	(79,282)
23	31,269	7,304	13,418	20,722	-	-	-	-	(750)	19,972	10,120	(53,755)	(69,163)
24	31,112	7,493	14,086	21,579	-	-	-	-	(769)	20,810	10,237	(32,945)	(58,925)
25	30,957	7,687	14,731	22,418	-	-	-	-	(788)	21,630	10,331	(11,314)	(48,595)
<b>Total</b>	<b>822,432</b>	<b>143,390</b>	<b>218,232</b>	<b>361,622</b>	<b>(88,920)</b>	<b>(257,229)</b>	<b>(38,584)</b>	<b>26,676</b>	<b>(14,879)</b>	-	-	-	-

**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	798	1,421	1,233	0	10	487	278	35	800
February	Winter	0	755	1,296	1,080	0	13	431	330	33	794
March	Winter	0	786	1,347	1,158	0	9	452	282	33	767
April	Winter	0	889	1,454	1,244	0	10	495	342	35	872
May	Winter	0	1,162	1,659	1,618	0	12	614	343	40	997
June	Summer	847	310	3,331	0	11	11	644	522	40	1,207
July	Summer	791	388	3,256	0	12	11	639	497	40	1,176
August	Summer	779	252	2,911	0	17	15	567	689	37	1,294
September	Summer	578	240	2,197	0	9	10	435	449	32	917
October	Winter	0	753	1,059	1,039	0	10	395	266	31	692
November	Winter	0	628	1,036	926	0	8	356	217	29	602
December	Winter	0	684	1,104	993	0	15	383	371	30	785
<b>Total</b>		<b>2,996</b>	<b>7,644</b>	<b>22,071</b>	<b>9,291</b>	<b>49</b>	<b>134</b>	<b>5,897</b>	<b>4,587</b>	<b>417</b>	<b>10,901</b>

**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	1,278	523	0	0	234	0	15	249
February	Winter	0	0	1,164	415	0	0	193	0	15	208
March	Winter	0	0	1,319	179	0	0	155	0	15	170
April	Winter	0	0	1,118	178	0	0	135	0	15	149
May	Winter	0	0	911	82	0	0	115	0	15	130
June	Summer	170	16	1,295	0	10	8	198	0	15	213
July	Summer	0	0	1,085	0	0	0	93	0	15	108
August	Summer	0	0	1,317	0	0	0	76	0	15	91
September	Summer	0	0	1,556	0	0	0	76	0	15	91
October	Winter	0	0	1,513	85	0	0	124	0	15	139
November	Winter	0	0	1,506	113	0	0	155	0	15	170
December	Winter	0	0	1,581	207	0	1	197	0	15	212
<b>Total</b>		<b>170</b>	<b>17</b>	<b>15,643</b>	<b>1,782</b>	<b>10</b>	<b>9</b>	<b>1,752</b>	<b>0</b>	<b>177</b>	<b>1,929</b>

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

Key Financial Outputs			
PV Cost	(\$88,920)	Total Energy Financial Benefit (Year 1)	\$8,733
BESS Cost	(\$461,916)	25-Year Total Energy Financial Benefit	\$362,262
Upfront Payment	(\$550,836)	25-Year NPV	(\$272,900)
Total O&M Cost	(\$249,577)	Payback Year	26+
Total Project Costs	(\$800,413)		
Total Incentives	\$165,251		
Net Payments	(\$635,162)		

