

# LAGUNA BEACH COMMUNITY AND RECREATION CENTER MICROGRID FINANCIAL RESULTS

## FINANCIAL RESULTS

The detailed results of the Financial Modeling for Laguna Beach Community and Recreation Center 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                | 8,510         | 11,288         | 15,517         | 0               | 112          | 5,009          | 1,789         | 459            | 7,257          |
| February     | Winter | 0                | 7,734         | 10,566         | 14,040         | 0               | 99           | 4,471          | 1,629         | 436            | 6,535          |
| March        | Winter | 0                | 8,604         | 12,191         | 16,158         | 0               | 96           | 5,092          | 1,756         | 464            | 7,312          |
| April        | Winter | 0                | 8,386         | 11,492         | 15,733         | 0               | 96           | 4,910          | 1,711         | 456            | 7,076          |
| May          | Winter | 0                | 9,358         | 12,864         | 17,708         | 0               | 102          | 5,501          | 1,769         | 482            | 7,752          |
| June         | Summer | 7,556            | 2,284         | 29,883         | 0              | 112             | 99           | 13,412         | 2,199         | 481            | 16,092         |
| July         | Summer | 10,700           | 4,291         | 41,640         | 0              | 131             | 122          | 19,218         | 2,747         | 584            | 22,549         |
| August       | Summer | 11,888           | 3,454         | 46,330         | 0              | 138             | 122          | 20,901         | 2,825         | 615            | 24,342         |
| September    | Summer | 11,314           | 4,215         | 49,823         | 0              | 154             | 150          | 21,482         | 3,400         | 638            | 25,519         |
| October      | Winter | 0                | 12,056        | 16,926         | 23,006         | 0               | 122          | 7,156          | 2,120         | 556            | 9,832          |
| November     | Winter | 0                | 8,842         | 13,099         | 16,451         | 0               | 125          | 5,291          | 1,993         | 473            | 7,757          |
| December     | Winter | 0                | 8,221         | 12,493         | 14,535         | 0               | 86           | 4,875          | 1,469         | 454            | 6,798          |
| <b>Total</b> |        | <b>41,458</b>    | <b>85,954</b> | <b>268,596</b> | <b>133,148</b> | <b>534</b>      | <b>1,331</b> | <b>117,318</b> | <b>25,406</b> | <b>6,098</b>   | <b>148,822</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                | 343           | 18,938         | 1,162          | 0               | 64         | 2,572         | 1,067         | 246            | 3,884         |
| February     | Winter | 0                | 587           | 17,097         | 625            | 0               | 93         | 2,215         | 1,482         | 245            | 3,942         |
| March        | Winter | 0                | 140           | 17,645         | 273            | 0               | 67         | 1,970         | 1,073         | 245            | 3,288         |
| April        | Winter | 0                | 0             | 15,454         | 144            | 0               | 0          | 1,579         | 841           | 244            | 2,663         |
| May          | Winter | 0                | 0             | 15,995         | 159            | 0               | 0          | 1,656         | 841           | 244            | 2,741         |
| June         | Summer | 618              | 0             | 16,620         | 0              | 74              | 0          | 3,428         | 1,433         | 244            | 5,105         |
| July         | Summer | 3,464            | 50            | 19,429         | 0              | 123             | 112        | 6,538         | 2,361         | 247            | 9,146         |
| August       | Summer | 5,117            | 369           | 21,480         | 0              | 124             | 109        | 8,829         | 2,394         | 248            | 11,471        |
| September    | Summer | 7,843            | 2,179         | 25,330         | 0              | 145             | 125        | 12,588        | 2,799         | 251            | 15,638        |
| October      | Winter | 0                | 6,466         | 19,229         | 2,292          | 0               | 118        | 3,982         | 1,891         | 249            | 6,122         |
| November     | Winter | 0                | 1,749         | 18,663         | 1,857          | 0               | 102        | 2,914         | 1,858         | 246            | 5,018         |
| December     | Winter | 0                | 908           | 19,516         | 2,441          | 0               | 69         | 2,852         | 1,105         | 247            | 4,203         |
| <b>Total</b> |        | <b>17,042</b>    | <b>12,791</b> | <b>225,396</b> | <b>8,953</b>   | <b>467</b>      | <b>860</b> | <b>51,122</b> | <b>19,143</b> | <b>2,956</b>   | <b>73,221</b> |

