

FIRE STATION 3

MICROGRID FINANCIAL RESULTS

FINANCIAL RESULTS

The detailed results of the Financial Modeling for Fire Station 3 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	134	221	170	0	2	142	0	17	160
February	Winter	0	131	196	164	0	3	129	0	17	146
March	Winter	0	189	269	253	0	3	186	0	18	204
April	Winter	0	244	323	315	0	4	232	0	19	251
May	Winter	0	466	656	632	0	5	458	0	24	482
June	Summer	326	124	1,309	0	5	5	551	0	25	576
July	Summer	247	130	1,191	0	4	5	477	0	23	500
August	Summer	262	86	1,037	0	5	5	435	0	22	458
September	Summer	155	67	642	0	4	3	270	0	19	289
October	Winter	0	168	331	213	0	3	186	0	18	205
November	Winter	0	131	238	175	0	2	142	0	17	159
December	Winter	0	131	212	195	0	3	139	0	17	156
Total		990	2,002	6,626	2,117	18	44	3,347	0	240	3,586

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	329	7	0	0	32	0	14	46
February	Winter	0	0	288	8	0	0	36	0	14	51
March	Winter	0	0	332	22	0	0	49	0	14	63
April	Winter	0	0	283	24	0	0	47	0	14	62
May	Winter	0	30	297	57	0	4	90	0	14	104
June	Summer	52	1	428	0	4	2	131	0	14	146
July	Summer	0	0	231	0	0	0	27	0	14	42
August	Summer	0	0	243	0	0	0	5	0	14	19
September	Summer	0	0	340	0	0	0	17	0	14	32
October	Winter	0	0	322	33	0	0	29	0	14	43
November	Winter	0	0	313	17	0	0	33	0	14	47
December	Winter	0	0	301	16	0	0	38	0	14	53
Total		52	31	3,707	184	4	6	534	0	172	706

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,813
BESS Cost	(\$132,240)	25-Year Total Energy Financial Benefit	\$98,360
Upfront Payment	(\$176,130)	25-Year NPV	(\$109,988)
Total O&M Cost	(\$85,056)	Payback Year	26+
Total Project Costs	(\$261,186)		
Total Incentives	\$52,839		
Net Payments	(\$208,347)		

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	-	-	-	-	(43,890)	(132,240)	-	-	-	(176,130)	(176,130)	(176,130)	(176,130)
1	15,568	2,813	-	2,813	-	-	52,839	(188)	(2,302)	53,162	51,613	(122,968)	(124,517)
2	15,490	2,887	-	2,887	-	-	-	(193)	(2,360)	335	316	(122,633)	(124,201)
3	15,413	2,972	-	2,972	-	-	-	(198)	(2,419)	356	326	(122,278)	(123,875)
4	15,336	3,051	-	3,051	-	-	-	(203)	(2,479)	369	328	(121,908)	(123,547)
5	15,259	3,131	-	3,131	-	-	-	(208)	(2,541)	382	330	(121,526)	(123,218)
6	15,183	3,211	-	3,211	-	-	-	(213)	(2,605)	394	330	(121,132)	(122,888)
7	15,107	3,294	-	3,294	-	-	-	(218)	(2,670)	406	330	(120,727)	(122,558)
8	15,031	3,390	-	3,390	-	-	-	(224)	(2,736)	430	339	(120,297)	(122,219)
9	14,956	3,480	-	3,480	-	-	-	(229)	(2,805)	446	342	(119,851)	(121,877)
10	14,881	3,571	-	3,571	-	-	-	(235)	(2,875)	461	343	(119,389)	(121,533)
11	14,807	3,667	-	3,667	-	-	-	(241)	(2,947)	480	347	(118,909)	(121,187)

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	14,733	3,757	-	3,757	-	-	-	(247)	(3,020)	489	343	(118,420)	(120,843)
13	14,659	3,859	-	3,859	-	-	-	(253)	(3,096)	510	347	(117,910)	(120,496)
14	14,586	3,974	-	3,974	-	-	-	(259)	(3,173)	542	358	(117,368)	(120,138)
15	14,513	4,078	-	4,078	-	-	-	(266)	(3,253)	560	359	(116,808)	(119,779)
16	14,440	4,185	-	4,185	-	-	-	(272)	(3,334)	579	361	(116,229)	(119,418)
17	14,368	4,298	-	4,298	-	-	-	(279)	(3,417)	601	364	(115,628)	(119,054)
18	14,296	4,398	-	4,398	-	-	-	(286)	(3,503)	609	358	(115,019)	(118,697)
19	14,225	4,533	-	4,533	-	-	-	(293)	(3,590)	649	370	(114,370)	(118,326)
20	14,154	4,653	-	4,653	-	-	-	(301)	(3,680)	673	372	(113,698)	(117,954)
21	14,083	4,779	-	4,779	-	-	-	(308)	(3,772)	699	376	(112,999)	(117,578)
22	14,013	4,903	-	4,903	-	-	-	(316)	(3,866)	721	376	(112,278)	(117,202)
23	13,942	5,018	-	5,018	-	-	-	(324)	(3,963)	731	371	(111,547)	(116,832)
24	13,873	5,153	-	5,153	-	-	-	(332)	(4,062)	759	373	(110,788)	(116,458)
25	13,803	5,304	-	5,304	-	-	-	(340)	(4,164)	800	382	(109,988)	(116,076)
Total	366,719	98,360	-	98,360	(43,890)	(132,240)	52,839	(6,425)	(78,631)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (\$/kWh)	\$0.247	Total Energy Financial Benefit (Year 1)	\$2,813
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$98,360
PPA Payment (Year 1)	(\$3,903)	25-Year NPV	(\$146,067)
PPA Payments Term (20-Year)	(\$85,877)	Payback Year	26+
PPA Termination Value	(\$6,578)		
BESS Lease Payment (Year 1)	(\$6,612)		
BESS Lease Payment Term (20-Year)	(\$132,240)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$19,732)		