**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	-	-	-	-	(88,920)	(461,916)	-	-	-	(550,836)	(550,836)	(550,836)	(550,836)
1	34,914	4,146	4,587	8,733	-	-	165,251	(436)	(6,871)	166,677	161,822	(384,159)	(389,014)
2	34,739	4,255	4,815	9,070	-	-	-	(446)	(7,043)	1,581	1,490	(382,578)	(387,524)
3	34,566	4,368	4,985	9,353	-	-	-	(458)	(7,219)	1,677	1,534	(380,902)	(385,989)
4	34,393	4,483	5,272	9,755	-	-	-	(469)	(7,399)	1,887	1,677	(379,015)	(384,313)
5	34,221	4,602	5,586	10,188	-	-	-	(481)	(7,584)	2,123	1,831	(376,892)	(382,481)
6	34,050	4,722	5,857	10,579	-	-	-	(493)	(7,774)	2,313	1,937	(374,579)	(380,545)
7	33,880	4,846	6,146	10,992	-	-	-	(505)	(7,968)	2,518	2,048	(372,061)	(378,497)
8	33,710	4,974	6,427	11,401	-	-	-	(518)	(8,167)	2,716	2,144	(369,345)	(376,353)
9	33,542	5,105	6,680	11,785	-	-	-	(531)	(8,372)	2,883	2,209	(366,462)	(374,144)
10	33,374	5,238	7,065	12,303	-	-	-	(544)	(8,581)	3,178	2,365	(363,283)	(371,779)
11	33,207	5,377	7,475	12,852	-	-	-	(558)	(8,795)	3,499	2,528	(359,785)	(369,251)
12	33,041	5,517	7,845	13,362	-	-	-	(572)	(9,015)	3,775	2,648	(356,009)	(366,603)
13	32,876	5,662	8,236	13,898	-	-	-	(586)	(9,241)	4,071	2,772	(351,938)	(363,831)
14	32,711	5,811	8,613	14,425	-	-	-	(600)	(9,472)	4,352	2,877	(347,586)	(360,953)
15	32,548	5,964	9,017	14,981	-	-	-	(615)	(9,709)	4,657	2,989	(342,928)	(357,964)

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	32,385	6,122	9,554	15,676	-	-	-	(631)	(9,951)	5,093	3,174	(337,835)	(354,790)
17	32,223	6,283	10,018	16,300	-	-	-	(647)	(10,200)	5,454	3,300	(332,381)	(351,490)
18	32,062	6,446	10,511	16,958	-	-	-	(663)	(10,455)	5,840	3,430	(326,542)	(348,060)
19	31,902	6,616	10,993	17,609	-	-	-	(679)	(10,716)	6,213	3,543	(320,329)	(344,517)
20	31,742	6,790	11,426	18,215	-	-	-	(696)	(10,984)	6,534	3,618	(313,794)	(340,899)
21	31,584	6,967	12,084	19,050	-	-	-	(714)	(11,259)	7,077	3,804	(306,717)	(337,094)
22	31,426	7,149	12,803	19,952	-	-	-	(732)	(11,540)	7,680	4,008	(299,037)	(333,086)
23	31,269	7,335	13,418	20,753	-	-	-	(750)	(11,829)	8,174	4,142	(290,862)	(328,944)
24	31,112	7,527	14,086	21,614	-	-	-	(769)	(12,125)	8,720	4,290	(282,142)	(324,654)
25	30,957	7,726	14,731	22,457	-	-	-	(788)	(12,428)	9,242	4,414	(272,900)	(320,241)
<b>Total</b>	<b>822,432</b>	<b>144,030</b>	<b>218,232</b>	<b>362,262</b>	<b>(88,920)</b>	<b>(461,916)</b>	<b>165,251</b>	<b>(14,879)</b>	<b>(234,698)</b>	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.219	Total Energy Financial Benefit (Year 1)	\$8,733
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$362,262
PPA Payment (Year 1)	(\$7,761)	25-Year NPV	(\$352,771)
PPA Payments Term (20-Year)	(\$170,762)	Payback Year	26+
PPA Termination Value	(\$13,068)		
BESS Lease Payment (Year 1)	(\$23,096)		
BESS Lease Payment Term (20-Year)	(\$461,916)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$69,287)		