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

| Key Financial Outputs |               |   |             |
|-----------------------|---------------|---|-------------|
| PV Cost               | (\$912,104)   | Total Energy Financial Benefit (Year 1) | \$72,459    |
| BESS Cost             | (\$1,671,068) | 25-Year Total Energy Financial Benefit  | \$2,515,652 |
| Upfront Payment       | (\$2,583,172) | 25-Year NPV                             | (\$14,468)  |
| Total O&M Cost        | (\$721,900)   | Payback Year                            | 26+         |
| Total Project Costs   | (\$3,305,072) |   |             |
| Total Incentives      | \$774,951     |   |             |
| Net Payments          | (\$2,530,120) |   |             |

**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    | -                      | -                             | -                             | -                                   | (912,104)    | (1,671,068)    | -                     | -                 | -                   | (2,583,172)                           | (2,583,172)                           | (2,583,172)                            | (2,583,172)                          |
| 1    | 366,813                | 66,196                        | 6,263                         | 72,459                              | -            | -              | 774,951               | (4,425)           | (16,709)            | 826,276                               | 802,209                               | (1,756,896)                            | (1,780,962)                          |
| 2    | 364,979                | 68,232                        | 6,201                         | 74,432                              | -            | -              | -                     | (4,536)           | (17,127)            | 52,770                                | 49,741                                | (1,704,126)                            | (1,731,221)                          |
| 3    | 363,154                | 70,598                        | 6,553                         | 77,151                              | -            | -              | -                     | (4,649)           | (17,555)            | 54,947                                | 50,284                                | (1,649,179)                            | (1,680,938)                          |
| 4    | 361,338                | 72,177                        | 6,842                         | 79,019                              | -            | -              | -                     | (4,766)           | (17,994)            | 56,260                                | 49,986                                | (1,592,920)                            | (1,630,952)                          |
| 5    | 359,532                | 73,371                        | 7,134                         | 80,505                              | -            | -              | -                     | (4,885)           | (18,444)            | 57,177                                | 49,321                                | (1,535,743)                            | (1,581,630)                          |
| 6    | 357,734                | 74,248                        | 7,085                         | 81,333                              | -            | -              | -                     | (5,007)           | (18,905)            | 57,421                                | 48,089                                | (1,478,322)                            | (1,533,541)                          |
| 7    | 355,945                | 76,654                        | 7,762                         | 84,416                              | -            | -              | -                     | (5,132)           | (19,377)            | 59,907                                | 48,710                                | (1,418,414)                            | (1,484,831)                          |
| 8    | 354,166                | 79,019                        | 8,076                         | 87,095                              | -            | -              | -                     | (5,260)           | (19,862)            | 61,973                                | 48,922                                | (1,356,442)                            | (1,435,909)                          |
| 9    | 352,395                | 81,367                        | 8,480                         | 89,847                              | -            | -              | -                     | (5,392)           | (20,358)            | 64,097                                | 49,125                                | (1,292,345)                            | (1,386,784)                          |
| 10   | 350,633                | 83,185                        | 8,607                         | 91,792                              | -            | -              | -                     | (5,527)           | (20,867)            | 65,398                                | 48,662                                | (1,226,947)                            | (1,338,122)                          |
| 11   | 348,880                | 83,836                        | 9,173                         | 93,009                              | -            | -              | -                     | (5,665)           | (21,389)            | 65,955                                | 47,648                                | (1,160,992)                            | (1,290,474)                          |