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	15,568	2,813	-	2,813	(3,903)	-	(6,612)	-	(7,702)	(7,478)	(7,702)	(7,478)
2	15,490	2,887	-	2,887	(3,942)	-	(6,612)	-	(7,666)	(7,226)	(15,369)	(14,704)
3	15,413	2,972	-	2,972	(3,981)	-	(6,612)	-	(7,621)	(6,974)	(22,989)	(21,678)
4	15,336	3,051	-	3,051	(4,020)	-	(6,612)	-	(7,582)	(6,736)	(30,571)	(28,415)
5	15,259	3,131	-	3,131	(4,060)	-	(6,612)	-	(7,542)	(6,505)	(38,113)	(34,920)
6	15,183	3,211	-	3,211	(4,101)	-	(6,612)	-	(7,501)	(6,282)	(45,614)	(41,202)
7	15,107	3,294	-	3,294	(4,141)	-	(6,612)	-	(7,460)	(6,065)	(53,074)	(47,268)
8	15,031	3,390	-	3,390	(4,182)	-	(6,612)	-	(7,405)	(5,845)	(60,478)	(53,113)
9	14,956	3,480	-	3,480	(4,224)	-	(6,612)	-	(7,356)	(5,638)	(67,834)	(58,750)
10	14,881	3,571	-	3,571	(4,266)	-	(6,612)	-	(7,306)	(5,437)	(75,141)	(64,187)

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	14,807	3,667	-	3,667	(4,308)	-	(6,612)	-	(7,253)	(5,239)	(82,393)	(69,427)
12	14,733	3,757	-	3,757	(4,351)	-	(6,612)	-	(7,206)	(5,054)	(89,600)	(74,481)
13	14,659	3,859	-	3,859	(4,394)	-	(6,612)	-	(7,147)	(4,867)	(96,747)	(79,348)
14	14,586	3,974	-	3,974	(4,438)	-	(6,612)	-	(7,075)	(4,678)	(103,822)	(84,025)
15	14,513	4,078	-	4,078	(4,482)	-	(6,612)	-	(7,015)	(4,503)	(110,837)	(88,528)
16	14,440	4,185	-	4,185	(4,526)	-	(6,612)	-	(6,953)	(4,333)	(117,790)	(92,861)
17	14,368	4,298	-	4,298	(4,571)	-	(6,612)	-	(6,886)	(4,166)	(124,676)	(97,027)
18	14,296	4,398	-	4,398	(4,616)	-	(6,612)	-	(6,831)	(4,012)	(131,506)	(101,039)
19	14,225	4,533	-	4,533	(4,662)	-	(6,612)	-	(6,741)	(3,844)	(138,248)	(104,884)
20	14,154	4,653	-	4,653	(4,709)	(6,578)	(6,612)	(19,732)	(32,977)	(18,259)	(171,225)	(123,142)
21	14,083	4,779	-	4,779	-	-	-	-	4,779	2,569	(166,445)	(120,573)
22	14,013	4,903	-	4,903	-	-	-	-	4,903	2,559	(161,542)	(118,014)
23	13,942	5,018	-	5,018	-	-	-	-	5,018	2,543	(156,524)	(115,472)
24	13,873	5,153	-	5,153	-	-	-	-	5,153	2,535	(151,371)	(112,937)
25	13,803	5,304	-	5,304	-	-	-	-	5,304	2,533	(146,067)	(110,404)
Total	366,719	98,360	-	98,360	(85,877)	(6,578)	(132,240)	(19,732)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,813
Total PV O&M Cost	(\$6,425)	25-Year Total Energy Financial Benefit	\$98,360
BESS Lease Payment (Year 1)	(\$6,612)	25-Year NPV	(\$90,760)
BESS Lease Payment Term (20-Year)	(\$132,240)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$19,732)		
Total Incentives	\$13,167		