**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	34,914	4,146	4,587	8,733	(7,761)	-	(23,096)	-	(22,124)	(21,480)	(22,124)	(21,480)
2	34,739	4,255	4,815	9,070	(7,838)	-	(23,096)	-	(21,863)	(20,608)	(43,988)	(42,088)
3	34,566	4,368	4,985	9,353	(7,916)	-	(23,096)	-	(21,658)	(19,820)	(65,646)	(61,908)
4	34,393	4,483	5,272	9,755	(7,994)	-	(23,096)	-	(21,335)	(18,955)	(86,980)	(80,864)
5	34,221	4,602	5,586	10,188	(8,074)	-	(23,096)	-	(20,981)	(18,099)	(107,962)	(98,963)
6	34,050	4,722	5,857	10,579	(8,154)	-	(23,096)	-	(20,670)	(17,311)	(128,632)	(116,274)
7	33,880	4,846	6,146	10,992	(8,235)	-	(23,096)	-	(20,339)	(16,537)	(148,971)	(132,811)
8	33,710	4,974	6,427	11,401	(8,316)	-	(23,096)	-	(20,011)	(15,797)	(168,982)	(148,608)
9	33,542	5,105	6,680	11,785	(8,399)	-	(23,096)	-	(19,709)	(15,106)	(188,691)	(163,713)
10	33,374	5,238	7,065	12,303	(8,482)	-	(23,096)	-	(19,275)	(14,342)	(207,966)	(178,056)
11	33,207	5,377	7,475	12,852	(8,566)	-	(23,096)	-	(18,810)	(13,589)	(226,776)	(191,645)
12	33,041	5,517	7,845	13,362	(8,651)	-	(23,096)	-	(18,385)	(12,895)	(245,161)	(204,540)
13	32,876	5,662	8,236	13,898	(8,737)	-	(23,096)	-	(17,935)	(12,213)	(263,097)	(216,753)
14	32,711	5,811	8,613	14,425	(8,824)	-	(23,096)	-	(17,495)	(11,566)	(280,592)	(228,319)

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	32,548	5,964	9,017	14,981	(8,912)	-	(23,096)	-	(17,026)	(10,928)	(297,618)	(239,247)
16	32,385	6,122	9,554	15,676	(9,000)	-	(23,096)	-	(16,420)	(10,233)	(314,038)	(249,480)
17	32,223	6,283	10,018	16,300	(9,089)	-	(23,096)	-	(15,885)	(9,611)	(329,923)	(259,091)
18	32,062	6,446	10,511	16,958	(9,180)	-	(23,096)	-	(15,318)	(8,998)	(345,241)	(268,088)
19	31,902	6,616	10,993	17,609	(9,271)	-	(23,096)	-	(14,758)	(8,416)	(359,999)	(276,504)
20	31,742	6,790	11,426	18,215	(9,363)	(13,068)	(23,096)	(69,287)	(96,599)	(53,484)	(456,597)	(329,989)
21	31,584	6,967	12,084	19,050	-	-	-	-	19,050	10,240	(437,547)	(319,748)
22	31,426	7,149	12,803	19,952	-	-	-	-	19,952	10,413	(417,595)	(309,335)
23	31,269	7,335	13,418	20,753	-	-	-	-	20,753	10,515	(396,842)	(298,820)
24	31,112	7,527	14,086	21,614	-	-	-	-	21,614	10,632	(375,228)	(288,188)
25	30,957	7,726	14,731	22,457	-	-	-	-	22,457	10,726	(352,771)	(277,462)
<b>Total</b>	<b>822,432</b>	<b>144,030</b>	<b>218,232</b>	<b>362,262</b>	<b>(170,762)</b>	<b>(13,068)</b>	<b>(461,916)</b>	<b>(69,287)</b>	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$88,920)	Total Energy Financial Benefit (Year 1)	\$8,733
Total PV O&M Cost	(\$14,879)	25-Year Total Energy Financial Benefit	\$362,262
BESS Lease Payment (Year 1)	(\$23,096)	25-Year NPV	(\$246,064)
BESS Lease Payment Term (20-Year)	(\$461,916)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$69,287)		
Total Incentives	\$26,676		