| 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           | 347,135                | 85,446                        | 9,717                         | 95,163                              | -                | -                  | -                     | (5,806)           | (21,924)            | 67,433                                | 47,296                                | (1,093,559)                            | (1,243,179)                          |
| 13           | 345,399                | 88,409                        | 10,108                        | 98,517                              | -                | -                  | -                     | (5,952)           | (22,472)            | 70,094                                | 47,730                                | (1,023,466)                            | (1,195,448)                          |
| 14           | 343,672                | 91,483                        | 10,349                        | 101,833                             | -                | -                  | -                     | (6,100)           | (23,034)            | 72,699                                | 48,062                                | (950,767)                              | (1,147,386)                          |
| 15           | 341,954                | 93,859                        | 11,173                        | 105,031                             | -                | -                  | -                     | (6,253)           | (23,609)            | 75,169                                | 48,248                                | (875,598)                              | (1,099,138)                          |
| 16           | 340,244                | 95,540                        | 11,574                        | 107,114                             | -                | -                  | -                     | (6,409)           | (24,200)            | 76,505                                | 47,676                                | (799,092)                              | (1,051,462)                          |
| 17           | 338,543                | 96,863                        | 12,159                        | 109,022                             | -                | -                  | -                     | (6,569)           | (24,805)            | 77,648                                | 46,978                                | (721,445)                              | (1,004,484)                          |
| 18           | 336,850                | 98,411                        | 11,916                        | 110,327                             | -                | -                  | -                     | (6,734)           | (25,425)            | 78,169                                | 45,916                                | (643,276)                              | (958,568)                            |
| 19           | 335,166                | 103,032                       | 13,463                        | 116,495                             | -                | -                  | -                     | (6,902)           | (26,060)            | 83,533                                | 47,637                                | (559,743)                              | (910,930)                            |
| 20           | 333,490                | 106,032                       | 14,121                        | 120,153                             | -                | -                  | -                     | (7,075)           | (26,712)            | 86,367                                | 47,819                                | (473,377)                              | (863,111)                            |
| 21           | 331,823                | 108,376                       | 14,598                        | 122,974                             | -                | -                  | -                     | (7,251)           | (27,380)            | 88,343                                | 47,489                                | (385,034)                              | (815,623)                            |
| 22           | 330,164                | 110,329                       | 14,238                        | 124,567                             | -                | -                  | -                     | (7,433)           | (28,064)            | 89,070                                | 46,485                                | (295,963)                              | (769,138)                            |
| 23           | 328,513                | 111,036                       | 16,034                        | 127,070                             | -                | -                  | -                     | (7,618)           | (28,766)            | 90,686                                | 45,950                                | (205,277)                              | (723,188)                            |
| 24           | 326,870                | 114,867                       | 15,958                        | 130,825                             | -                | -                  | -                     | (7,809)           | (29,485)            | 93,532                                | 46,011                                | (111,746)                              | (677,176)                            |
| 25           | 325,236                | 118,753                       | 16,750                        | 135,504                             | -                | -                  | -                     | (8,004)           | (30,222)            | 97,277                                | 46,460                                | (14,468)                               | (630,716)                            |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,251,318</b>              | <b>264,334</b>                | <b>2,515,652</b>                    | <b>(912,104)</b> | <b>(1,671,068)</b> | <b>774,951</b>        | <b>(151,158)</b>  | <b>(570,742)</b>    | -                                     | -                                     | -                                      | -                                    |