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	-	-	-	-	(43,890)	-	-	-	-	(43,890)	(43,890)	(43,890)	(43,890)
1	15,568	2,813	-	2,813	-	(6,612)	-	13,167	(188)	9,180	8,912	(34,710)	(34,978)
2	15,490	2,887	-	2,887	-	(6,612)	-	-	(193)	(3,918)	(3,693)	(38,628)	(38,670)
3	15,413	2,972	-	2,972	-	(6,612)	-	-	(198)	(3,838)	(3,512)	(42,465)	(42,182)
4	15,336	3,051	-	3,051	-	(6,612)	-	-	(203)	(3,764)	(3,344)	(46,229)	(45,526)
5	15,259	3,131	-	3,131	-	(6,612)	-	-	(208)	(3,689)	(3,182)	(49,918)	(48,709)
6	15,183	3,211	-	3,211	-	(6,612)	-	-	(213)	(3,614)	(3,026)	(53,532)	(51,735)
7	15,107	3,294	-	3,294	-	(6,612)	-	-	(218)	(3,537)	(2,876)	(57,068)	(54,610)
8	15,031	3,390	-	3,390	-	(6,612)	-	-	(224)	(3,446)	(2,720)	(60,514)	(57,331)
9	14,956	3,480	-	3,480	-	(6,612)	-	-	(229)	(3,361)	(2,576)	(63,875)	(59,907)
10	14,881	3,571	-	3,571	-	(6,612)	-	-	(235)	(3,276)	(2,437)	(67,151)	(62,344)
11	14,807	3,667	-	3,667	-	(6,612)	-	-	(241)	(3,185)	(2,301)	(70,336)	(64,645)

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	14,733	3,757	-	3,757	-	(6,612)	-	-	(247)	(3,102)	(2,176)	(73,439)	(66,821)
13	14,659	3,859	-	3,859	-	(6,612)	-	-	(253)	(3,006)	(2,047)	(76,445)	(68,868)
14	14,586	3,974	-	3,974	-	(6,612)	-	-	(259)	(2,897)	(1,915)	(79,342)	(70,783)
15	14,513	4,078	-	4,078	-	(6,612)	-	-	(266)	(2,800)	(1,797)	(82,141)	(72,580)
16	14,440	4,185	-	4,185	-	(6,612)	-	-	(272)	(2,699)	(1,682)	(84,840)	(74,262)
17	14,368	4,298	-	4,298	-	(6,612)	-	-	(279)	(2,594)	(1,569)	(87,434)	(75,831)
18	14,296	4,398	-	4,398	-	(6,612)	-	-	(286)	(2,500)	(1,469)	(89,934)	(77,300)
19	14,225	4,533	-	4,533	-	(6,612)	-	-	(293)	(2,372)	(1,353)	(92,306)	(78,653)
20	14,154	4,653	-	4,653	-	(6,612)	(19,732)	-	(301)	(21,991)	(12,176)	(114,297)	(90,829)
21	14,083	4,779	-	4,779	-	-	-	-	(308)	4,471	2,403	(109,826)	(88,425)
22	14,013	4,903	-	4,903	-	-	-	-	(316)	4,587	2,394	(105,239)	(86,031)
23	13,942	5,018	-	5,018	-	-	-	-	(324)	4,694	2,379	(100,545)	(83,653)
24	13,873	5,153	-	5,153	-	-	-	-	(332)	4,821	2,372	(95,724)	(81,281)
25	13,803	5,304	-	5,304	-	-	-	-	(340)	4,964	2,371	(90,760)	(78,910)
Total	366,719	98,360	-	98,360	(43,890)	(132,240)	(19,732)	13,167	(6,425)	-	-	-	-

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	134	221	170	0	2	142	0	17	160
February	Winter	0	131	196	164	0	3	129	0	17	146
March	Winter	0	189	269	253	0	3	186	0	18	204
April	Winter	0	244	323	315	0	4	232	0	19	251
May	Winter	0	466	656	632	0	5	458	0	24	482
June	Summer	326	124	1,309	0	5	5	551	0	25	576
July	Summer	247	130	1,191	0	4	5	477	0	23	500
August	Summer	262	86	1,037	0	5	5	435	0	22	458
September	Summer	155	67	642	0	4	3	270	0	19	289
October	Winter	0	168	331	213	0	3	186	0	18	205
November	Winter	0	131	238	175	0	2	142	0	17	159
December	Winter	0	131	212	195	0	3	139	0	17	156
Total		990	2,002	6,626	2,117	18	44	3,347	0	240	3,586

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	329	7	0	0	32	0	14	46
February	Winter	0	0	288	8	0	0	36	0	14	51
March	Winter	0	0	332	22	0	0	49	0	14	63
April	Winter	0	0	283	24	0	0	47	0	14	62
May	Winter	0	4	253	38	0	3	65	0	14	80
June	Summer	52	1	431	0	4	2	135	0	14	150
July	Summer	0	0	206	0	0	0	29	0	14	44
August	Summer	0	0	243	0	0	0	5	0	14	19
September	Summer	0	0	340	0	0	0	17	0	14	32
October	Winter	0	0	322	33	0	0	29	0	14	43
November	Winter	0	0	313	17	0	0	33	0	14	47
December	Winter	0	0	301	16	0	0	38	0	14	53
Total		52	4	3,641	165	4	5	515	0	172	688

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,832
BESS Cost	(\$247,590)	25-Year Total Energy Financial Benefit	\$98,850
Upfront Payment	(\$291,480)	25-Year NPV	(\$237,414)
Total O&M Cost	(\$132,228)	Payback Year	26+
Total Project Costs	(\$423,708)		
Total Incentives	\$87,444		
Net Payments	(\$336,264)		