**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	-	-	-	-	(88,920)	-	-	-	-	(88,920)	(88,920)	(88,920)	(88,920)
1	34,914	4,146	4,587	8,733	-	(23,096)	-	26,676	(436)	11,877	11,531	(77,043)	(77,389)
2	34,739	4,255	4,815	9,070	-	(23,096)	-	-	(446)	(14,472)	(13,641)	(91,515)	(91,030)
3	34,566	4,368	4,985	9,353	-	(23,096)	-	-	(458)	(14,200)	(12,995)	(105,715)	(104,025)
4	34,393	4,483	5,272	9,755	-	(23,096)	-	-	(469)	(13,809)	(12,269)	(119,525)	(116,295)
5	34,221	4,602	5,586	10,188	-	(23,096)	-	-	(481)	(13,389)	(11,549)	(132,913)	(127,844)
6	34,050	4,722	5,857	10,579	-	(23,096)	-	-	(493)	(13,009)	(10,895)	(145,922)	(138,739)
7	33,880	4,846	6,146	10,992	-	(23,096)	-	-	(505)	(12,609)	(10,253)	(158,532)	(148,992)
8	33,710	4,974	6,427	11,401	-	(23,096)	-	-	(518)	(12,212)	(9,641)	(170,744)	(158,632)
9	33,542	5,105	6,680	11,785	-	(23,096)	-	-	(531)	(11,841)	(9,075)	(182,585)	(167,707)
10	33,374	5,238	7,065	12,303	-	(23,096)	-	-	(544)	(11,336)	(8,435)	(193,922)	(176,143)
11	33,207	5,377	7,475	12,852	-	(23,096)	-	-	(558)	(10,801)	(7,803)	(204,723)	(183,946)
12	33,041	5,517	7,845	13,362	-	(23,096)	-	-	(572)	(10,305)	(7,228)	(215,029)	(191,174)
13	32,876	5,662	8,236	13,898	-	(23,096)	-	-	(586)	(9,784)	(6,662)	(224,812)	(197,836)
14	32,711	5,811	8,613	14,425	-	(23,096)	-	-	(600)	(9,272)	(6,130)	(234,084)	(203,966)
15	32,548	5,964	9,017	14,981	-	(23,096)	-	-	(615)	(8,730)	(5,603)	(242,814)	(209,569)
16	32,385	6,122	9,554	15,676	-	(23,096)	-	-	(631)	(8,051)	(5,017)	(250,865)	(214,586)
17	32,223	6,283	10,018	16,300	-	(23,096)	-	-	(647)	(7,442)	(4,503)	(258,307)	(219,089)

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	32,062	6,446	10,511	16,958	-	(23,096)	-	-	(663)	(6,801)	(3,995)	(265,108)	(223,084)
19	31,902	6,616	10,993	17,609	-	(23,096)	-	-	(679)	(6,166)	(3,517)	(271,275)	(226,601)
20	31,742	6,790	11,426	18,215	-	(23,096)	(69,287)	-	(696)	(74,864)	(41,451)	(346,139)	(268,051)
21	31,584	6,967	12,084	19,050	-	-	-	-	(714)	18,336	9,857	(327,803)	(258,194)
22	31,426	7,149	12,803	19,952	-	-	-	-	(732)	19,221	10,031	(308,582)	(248,163)
23	31,269	7,335	13,418	20,753	-	-	-	-	(750)	20,003	10,135	(288,579)	(238,028)
24	31,112	7,527	14,086	21,614	-	-	-	-	(769)	20,845	10,254	(267,734)	(227,774)
25	30,957	7,726	14,731	22,457	-	-	-	-	(788)	21,669	10,349	(246,064)	(217,424)
<b>Total</b>	<b>822,432</b>	<b>144,030</b>	<b>218,232</b>	<b>362,262</b>	<b>(88,920)</b>	<b>(461,916)</b>	<b>(69,287)</b>	<b>26,676</b>	<b>(14,879)</b>	-	-	-	-