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

| Key Financial Outputs             |               |   |               |
|-----------------------------------|---------------|---|---------------|
| PV PPA Rate (/kWh)                | \$0.218       | Total Energy Financial Benefit (Year 1) | \$72,459      |
| PPA Escalation Rate               | 1.5%          | 25-Year Total Energy Financial Benefit  | \$2,515,652   |
| PPA Payment (Year 1)              | (\$81,165)    | 25-Year NPV                             | (\$1,328,876) |
| PPA Payments Term (20-Year)       | (\$1,785,862) | Payback Year                            | 26+           |
| PPA Termination Value             | (\$136,963)   |   |               |
| 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 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    | 366,813                | 66,196                        | 6,263                         | 72,459                              | (\$81,165)       | -                          | (\$83,553)           | -                            | (\$92,260)                            | (\$89,572)                            | (\$92,260)                             | (\$89,572)                           |
| 2    | 364,979                | 68,232                        | 6,201                         | 74,432                              | (\$81,970)       | -                          | (\$83,553)           | -                            | (\$91,091)                            | (\$85,862)                            | (\$183,351)                            | (\$175,435)                          |
| 3    | 363,154                | 70,598                        | 6,553                         | 77,151                              | (\$82,784)       | -                          | (\$83,553)           | -                            | (\$89,186)                            | (\$81,618)                            | (\$272,537)                            | (\$257,053)                          |
| 4    | 361,338                | 72,177                        | 6,842                         | 79,019                              | (\$83,605)       | -                          | (\$83,553)           | -                            | (\$88,140)                            | (\$78,311)                            | (\$360,677)                            | (\$335,364)                          |
| 5    | 359,532                | 73,371                        | 7,134                         | 80,505                              | (\$84,435)       | -                          | (\$83,553)           | -                            | (\$87,483)                            | (\$75,464)                            | (\$448,160)                            | (\$410,828)                          |
| 6    | 357,734                | 74,248                        | 7,085                         | 81,333                              | (\$85,273)       | -                          | (\$83,553)           | -                            | (\$87,494)                            | (\$73,275)                            | (\$535,654)                            | (\$484,103)                          |
| 7    | 355,945                | 76,654                        | 7,762                         | 84,416                              | (\$86,120)       | -                          | (\$83,553)           | -                            | (\$85,257)                            | (\$69,321)                            | (\$620,911)                            | (\$553,424)                          |
| 8    | 354,166                | 79,019                        | 8,076                         | 87,095                              | (\$86,974)       | -                          | (\$83,553)           | -                            | (\$83,433)                            | (\$65,863)                            | (\$704,344)                            | (\$619,287)                          |
| 9    | 352,395                | 81,367                        | 8,480                         | 89,847                              | (\$87,838)       | -                          | (\$83,553)           | -                            | (\$81,544)                            | (\$62,497)                            | (\$785,888)                            | (\$681,784)                          |
| 10   | 350,633                | 83,185                        | 8,607                         | 91,792                              | (\$88,709)       | -                          | (\$83,553)           | -                            | (\$80,471)                            | (\$59,878)                            | (\$866,359)                            | (\$741,662)                          |

| 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           | 348,880                | 83,836                        | 9,173                         | 93,009                              | (89,590)           | -                          | (83,553)             | -                            | (80,134)                              | (57,891)                              | (946,493)                              | (799,552)                            |
| 12           | 347,135                | 85,446                        | 9,717                         | 95,163                              | (90,479)           | -                          | (83,553)             | -                            | (78,870)                              | (55,318)                              | (1,025,363)                            | (854,870)                            |
| 13           | 345,399                | 88,409                        | 10,108                        | 98,517                              | (91,377)           | -                          | (83,553)             | -                            | (76,413)                              | (52,034)                              | (1,101,776)                            | (906,904)                            |
| 14           | 343,672                | 91,483                        | 10,349                        | 101,833                             | (92,284)           | -                          | (83,553)             | -                            | (74,005)                              | (48,926)                              | (1,175,781)                            | (955,830)                            |
| 15           | 341,954                | 93,859                        | 11,173                        | 105,031                             | (93,200)           | -                          | (83,553)             | -                            | (71,722)                              | (46,036)                              | (1,247,503)                            | (1,001,865)                          |
| 16           | 340,244                | 95,540                        | 11,574                        | 107,114                             | (94,125)           | -                          | (83,553)             | -                            | (70,564)                              | (43,973)                              | (1,318,067)                            | (1,045,838)                          |
| 17           | 338,543                | 96,863                        | 12,159                        | 109,022                             | (95,059)           | -                          | (83,553)             | -                            | (69,591)                              | (42,104)                              | (1,387,658)                            | (1,087,942)                          |
| 18           | 336,850                | 98,411                        | 11,916                        | 110,327                             | (96,002)           | -                          | (83,553)             | -                            | (69,229)                              | (40,665)                              | (1,456,886)                            | (1,128,606)                          |
| 19           | 335,166                | 103,032                       | 13,463                        | 116,495                             | (96,955)           | -                          | (83,553)             | -                            | (64,014)                              | (36,506)                              | (1,520,900)                            | (1,165,112)                          |
| 20           | 333,490                | 106,032                       | 14,121                        | 120,153                             | (97,918)           | (136,963)                  | (83,553)             | (250,635)                    | (448,916)                             | (248,554)                             | (1,969,816)                            | (1,413,666)                          |
| 21           | 331,823                | 108,376                       | 14,598                        | 122,974                             | -                  | -                          | -                    | -                            | 122,974                               | 66,105                                | (1,846,842)                            | (1,347,562)                          |
| 22           | 330,164                | 110,329                       | 14,238                        | 124,567                             | -                  | -                          | -                    | -                            | 124,567                               | 65,011                                | (1,722,275)                            | (1,282,551)                          |
| 23           | 328,513                | 111,036                       | 16,034                        | 127,070                             | -                  | -                          | -                    | -                            | 127,070                               | 64,385                                | (1,595,205)                            | (1,218,166)                          |
| 24           | 326,870                | 114,867                       | 15,958                        | 130,825                             | -                  | -                          | -                    | -                            | 130,825                               | 64,357                                | (1,464,380)                            | (1,153,808)                          |
| 25           | 325,236                | 118,753                       | 16,750                        | 135,504                             | -                  | -                          | -                    | -                            | 135,504                               | 64,717                                | (1,328,876)                            | (1,089,091)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,251,318</b>              | <b>264,334</b>                | <b>2,515,652</b>                    | <b>(1,785,862)</b> | <b>(136,963)</b>           | <b>(1,671,068)</b>   | <b>(250,635)</b>             | -                                     | -                                     | -                                      | -                                    |