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	-	-	-	-	(43,890)	(247,590)	-	-	-	(291,480)	(291,480)	(291,480)	(291,480)
1	15,568	2,832	-	2,832	-	-	87,444	(188)	(3,683)	86,404	83,888	(205,076)	(207,592)
2	15,490	2,906	-	2,906	-	-	-	(193)	(3,775)	(1,062)	(1,001)	(206,138)	(208,593)
3	15,413	2,990	-	2,990	-	-	-	(198)	(3,869)	(1,077)	(985)	(207,214)	(209,579)
4	15,336	3,070	-	3,070	-	-	-	(203)	(3,966)	(1,099)	(976)	(208,313)	(210,555)
5	15,259	3,150	-	3,150	-	-	-	(208)	(4,065)	(1,123)	(968)	(209,436)	(211,523)
6	15,183	3,231	-	3,231	-	-	-	(213)	(4,167)	(1,149)	(962)	(210,584)	(212,485)
7	15,107	3,313	-	3,313	-	-	-	(218)	(4,271)	(1,176)	(956)	(211,761)	(213,442)
8	15,031	3,408	-	3,408	-	-	-	(224)	(4,378)	(1,193)	(942)	(212,954)	(214,383)
9	14,956	3,498	-	3,498	-	-	-	(229)	(4,487)	(1,218)	(934)	(214,172)	(215,317)
10	14,881	3,590	-	3,590	-	-	-	(235)	(4,600)	(1,244)	(926)	(215,416)	(216,243)
11	14,807	3,685	-	3,685	-	-	-	(241)	(4,715)	(1,270)	(918)	(216,687)	(217,161)
12	14,733	3,774	-	3,774	-	-	-	(247)	(4,832)	(1,305)	(915)	(217,992)	(218,076)
13	14,659	3,877	-	3,877	-	-	-	(253)	(4,953)	(1,330)	(905)	(219,321)	(218,982)
14	14,586	3,993	-	3,993	-	-	-	(259)	(5,077)	(1,344)	(888)	(220,665)	(219,870)
15	14,513	4,097	-	4,097	-	-	-	(266)	(5,204)	(1,372)	(881)	(222,038)	(220,751)

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	14,440	4,205	-	4,205	-	-	-	(272)	(5,334)	(1,402)	(873)	(223,439)	(221,624)
17	14,368	4,318	-	4,318	-	-	-	(279)	(5,467)	(1,429)	(864)	(224,868)	(222,489)
18	14,296	4,418	-	4,418	-	-	-	(286)	(5,604)	(1,473)	(865)	(226,341)	(223,354)
19	14,225	4,553	-	4,553	-	-	-	(293)	(5,744)	(1,485)	(847)	(227,826)	(224,201)
20	14,154	4,675	-	4,675	-	-	-	(301)	(5,888)	(1,514)	(838)	(229,340)	(225,039)
21	14,083	4,801	-	4,801	-	-	-	(308)	(6,035)	(1,543)	(829)	(230,882)	(225,868)
22	14,013	4,925	-	4,925	-	-	-	(316)	(6,186)	(1,577)	(823)	(232,459)	(226,691)
23	13,942	5,040	-	5,040	-	-	-	(324)	(6,341)	(1,624)	(823)	(234,084)	(227,514)
24	13,873	5,176	-	5,176	-	-	-	(332)	(6,499)	(1,655)	(814)	(235,739)	(228,329)
25	13,803	5,327	-	5,327	-	-	-	(340)	(6,662)	(1,675)	(800)	(237,414)	(229,128)
Total	366,719	98,850	-	98,850	(43,890)	(247,590)	87,444	(6,425)	(125,803)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (\$/kWh)	\$0.247	Total Energy Financial Benefit (Year 1)	\$2,832
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$98,850
PPA Payment (Year 1)	(\$3,903)	25-Year NPV	(\$278,333)
PPA Payments Term (20-Year)	(\$85,877)	Payback Year	26+
PPA Termination Value	(\$6,578)		
BESS Lease Payment (Year 1)	(\$12,380)		
BESS Lease Payment Term (20-Year)	(\$247,590)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$37,139)		

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	15,568	2,832	-	2,832	(3,903)	-	(12,380)	-	(13,451)	(13,059)	(13,451)	(13,059)
2	15,490	2,906	-	2,906	(3,942)	-	(12,380)	-	(13,415)	(12,645)	(26,866)	(25,704)
3	15,413	2,990	-	2,990	(3,981)	-	(12,380)	-	(13,370)	(12,236)	(40,236)	(37,940)
4	15,336	3,070	-	3,070	(4,020)	-	(12,380)	-	(13,330)	(11,844)	(53,567)	(49,784)
5	15,259	3,150	-	3,150	(4,060)	-	(12,380)	-	(13,289)	(11,463)	(66,856)	(61,247)
6	15,183	3,231	-	3,231	(4,101)	-	(12,380)	-	(13,249)	(11,096)	(80,105)	(72,343)
7	15,107	3,313	-	3,313	(4,141)	-	(12,380)	-	(13,208)	(10,739)	(93,312)	(83,082)
8	15,031	3,408	-	3,408	(4,182)	-	(12,380)	-	(13,153)	(10,383)	(106,465)	(93,465)
9	14,956	3,498	-	3,498	(4,224)	-	(12,380)	-	(13,105)	(10,044)	(119,571)	(103,509)
10	14,881	3,590	-	3,590	(4,266)	-	(12,380)	-	(13,055)	(9,714)	(132,626)	(113,223)
11	14,807	3,685	-	3,685	(4,308)	-	(12,380)	-	(13,003)	(9,393)	(145,629)	(122,617)
12	14,733	3,774	-	3,774	(4,351)	-	(12,380)	-	(12,956)	(9,087)	(158,585)	(131,704)
13	14,659	3,877	-	3,877	(4,394)	-	(12,380)	-	(12,897)	(8,782)	(171,482)	(140,486)
14	14,586	3,993	-	3,993	(4,438)	-	(12,380)	-	(12,825)	(8,479)	(184,306)	(148,965)