**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	798	1,421	1,233	0	10	487	278	35	800
February	Winter	0	755	1,296	1,080	0	13	431	330	33	794
March	Winter	0	786	1,347	1,158	0	9	452	282	33	767
April	Winter	0	889	1,454	1,244	0	10	495	342	35	872
May	Winter	0	1,162	1,659	1,618	0	12	614	343	40	997
June	Summer	847	310	3,331	0	11	11	644	522	40	1,207
July	Summer	791	388	3,256	0	12	11	639	497	40	1,176
August	Summer	779	252	2,911	0	17	15	567	689	37	1,294
September	Summer	578	240	2,197	0	9	10	435	449	32	917
October	Winter	0	753	1,059	1,039	0	10	395	266	31	692
November	Winter	0	628	1,036	926	0	8	356	217	29	602
December	Winter	0	684	1,104	993	0	15	383	371	30	785
<b>Total</b>		<b>2,996</b>	<b>7,644</b>	<b>22,071</b>	<b>9,291</b>	<b>49</b>	<b>134</b>	<b>5,897</b>	<b>4,587</b>	<b>417</b>	<b>10,901</b>

**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	1,278	523	0	0	234	0	15	249
February	Winter	0	0	1,164	415	0	0	193	0	15	208
March	Winter	0	0	1,319	179	0	0	155	0	15	170
April	Winter	0	0	1,118	178	0	0	135	0	15	149
May	Winter	0	0	871	67	0	0	108	0	15	123
June	Summer	131	16	1,210	0	9	8	180	0	15	195
July	Summer	0	0	1,086	0	0	0	118	0	15	133
August	Summer	0	0	1,317	0	0	0	76	0	15	91
September	Summer	0	0	1,556	0	0	0	76	0	15	91
October	Winter	0	0	1,513	85	0	0	124	0	15	139
November	Winter	0	0	1,506	113	0	0	155	0	15	170
December	Winter	0	0	1,581	207	0	1	197	0	15	212
<b>Total</b>		<b>131</b>	<b>17</b>	<b>15,519</b>	<b>1,767</b>	<b>10</b>	<b>9</b>	<b>1,751</b>	<b>0</b>	<b>177</b>	<b>1,929</b>

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

Key Financial Outputs			
<b>PV Cost</b>	<b>(\$88,920)</b>	<b>Total Energy Financial Benefit (Year 1)</b>	<b>\$8,733</b>
<b>BESS Cost</b>	<b>(\$670,194)</b>	<b>25-Year Total Energy Financial Benefit</b>	<b>\$362,396</b>
<b>Upfront Payment</b>	<b>(\$759,114)</b>	<b>25-Year NPV</b>	<b>(\$490,326)</b>
<b>Total O&amp;M Cost</b>	<b>(\$321,343)</b>	<b>Payback Year</b>	<b>26+</b>
<b>Total Project Costs</b>	<b>(\$1,080,457)</b>		
<b>Total Incentives</b>	<b>\$227,734</b>		
<b>Net Payments</b>	<b>(\$852,722)</b>		