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

| Key Financial Outputs             |               |   |             |
|-----------------------------------|---------------|---|-------------|
| PV Cost                           | (\$912,104)   | Total Energy Financial Benefit (Year 1) | \$72,459    |
| Total PV O&M Cost                 | (\$151,158)   | 25-Year Total Energy Financial Benefit  | \$2,515,652 |
| BESS Lease Payment (Year 1)       | (\$83,553)    | 25-Year NPV                             | (\$195,682) |
| BESS Lease Payment Term (20-Year) | (\$1,671,068) | Payback Year                            | 26+         |
| Lease Escalation Rate             | 0%            |   |             |
| Lease Termination Value           | (\$250,635)   |   |             |
| Total Incentives                  | \$273,631     |   |             |

**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    | -                      | -                             | -                             | -                                   | (912,104)    | -                    | -                            | -                     | -                 | (912,104)                             | (912,104)                             | (912,104)                              | (912,104)                            |
| 1    | 366,813                | 66,196                        | 6,263                         | 72,459                              | -            | (83,553)             | -                            | 273,631               | (4,425)           | 258,111                               | 250,593                               | (653,993)                              | (661,510)                            |
| 2    | 364,979                | 68,232                        | 6,201                         | 74,432                              | -            | (83,553)             | -                            | -                     | (4,536)           | (13,657)                              | (12,873)                              | (667,649)                              | (674,383)                            |
| 3    | 363,154                | 70,598                        | 6,553                         | 77,151                              | -            | (83,553)             | -                            | -                     | (4,649)           | (11,052)                              | (10,114)                              | (678,701)                              | (684,497)                            |
| 4    | 361,338                | 72,177                        | 6,842                         | 79,019                              | -            | (83,553)             | -                            | -                     | (4,766)           | (9,300)                               | (8,263)                               | (688,002)                              | (692,760)                            |
| 5    | 359,532                | 73,371                        | 7,134                         | 80,505                              | -            | (83,553)             | -                            | -                     | (4,885)           | (7,933)                               | (6,843)                               | (695,934)                              | (699,603)                            |
| 6    | 357,734                | 74,248                        | 7,085                         | 81,333                              | -            | (83,553)             | -                            | -                     | (5,007)           | (7,227)                               | (6,053)                               | (703,162)                              | (705,656)                            |
| 7    | 355,945                | 76,654                        | 7,762                         | 84,416                              | -            | (83,553)             | -                            | -                     | (5,132)           | (4,269)                               | (3,471)                               | (707,431)                              | (709,127)                            |
| 8    | 354,166                | 79,019                        | 8,076                         | 87,095                              | -            | (83,553)             | -                            | -                     | (5,260)           | (1,719)                               | (1,357)                               | (709,149)                              | (710,484)                            |
| 9    | 352,395                | 81,367                        | 8,480                         | 89,847                              | -            | (83,553)             | -                            | -                     | (5,392)           | 902                                   | 691                                   | (708,248)                              | (709,793)                            |
| 10   | 350,633                | 83,185                        | 8,607                         | 91,792                              | -            | (83,553)             | -                            | -                     | (5,527)           | 2,712                                 | 2,018                                 | (705,536)                              | (707,775)                            |
| 11   | 348,880                | 83,836                        | 9,173                         | 93,009                              | -            | (83,553)             | -                            | -                     | (5,665)           | 3,791                                 | 2,739                                 | (701,745)                              | (705,037)                            |