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	14,513	4,097	-	4,097	(4,482)	-	(12,380)	-	(12,764)	(8,193)	(197,070)	(157,157)
16	14,440	4,205	-	4,205	(4,526)	-	(12,380)	-	(12,701)	(7,915)	(209,771)	(165,072)
17	14,368	4,318	-	4,318	(4,571)	-	(12,380)	-	(12,633)	(7,643)	(222,404)	(172,715)
18	14,296	4,418	-	4,418	(4,616)	-	(12,380)	-	(12,578)	(7,388)	(234,982)	(180,104)
19	14,225	4,553	-	4,553	(4,662)	-	(12,380)	-	(12,489)	(7,122)	(247,471)	(187,226)
20	14,154	4,675	-	4,675	(4,709)	(6,578)	(12,380)	(37,139)	(56,130)	(31,078)	(303,601)	(218,304)
21	14,083	4,801	-	4,801	-	-	-	-	4,801	2,581	(298,801)	(215,723)
22	14,013	4,925	-	4,925	-	-	-	-	4,925	2,570	(293,876)	(213,153)
23	13,942	5,040	-	5,040	-	-	-	-	5,040	2,554	(288,836)	(210,599)
24	13,873	5,176	-	5,176	-	-	-	-	5,176	2,546	(283,660)	(208,053)
25	13,803	5,327	-	5,327	-	-	-	-	5,327	2,544	(278,333)	(205,509)
Total	366,719	98,850	-	98,850	(85,877)	(6,578)	(247,590)	(37,139)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,832
Total PV O&M Cost	(\$6,425)	25-Year Total Energy Financial Benefit	\$98,850
BESS Lease Payment (Year 1)	(\$12,380)	25-Year NPV	(\$223,026)
BESS Lease Payment Term (20-Year)	(\$247,590)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$37,139)		
Total Incentives	\$13,167		

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	-	-	-	-	(43,890)	-	-	-	-	(43,890)	(43,890)	(43,890)	(43,890)
1	15,568	2,832	-	2,832	-	(12,380)	-	13,167	(188)	3,431	3,331	(40,459)	(40,559)
2	15,490	2,906	-	2,906	-	(12,380)	-	-	(193)	(9,666)	(9,112)	(50,126)	(49,671)
3	15,413	2,990	-	2,990	-	(12,380)	-	-	(198)	(9,587)	(8,773)	(59,712)	(58,444)
4	15,336	3,070	-	3,070	-	(12,380)	-	-	(203)	(9,512)	(8,452)	(69,225)	(66,895)
5	15,259	3,150	-	3,150	-	(12,380)	-	-	(208)	(9,437)	(8,140)	(78,661)	(75,036)
6	15,183	3,231	-	3,231	-	(12,380)	-	-	(213)	(9,361)	(7,840)	(88,022)	(82,875)
7	15,107	3,313	-	3,313	-	(12,380)	-	-	(218)	(9,284)	(7,549)	(97,307)	(90,424)
8	15,031	3,408	-	3,408	-	(12,380)	-	-	(224)	(9,195)	(7,258)	(106,501)	(97,683)
9	14,956	3,498	-	3,498	-	(12,380)	-	-	(229)	(9,111)	(6,982)	(115,612)	(104,665)
10	14,881	3,590	-	3,590	-	(12,380)	-	-	(235)	(9,024)	(6,715)	(124,636)	(111,380)
11	14,807	3,685	-	3,685	-	(12,380)	-	-	(241)	(8,935)	(6,455)	(133,572)	(117,835)
12	14,733	3,774	-	3,774	-	(12,380)	-	-	(247)	(8,852)	(6,209)	(142,424)	(124,044)
13	14,659	3,877	-	3,877	-	(12,380)	-	-	(253)	(8,756)	(5,962)	(151,180)	(130,006)
14	14,586	3,993	-	3,993	-	(12,380)	-	-	(259)	(8,646)	(5,716)	(159,826)	(135,722)
15	14,513	4,097	-	4,097	-	(12,380)	-	-	(266)	(8,548)	(5,487)	(168,374)	(141,209)
16	14,440	4,205	-	4,205	-	(12,380)	-	-	(272)	(8,447)	(5,264)	(176,821)	(146,473)
17	14,368	4,318	-	4,318	-	(12,380)	-	-	(279)	(8,341)	(5,046)	(185,162)	(151,519)