**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	-	-	-	-	(88,920)	(670,194)	-	-	-	(759,114)	(759,114)	(759,114)	(759,114)
1	34,914	4,146	4,587	8,733	-	-	227,734	(436)	(8,972)	227,060	220,446	(532,054)	(538,668)
2	34,739	4,255	4,815	9,070	-	-	-	(446)	(9,196)	(572)	(540)	(532,627)	(539,207)
3	34,566	4,367	4,985	9,352	-	-	-	(458)	(9,426)	(532)	(486)	(533,159)	(539,694)
4	34,393	4,483	5,272	9,755	-	-	-	(469)	(9,662)	(376)	(334)	(533,534)	(540,028)
5	34,221	4,602	5,586	10,188	-	-	-	(481)	(9,903)	(196)	(169)	(533,730)	(540,197)
6	34,050	4,723	5,857	10,581	-	-	-	(493)	(10,151)	(63)	(53)	(533,793)	(540,250)
7	33,880	4,847	6,146	10,993	-	-	-	(505)	(10,405)	83	67	(533,711)	(540,182)
8	33,710	4,975	6,427	11,402	-	-	-	(518)	(10,665)	220	173	(533,491)	(540,009)
9	33,542	5,107	6,680	11,787	-	-	-	(531)	(10,932)	325	249	(533,166)	(539,760)
10	33,374	5,241	7,065	12,306	-	-	-	(544)	(11,205)	558	415	(532,608)	(539,345)
11	33,207	5,380	7,475	12,856	-	-	-	(558)	(11,485)	813	588	(531,795)	(538,757)
12	33,041	5,522	7,845	13,367	-	-	-	(572)	(11,772)	1,023	718	(530,772)	(538,040)
13	32,876	5,667	8,236	13,903	-	-	-	(586)	(12,066)	1,251	852	(529,521)	(537,188)
14	32,711	5,817	8,613	14,430	-	-	-	(600)	(12,368)	1,462	967	(528,059)	(536,221)
15	32,548	5,971	9,017	14,988	-	-	-	(615)	(12,677)	1,695	1,088	(526,364)	(535,133)
16	32,385	6,127	9,554	15,681	-	-	-	(631)	(12,994)	2,056	1,281	(524,308)	(533,852)
17	32,223	6,288	10,018	16,306	-	-	-	(647)	(13,319)	2,341	1,416	(521,967)	(532,436)

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	32,062	6,453	10,511	16,964	-	-	-	(663)	(13,652)	2,649	1,556	(519,318)	(530,880)
19	31,902	6,625	10,993	17,617	-	-	-	(679)	(13,993)	2,945	1,679	(516,373)	(529,201)
20	31,742	6,799	11,426	18,224	-	-	-	(696)	(14,343)	3,185	1,763	(513,188)	(527,437)
21	31,584	6,978	12,084	19,061	-	-	-	(714)	(14,702)	3,646	1,960	(509,542)	(525,477)
22	31,426	7,161	12,803	19,964	-	-	-	(732)	(15,069)	4,163	2,173	(505,379)	(523,305)
23	31,269	7,348	13,418	20,766	-	-	-	(750)	(15,446)	4,570	2,316	(500,809)	(520,989)
24	31,112	7,542	14,086	21,628	-	-	-	(769)	(15,832)	5,027	2,473	(495,782)	(518,516)
25	30,957	7,740	14,731	22,472	-	-	-	(788)	(16,228)	5,456	2,606	(490,326)	(515,910)
<b>Total</b>	<b>822,432</b>	<b>144,164</b>	<b>218,232</b>	<b>362,396</b>	<b>(88,920)</b>	<b>(670,194)</b>	<b>227,734</b>	<b>(14,879)</b>	<b>(306,463)</b>	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (/kWh)	\$0.219	Total Energy Financial Benefit (Year 1)	\$8,733
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$362,396
PPA Payment (Year 1)	(\$7,761)	25-Year NPV	(\$592,157)
PPA Payments Term (20-Year)	(\$170,762)	Payback Year	26+
PPA Termination Value	(\$13,068)		
BESS Lease Payment (Year 1)	(\$33,510)		
BESS Lease Payment Term (20-Year)	(\$670,194)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$100,529)		