| 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           | 347,135                | 85,446                        | 9,717                         | 95,163                              | -                | (83,553)             | -                            | -                     | (5,806)           | 5,803                                 | 4,070                                 | (695,942)                              | (700,967)                            |
| 13           | 345,399                | 88,409                        | 10,108                        | 98,517                              | -                | (83,553)             | -                            | -                     | (5,952)           | 9,012                                 | 6,137                                 | (686,931)                              | (694,830)                            |
| 14           | 343,672                | 91,483                        | 10,349                        | 101,833                             | -                | (83,553)             | -                            | -                     | (6,100)           | 12,179                                | 8,052                                 | (674,752)                              | (686,778)                            |
| 15           | 341,954                | 93,859                        | 11,173                        | 105,031                             | -                | (83,553)             | -                            | -                     | (6,253)           | 15,225                                | 9,772                                 | (659,527)                              | (677,006)                            |
| 16           | 340,244                | 95,540                        | 11,574                        | 107,114                             | -                | (83,553)             | -                            | -                     | (6,409)           | 17,152                                | 10,688                                | (642,375)                              | (666,318)                            |
| 17           | 338,543                | 96,863                        | 12,159                        | 109,022                             | -                | (83,553)             | -                            | -                     | (6,569)           | 18,899                                | 11,434                                | (623,476)                              | (654,883)                            |
| 18           | 336,850                | 98,411                        | 11,916                        | 110,327                             | -                | (83,553)             | -                            | -                     | (6,734)           | 20,040                                | 11,772                                | (603,436)                              | (643,112)                            |
| 19           | 335,166                | 103,032                       | 13,463                        | 116,495                             | -                | (83,553)             | -                            | -                     | (6,902)           | 26,040                                | 14,850                                | (577,396)                              | (628,262)                            |
| 20           | 333,490                | 106,032                       | 14,121                        | 120,153                             | -                | (83,553)             | (250,635)                    | -                     | (7,075)           | (221,110)                             | (122,423)                             | (798,506)                              | (750,685)                            |
| 21           | 331,823                | 108,376                       | 14,598                        | 122,974                             | -                | -                    | -                            | -                     | (7,251)           | 115,723                               | 62,207                                | (682,784)                              | (688,479)                            |
| 22           | 330,164                | 110,329                       | 14,238                        | 124,567                             | -                | -                    | -                            | -                     | (7,433)           | 117,134                               | 61,132                                | (565,650)                              | (627,347)                            |
| 23           | 328,513                | 111,036                       | 16,034                        | 127,070                             | -                | -                    | -                            | -                     | (7,618)           | 119,452                               | 60,525                                | (446,198)                              | (566,822)                            |
| 24           | 326,870                | 114,867                       | 15,958                        | 130,825                             | -                | -                    | -                            | -                     | (7,809)           | 123,017                               | 60,516                                | (323,181)                              | (506,306)                            |