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	14,296	4,418	-	4,418	-	(12,380)	-	-	(286)	(8,248)	(4,845)	(193,410)	(156,364)
19	14,225	4,553	-	4,553	-	(12,380)	-	-	(293)	(8,120)	(4,631)	(201,530)	(160,995)
20	14,154	4,675	-	4,675	-	(12,380)	(37,139)	-	(301)	(45,144)	(24,995)	(246,674)	(185,990)
21	14,083	4,801	-	4,801	-	-	-	-	(308)	4,493	2,415	(242,182)	(183,575)
22	14,013	4,925	-	4,925	-	-	-	-	(316)	4,609	2,405	(237,573)	(181,170)
23	13,942	5,040	-	5,040	-	-	-	-	(324)	4,716	2,390	(232,857)	(178,780)
24	13,873	5,176	-	5,176	-	-	-	-	(332)	4,844	2,383	(228,013)	(176,398)
25	13,803	5,327	-	5,327	-	-	-	-	(340)	4,987	2,382	(223,026)	(174,016)
Total	366,719	98,850	-	98,850	(43,890)	(247,590)	(37,139)	13,167	(6,425)	-	-	-	-

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	134	221	170	0	2	142	0	17	160
February	Winter	0	131	196	164	0	3	129	0	17	146
March	Winter	0	189	269	253	0	3	186	0	18	204
April	Winter	0	244	323	315	0	4	232	0	19	251
May	Winter	0	466	656	632	0	5	458	0	24	482
June	Summer	326	124	1,309	0	5	5	551	0	25	576
July	Summer	247	130	1,191	0	4	5	477	0	23	500
August	Summer	262	86	1,037	0	5	5	435	0	22	458
September	Summer	155	67	642	0	4	3	270	0	19	289
October	Winter	0	168	331	213	0	3	186	0	18	205
November	Winter	0	131	238	175	0	2	142	0	17	159
December	Winter	0	131	212	195	0	3	139	0	17	156
Total		990	2,002	6,626	2,117	18	44	3,347	0	240	3,586

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	329	7	0	0	32	0	14	46
February	Winter	0	0	288	8	0	0	36	0	14	51
March	Winter	0	0	332	22	0	0	49	0	14	63
April	Winter	0	0	283	24	0	0	47	0	14	62
May	Winter	0	0	168	36	0	0	42	0	14	56
June	Summer	52	1	431	0	4	2	135	0	14	150
July	Summer	0	0	213	0	0	0	47	0	14	61
August	Summer	0	0	243	0	0	0	5	0	14	19
September	Summer	0	0	340	0	0	0	17	0	14	32
October	Winter	0	0	322	33	0	0	29	0	14	43
November	Winter	0	0	313	17	0	0	33	0	14	47
December	Winter	0	0	301	16	0	0	38	0	14	53
Total		52	1	3,563	163	4	2	510	0	172	682

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,837
BESS Cost	(\$352,444)	25-Year Total Energy Financial Benefit	\$98,992
Upfront Payment	(\$396,334)	25-Year NPV	(\$345,750)
Total O&M Cost	(\$167,308)	Payback Year	26+
Total Project Costs	(\$563,642)		
Total Incentives	\$118,900		
Net Payments	(\$444,742)		

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	-	-	-	-	(43,890)	(352,444)	-	-	-	(396,334)	(396,334)	(396,334)	(396,334)
1	15,568	2,837	-	2,837	-	-	118,900	(188)	(4,710)	116,839	113,436	(279,495)	(282,898)
2	15,490	2,912	-	2,912	-	-	-	(193)	(4,828)	(2,108)	(1,987)	(281,603)	(284,885)
3	15,413	2,998	-	2,998	-	-	-	(198)	(4,948)	(2,149)	(1,966)	(283,752)	(286,852)
4	15,336	3,077	-	3,077	-	-	-	(203)	(5,072)	(2,198)	(1,952)	(285,949)	(288,804)
5	15,259	3,158	-	3,158	-	-	-	(208)	(5,199)	(2,249)	(1,940)	(288,198)	(290,744)
6	15,183	3,238	-	3,238	-	-	-	(213)	(5,329)	(2,304)	(1,929)	(290,502)	(292,673)
7	15,107	3,320	-	3,320	-	-	-	(218)	(5,462)	(2,360)	(1,919)	(292,862)	(294,593)
8	15,031	3,415	-	3,415	-	-	-	(224)	(5,599)	(2,407)	(1,900)	(295,269)	(296,493)
9	14,956	3,505	-	3,505	-	-	-	(229)	(5,739)	(2,463)	(1,888)	(297,733)	(298,380)
10	14,881	3,596	-	3,596	-	-	-	(235)	(5,882)	(2,521)	(1,876)	(300,254)	(300,256)
11	14,807	3,691	-	3,691	-	-	-	(241)	(6,029)	(2,579)	(1,863)	(302,833)	(302,120)
12	14,733	3,780	-	3,780	-	-	-	(247)	(6,180)	(2,647)	(1,856)	(305,480)	(303,976)
13	14,659	3,882	-	3,882	-	-	-	(253)	(6,334)	(2,706)	(1,842)	(308,185)	(305,818)
14	14,586	3,997	-	3,997	-	-	-	(259)	(6,493)	(2,755)	(1,822)	(310,941)	(307,640)
15	14,513	4,102	-	4,102	-	-	-	(266)	(6,655)	(2,819)	(1,809)	(313,759)	(309,449)
16	14,440	4,210	-	4,210	-	-	-	(272)	(6,821)	(2,884)	(1,797)	(316,643)	(311,246)
17	14,368	4,323	-	4,323	-	-	-	(279)	(6,992)	(2,948)	(1,783)	(319,591)	(313,030)