**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	34,914	4,146	4,587	8,733	(7,761)	-	(33,510)	-	(32,538)	(31,590)	(32,538)	(31,590)
2	34,739	4,255	4,815	9,070	(7,838)	-	(33,510)	-	(32,277)	(30,424)	(64,815)	(62,014)
3	34,566	4,367	4,985	9,352	(7,916)	-	(33,510)	-	(32,073)	(29,351)	(96,888)	(91,366)
4	34,393	4,483	5,272	9,755	(7,994)	-	(33,510)	-	(31,749)	(28,208)	(128,637)	(119,574)
5	34,221	4,602	5,586	10,188	(8,074)	-	(33,510)	-	(31,395)	(27,082)	(160,032)	(146,656)
6	34,050	4,723	5,857	10,581	(8,154)	-	(33,510)	-	(31,083)	(26,031)	(191,114)	(172,687)
7	33,880	4,847	6,146	10,993	(8,235)	-	(33,510)	-	(30,752)	(25,004)	(221,866)	(197,691)
8	33,710	4,975	6,427	11,402	(8,316)	-	(33,510)	-	(30,424)	(24,017)	(252,290)	(221,708)
9	33,542	5,107	6,680	11,787	(8,399)	-	(33,510)	-	(30,121)	(23,086)	(282,411)	(244,793)
10	33,374	5,241	7,065	12,306	(8,482)	-	(33,510)	-	(29,686)	(22,089)	(312,097)	(266,882)
11	33,207	5,380	7,475	12,856	(8,566)	-	(33,510)	-	(29,220)	(21,109)	(341,317)	(287,991)
12	33,041	5,522	7,845	13,367	(8,651)	-	(33,510)	-	(28,794)	(20,196)	(370,112)	(308,187)
13	32,876	5,667	8,236	13,903	(8,737)	-	(33,510)	-	(28,344)	(19,301)	(398,455)	(327,488)
14	32,711	5,817	8,613	14,430	(8,824)	-	(33,510)	-	(27,903)	(18,447)	(426,359)	(345,935)
15	32,548	5,971	9,017	14,988	(8,912)	-	(33,510)	-	(27,434)	(17,609)	(453,792)	(363,544)

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	32,385	6,127	9,554	15,681	(9,000)	-	(33,510)	-	(26,829)	(16,719)	(480,621)	(380,263)
17	32,223	6,288	10,018	16,306	(9,089)	-	(33,510)	-	(26,293)	(15,908)	(506,914)	(396,170)
18	32,062	6,453	10,511	16,964	(9,180)	-	(33,510)	-	(25,725)	(15,111)	(532,639)	(411,281)
19	31,902	6,625	10,993	17,617	(9,271)	-	(33,510)	-	(25,163)	(14,350)	(557,802)	(425,631)
20	31,742	6,799	11,426	18,224	(9,363)	(13,068)	(33,510)	(100,529)	(138,245)	(76,543)	(696,047)	(502,174)
21	31,584	6,978	12,084	19,061	-	-	-	-	19,061	10,246	(676,986)	(491,928)
22	31,426	7,161	12,803	19,964	-	-	-	-	19,964	10,419	(657,022)	(481,509)
23	31,269	7,348	13,418	20,766	-	-	-	-	20,766	10,522	(636,256)	(470,987)
24	31,112	7,542	14,086	21,628	-	-	-	-	21,628	10,639	(614,628)	(460,348)
25	30,957	7,740	14,731	22,472	-	-	-	-	22,472	10,733	(592,157)	(449,615)
<b>Total</b>	<b>822,432</b>	<b>144,164</b>	<b>218,232</b>	<b>362,396</b>	<b>(170,762)</b>	<b>(13,068)</b>	<b>(670,194)</b>	<b>(100,529)</b>	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$88,920)	Total Energy Financial Benefit (Year 1)	\$8,733
Total PV O&M Cost	(\$14,879)	25-Year Total Energy Financial Benefit	\$362,396
BESS Lease Payment (Year 1)	(\$33,510)	25-Year NPV	(\$485,450)
BESS Lease Payment Term (20-Year)	(\$670,194)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$100,529)		
Total Incentives	\$26,676		