| 25           | 325,236                | 118,753                       | 16,750                        | 135,504                             | -                | -                    | -                            | -                     | (8,004)           | 127,499                               | 60,894                                | (195,682)                              | (445,412)                            |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,251,318</b>              | <b>264,334</b>                | <b>2,515,652</b>                    | <b>(912,104)</b> | <b>(1,671,068)</b>   | <b>(250,635)</b>             | <b>273,631</b>        | <b>(151,158)</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                | 8,510         | 11,288         | 15,517         | 0               | 112          | 5,009          | 1,789         | 459            | 7,257          |
| February     | Winter | 0                | 7,734         | 10,566         | 14,040         | 0               | 99           | 4,471          | 1,629         | 436            | 6,535          |
| March        | Winter | 0                | 8,604         | 12,191         | 16,158         | 0               | 96           | 5,092          | 1,756         | 464            | 7,312          |
| April        | Winter | 0                | 8,386         | 11,492         | 15,733         | 0               | 96           | 4,910          | 1,711         | 456            | 7,076          |
| May          | Winter | 0                | 9,358         | 12,864         | 17,708         | 0               | 102          | 5,501          | 1,769         | 482            | 7,752          |
| June         | Summer | 7,556            | 2,284         | 29,883         | 0              | 112             | 99           | 13,412         | 2,199         | 481            | 16,092         |
| July         | Summer | 10,700           | 4,291         | 41,640         | 0              | 131             | 122          | 19,218         | 2,747         | 584            | 22,549         |
| August       | Summer | 11,888           | 3,454         | 46,330         | 0              | 138             | 122          | 20,901         | 2,825         | 615            | 24,342         |
| September    | Summer | 11,314           | 4,215         | 49,823         | 0              | 154             | 150          | 21,482         | 3,400         | 638            | 25,519         |
| October      | Winter | 0                | 12,056        | 16,926         | 23,006         | 0               | 122          | 7,156          | 2,120         | 556            | 9,832          |
| November     | Winter | 0                | 8,842         | 13,099         | 16,451         | 0               | 125          | 5,291          | 1,993         | 473            | 7,757          |
| December     | Winter | 0                | 8,221         | 12,493         | 14,535         | 0               | 86           | 4,875          | 1,469         | 454            | 6,798          |
| <b>Total</b> |        | <b>41,458</b>    | <b>85,954</b> | <b>268,596</b> | <b>133,148</b> | <b>534</b>      | <b>1,331</b> | <b>117,318</b> | <b>25,406</b> | <b>6,098</b>   | <b>148,822</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                | 756           | 18,863         | 991            | 0               | 86         | 2,604         | 1,380         | 246            | 4,230         |
| February     | Winter | 0                | 994           | 17,010         | 385            | 0               | 93         | 2,248         | 1,482         | 245            | 3,975         |
| March        | Winter | 0                | 278           | 17,645         | 273            | 0               | 67         | 1,990         | 1,073         | 245            | 3,308         |
| April        | Winter | 0                | 0             | 15,454         | 144            | 0               | 0          | 1,579         | 841           | 244            | 2,663         |
| May          | Winter | 0                | 0             | 15,995         | 159            | 0               | 0          | 1,656         | 841           | 244            | 2,741         |
| June         | Summer | 891              | 0             | 16,581         | 0              | 81              | 0          | 3,622         | 1,559         | 245            | 5,426         |
| July         | Summer | 3,760            | 59            | 19,524         | 0              | 123             | 112        | 6,761         | 2,361         | 247            | 9,369         |
| August       | Summer | 5,214            | 355           | 21,596         | 0              | 124             | 109        | 8,909         | 2,394         | 248            | 11,551        |
| September    | Summer | 7,847            | 2,179         | 25,515         | 0              | 145             | 125        | 12,607        | 2,799         | 251            | 15,657        |
| October      | Winter | 0                | 6,760         | 19,272         | 2,090          | 0               | 118        | 4,007         | 1,891         | 249            | 6,147         |
| November     | Winter | 0                | 2,163         | 18,655         | 1,668          | 0               | 102        | 2,958         | 1,858         | 246            | 5,062         |
| December     | Winter | 0                | 1,127         | 19,515         | 2,279          | 0               | 70         | 2,865         | 1,124         | 247            | 4,236         |
| <b>Total</b> |        | <b>17,712</b>    | <b>14,672</b> | <b>225,626</b> | <b>7,990</b>   | <b>474</b>      | <b>884</b> | <b>51,805</b> | <b>19,603</b> | <b>2,956</b>   | <b>74,364</b> |