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	14,296	4,422	-	4,422	-	-	-	(286)	(7,167)	(3,031)	(1,780)	(322,621)	(314,810)
19	14,225	4,556	-	4,556	-	-	-	(293)	(7,346)	(3,083)	(1,758)	(325,704)	(316,568)
20	14,154	4,678	-	4,678	-	-	-	(301)	(7,530)	(3,152)	(1,745)	(328,857)	(318,314)
21	14,083	4,805	-	4,805	-	-	-	(308)	(7,718)	(3,222)	(1,732)	(332,078)	(320,045)
22	14,013	4,929	-	4,929	-	-	-	(316)	(7,911)	(3,298)	(1,721)	(335,376)	(321,766)
23	13,942	5,045	-	5,045	-	-	-	(324)	(8,109)	(3,387)	(1,716)	(338,764)	(323,483)
24	13,873	5,182	-	5,182	-	-	-	(332)	(8,311)	(3,461)	(1,703)	(342,225)	(325,186)
25	13,803	5,335	-	5,335	-	-	-	(340)	(8,519)	(3,525)	(1,683)	(345,750)	(326,869)
Total	366,719	98,992	-	98,992	(43,890)	(352,444)	118,900	(6,425)	(160,883)	-	-	-	-

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

Key Financial Outputs			
PV PPA Rate (\$/kWh)	\$0.247	Total Energy Financial Benefit (Year 1)	\$2,837
PPA Escalation Rate	1.5%	25-Year Total Energy Financial Benefit	\$98,992
PPA Payment (Year 1)	(\$3,903)	25-Year NPV	(\$398,681)
PPA Payments Term (20-Year)	(\$85,877)	Payback Year	26+
PPA Termination Value	(\$6,578)		
BESS Lease Payment (Year 1)	(\$17,622)		
BESS Lease Payment Term (20-Year)	(\$352,444)		
Lease Escalation Rate	0%		
Lease Termination Value	(\$52,774)		

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	15,568	2,837	-	2,837	(3,903)	-	(17,622)	-	(18,688)	(18,144)	(18,688)	(18,144)
2	15,490	2,912	-	2,912	(3,942)	-	(17,622)	-	(18,652)	(17,581)	(37,340)	(35,725)
3	15,413	2,998	-	2,998	(3,981)	-	(17,622)	-	(18,605)	(17,027)	(55,946)	(52,752)
4	15,336	3,077	-	3,077	(4,020)	-	(17,622)	-	(18,565)	(16,495)	(74,511)	(69,247)
5	15,259	3,158	-	3,158	(4,060)	-	(17,622)	-	(18,525)	(15,980)	(93,036)	(85,226)
6	15,183	3,238	-	3,238	(4,101)	-	(17,622)	-	(18,485)	(15,481)	(111,520)	(100,707)
7	15,107	3,320	-	3,320	(4,141)	-	(17,622)	-	(18,444)	(14,996)	(129,964)	(115,703)
8	15,031	3,415	-	3,415	(4,182)	-	(17,622)	-	(18,389)	(14,517)	(148,353)	(130,220)
9	14,956	3,505	-	3,505	(4,224)	-	(17,622)	-	(18,341)	(14,057)	(166,694)	(144,277)
10	14,881	3,596	-	3,596	(4,266)	-	(17,622)	-	(18,292)	(13,611)	(184,986)	(157,888)
11	14,807	3,691	-	3,691	(4,308)	-	(17,622)	-	(18,240)	(13,177)	(203,226)	(171,065)
12	14,733	3,780	-	3,780	(4,351)	-	(17,622)	-	(18,193)	(12,760)	(221,419)	(183,825)
13	14,659	3,882	-	3,882	(4,394)	-	(17,622)	-	(18,135)	(12,349)	(239,554)	(196,174)
14	14,586	3,997	-	3,997	(4,438)	-	(17,622)	-	(18,063)	(11,942)	(257,617)	(208,115)
15	14,513	4,102	-	4,102	(4,482)	-	(17,622)	-	(18,002)	(11,555)	(275,618)	(219,670)