**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	-	-	-	-	(88,920)	-	-	-	-	(88,920)	(88,920)	(88,920)	(88,920)
1	34,914	4,146	4,587	8,733	-	(33,510)	-	26,676	(436)	1,464	1,421	(87,456)	(87,499)
2	34,739	4,255	4,815	9,070	-	(33,510)	-	-	(446)	(24,886)	(23,457)	(112,342)	(110,956)
3	34,566	4,367	4,985	9,352	-	(33,510)	-	-	(458)	(24,615)	(22,526)	(136,957)	(133,483)
4	34,393	4,483	5,272	9,755	-	(33,510)	-	-	(469)	(24,224)	(21,522)	(161,181)	(155,005)
5	34,221	4,602	5,586	10,188	-	(33,510)	-	-	(481)	(23,802)	(20,532)	(184,983)	(175,537)
6	34,050	4,723	5,857	10,581	-	(33,510)	-	-	(493)	(23,422)	(19,616)	(208,405)	(195,152)
7	33,880	4,847	6,146	10,993	-	(33,510)	-	-	(505)	(23,022)	(18,719)	(231,427)	(213,872)
8	33,710	4,975	6,427	11,402	-	(33,510)	-	-	(518)	(22,625)	(17,860)	(254,052)	(231,732)
9	33,542	5,107	6,680	11,787	-	(33,510)	-	-	(531)	(22,253)	(17,055)	(276,306)	(248,787)
10	33,374	5,241	7,065	12,306	-	(33,510)	-	-	(544)	(21,747)	(16,182)	(298,053)	(264,969)
11	33,207	5,380	7,475	12,856	-	(33,510)	-	-	(558)	(21,211)	(15,324)	(319,264)	(280,293)
12	33,041	5,522	7,845	13,367	-	(33,510)	-	-	(572)	(20,714)	(14,529)	(339,979)	(294,822)
13	32,876	5,667	8,236	13,903	-	(33,510)	-	-	(586)	(20,192)	(13,750)	(360,171)	(308,572)
14	32,711	5,817	8,613	14,430	-	(33,510)	-	-	(600)	(19,680)	(13,011)	(379,851)	(321,582)
15	32,548	5,971	9,017	14,988	-	(33,510)	-	-	(615)	(19,138)	(12,284)	(398,988)	(333,866)

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	32,385	6,127	9,554	15,681	-	(33,510)	-	-	(631)	(18,459)	(11,503)	(417,448)	(345,369)
17	32,223	6,288	10,018	16,306	-	(33,510)	-	-	(647)	(17,850)	(10,800)	(435,298)	(356,169)
18	32,062	6,453	10,511	16,964	-	(33,510)	-	-	(663)	(17,208)	(10,108)	(452,506)	(366,277)
19	31,902	6,625	10,993	17,617	-	(33,510)	-	-	(679)	(16,572)	(9,451)	(469,078)	(375,728)
20	31,742	6,799	11,426	18,224	-	(33,510)	(100,529)	-	(696)	(116,511)	(64,509)	(585,589)	(440,237)
21	31,584	6,978	12,084	19,061	-	-	-	-	(714)	18,347	9,863	(567,241)	(430,374)
22	31,426	7,161	12,803	19,964	-	-	-	-	(732)	19,232	10,037	(548,009)	(420,337)
23	31,269	7,348	13,418	20,766	-	-	-	-	(750)	20,016	10,142	(527,993)	(410,195)
24	31,112	7,542	14,086	21,628	-	-	-	-	(769)	20,859	10,261	(507,134)	(399,934)
25	30,957	7,740	14,731	22,472	-	-	-	-	(788)	21,684	10,356	(485,450)	(389,577)
<b>Total</b>	<b>822,432</b>	<b>144,164</b>	<b>218,232</b>	<b>362,396</b>	<b>(88,920)</b>	<b>(670,194)</b>	<b>(100,529)</b>	<b>26,676</b>	<b>(14,879)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>