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	14,440	4,210	-	4,210	(4,526)	-	(17,622)	-	(17,938)	(11,178)	(293,556)	(230,848)
17	14,368	4,323	-	4,323	(4,571)	-	(17,622)	-	(17,870)	(10,812)	(311,426)	(241,660)
18	14,296	4,422	-	4,422	(4,616)	-	(17,622)	-	(17,816)	(10,465)	(329,242)	(252,125)
19	14,225	4,556	-	4,556	(4,662)	-	(17,622)	-	(17,728)	(10,110)	(346,971)	(262,235)
20	14,154	4,678	-	4,678	(4,709)	(6,578)	(17,622)	(52,774)	(77,005)	(42,636)	(423,975)	(304,871)
21	14,083	4,805	-	4,805	-	-	-	-	4,805	2,583	(419,171)	(302,288)
22	14,013	4,929	-	4,929	-	-	-	-	4,929	2,572	(414,242)	(299,716)
23	13,942	5,045	-	5,045	-	-	-	-	5,045	2,556	(409,197)	(297,160)
24	13,873	5,182	-	5,182	-	-	-	-	5,182	2,549	(404,015)	(294,611)
25	13,803	5,335	-	5,335	-	-	-	-	5,335	2,548	(398,681)	(292,063)
Total	366,719	98,992	-	98,992	(85,877)	(6,578)	(352,444)	(52,774)	-	-	-	-

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

Key Financial Outputs			
PV Cost	(\$43,890)	Total Energy Financial Benefit (Year 1)	\$2,837
Total PV O&M Cost	(\$6,425)	25-Year Total Energy Financial Benefit	\$98,992
BESS Lease Payment (Year 1)	(\$17,622)	25-Year NPV	(\$343,374)
BESS Lease Payment Term (20-Year)	(\$352,444)	Payback Year	26+
Lease Escalation Rate	0%		
Lease Termination Value	(\$52,774)		
Total Incentives	\$13,167		

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	-	-	-	-	(43,890)	-	-	-	-	(43,890)	(43,890)	(43,890)	(43,890)
1	15,568	2,837	-	2,837	-	(17,622)	-	13,167	(188)	(1,806)	(1,754)	(45,696)	(45,644)
2	15,490	2,912	-	2,912	-	(17,622)	-	-	(193)	(14,903)	(14,047)	(60,599)	(59,691)
3	15,413	2,998	-	2,998	-	(17,622)	-	-	(198)	(14,822)	(13,564)	(75,422)	(73,256)
4	15,336	3,077	-	3,077	-	(17,622)	-	-	(203)	(14,748)	(13,103)	(90,169)	(86,359)
5	15,259	3,158	-	3,158	-	(17,622)	-	-	(208)	(14,672)	(12,656)	(104,841)	(99,015)
6	15,183	3,238	-	3,238	-	(17,622)	-	-	(213)	(14,597)	(12,225)	(119,438)	(111,240)
7	15,107	3,320	-	3,320	-	(17,622)	-	-	(218)	(14,520)	(11,806)	(133,959)	(123,046)
8	15,031	3,415	-	3,415	-	(17,622)	-	-	(224)	(14,430)	(11,392)	(148,389)	(134,438)
9	14,956	3,505	-	3,505	-	(17,622)	-	-	(229)	(14,347)	(10,996)	(162,736)	(145,433)
10	14,881	3,596	-	3,596	-	(17,622)	-	-	(235)	(14,261)	(10,612)	(176,997)	(156,045)
11	14,807	3,691	-	3,691	-	(17,622)	-	-	(241)	(14,172)	(10,238)	(191,169)	(166,283)
12	14,733	3,780	-	3,780	-	(17,622)	-	-	(247)	(14,089)	(9,882)	(205,258)	(176,165)
13	14,659	3,882	-	3,882	-	(17,622)	-	-	(253)	(13,994)	(9,529)	(219,252)	(185,694)
14	14,586	3,997	-	3,997	-	(17,622)	-	-	(259)	(13,885)	(9,179)	(233,136)	(194,873)
15	14,513	4,102	-	4,102	-	(17,622)	-	-	(266)	(13,786)	(8,848)	(246,922)	(203,722)

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	14,440	4,210	-	4,210	-	(17,622)	-	-	(272)	(13,684)	(8,528)	(260,606)	(212,249)
17	14,368	4,323	-	4,323	-	(17,622)	-	-	(279)	(13,578)	(8,215)	(274,184)	(220,464)
18	14,296	4,422	-	4,422	-	(17,622)	-	-	(286)	(13,486)	(7,922)	(287,670)	(228,386)
19	14,225	4,556	-	4,556	-	(17,622)	-	-	(293)	(13,359)	(7,619)	(301,030)	(236,004)
20	14,154	4,678	-	4,678	-	(17,622)	(52,774)	-	(301)	(66,019)	(36,553)	(367,048)	(272,557)
21	14,083	4,805	-	4,805	-	-	-	-	(308)	4,496	2,417	(362,552)	(270,140)
22	14,013	4,929	-	4,929	-	-	-	-	(316)	4,613	2,407	(357,939)	(267,733)
23	13,942	5,045	-	5,045	-	-	-	-	(324)	4,721	2,392	(353,218)	(265,341)
24	13,873	5,182	-	5,182	-	-	-	-	(332)	4,850	2,386	(348,368)	(262,955)
25	13,803	5,335	-	5,335	-	-	-	-	(340)	4,994	2,385	(343,374)	(260,570)
Total	366,719	98,992	-	98,992	(43,890)	(352,444)	(52,774)	13,167	(6,425)	-	-	-	-