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

| Key Financial Outputs |               |   |             |
|-----------------------|---------------|---|-------------|
| PV Cost               | (\$912,104)   | Total Energy Financial Benefit (Year 1) | \$71,316    |
| BESS Cost             | (\$2,240,000) | 25-Year Total Energy Financial Benefit  | \$2,483,428 |
| Upfront Payment       | (\$3,152,104) | 25-Year NPV                             | (\$524,294) |
| Total O&M Cost        | (\$801,249)   | Payback Year                            | 26+         |
| Total Project Costs   | (\$3,953,352) |   |             |
| Total Incentives      | \$945,631     |   |             |
| Net Payments          | (\$3,007,721) |   |             |

**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    | -                      | -                             | -                             | -                                   | (912,104)    | (2,240,000)    | -                     | -                 | -                   | (3,152,104)                           | (3,152,104)                           | (3,152,104)                            | (3,152,104)                          |
| 1    | 366,813                | 65,513                        | 5,803                         | 71,316                              | -            | -              | 945,631               | (4,425)           | (19,032)            | 993,490                               | 964,554                               | (2,158,613)                            | (2,187,550)                          |
| 2    | 364,979                | 67,561                        | 5,892                         | 73,453                              | -            | -              | -                     | (4,536)           | (19,508)            | 49,409                                | 46,573                                | (2,109,204)                            | (2,140,977)                          |
| 3    | 363,154                | 70,008                        | 6,394                         | 76,402                              | -            | -              | -                     | (4,649)           | (19,996)            | 51,757                                | 47,365                                | (2,057,447)                            | (2,093,612)                          |
| 4    | 361,338                | 71,597                        | 6,675                         | 78,272                              | -            | -              | -                     | (4,766)           | (20,495)            | 53,011                                | 47,099                                | (2,004,437)                            | (2,046,513)                          |
| 5    | 359,532                | 72,925                        | 6,914                         | 79,839                              | -            | -              | -                     | (4,885)           | (21,008)            | 53,946                                | 46,535                                | (1,950,490)                            | (1,999,978)                          |
| 6    | 357,734                | 73,823                        | 6,954                         | 80,777                              | -            | -              | -                     | (5,007)           | (21,533)            | 54,237                                | 45,423                                | (1,896,253)                            | (1,954,555)                          |
| 7    | 355,945                | 76,086                        | 7,625                         | 83,711                              | -            | -              | -                     | (5,132)           | (22,071)            | 56,508                                | 45,946                                | (1,839,745)                            | (1,908,609)                          |
| 8    | 354,166                | 78,461                        | 8,004                         | 86,465                              | -            | -              | -                     | (5,260)           | (22,623)            | 58,581                                | 46,245                                | (1,781,163)                            | (1,862,364)                          |
| 9    | 352,395                | 80,796                        | 8,476                         | 89,272                              | -            | -              | -                     | (5,392)           | (23,189)            | 60,692                                | 46,515                                | (1,720,471)                            | (1,815,849)                          |
| 10   | 350,633                | 82,643                        | 8,431                         | 91,074                              | -            | -              | -                     | (5,527)           | (23,768)            | 61,779                                | 45,969                                | (1,658,693)                            | (1,769,880)                          |
| 11   | 348,880                | 83,407                        | 9,135                         | 92,542                              | -            | -              | -                     | (5,665)           | (24,363)            | 62,515                                | 45,162                                | (1,596,178)                            | (1,724,718)                          |
| 12   | 347,135                | 84,965                        | 9,677                         | 94,642                              | -            | -              | -                     | (5,806)           | (24,972)            | 63,864                                | 44,793                                | (1,532,314)                            | (1,679,925)                          |
| 13   | 345,399                | 87,804                        | 10,065                        | 97,869                              | -            | -              | -                     | (5,952)           | (25,596)            | 66,322                                | 45,162                                | (1,465,993)                            | (1,634,763)                          |
| 14   | 343,672                | 90,797                        | 9,867                         | 100,664                             | -            | -              | -                     | (6,100)           | (26,236)            | 68,328                                | 45,173                                | (1,397,664)                            | (1,589,590)                          |
| 15   | 341,954                | 93,033                        | 10,943                        | 103,977                             | -            | -              | -                     | (6,253)           | (26,892)            | 70,832                                | 45,464                                | (1,326,832)                            | (1,544,126)                          |

| 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           | 340,244                | 94,708                        | 11,305                        | 106,013                             | -                | -                  | -                     | (6,409)           | (27,564)            | 72,039                                | 44,893                                | (1,254,793)                            | (1,499,233)                          |
| 17           | 338,543                | 96,084                        | 11,876                        | 107,960                             | -                | -                  | -                     | (6,569)           | (28,253)            | 73,138                                | 44,249                                | (1,181,655)                            | (1,454,984)                          |
| 18           | 336,850                | 97,667                        | 11,856                        | 109,523                             | -                | -                  | -                     | (6,734)           | (28,959)            | 73,830                                | 43,367                                | (1,107,825)                            | (1,411,617)                          |
| 19           | 335,166                | 101,780                       | 12,278                        | 114,058                             | -                | -                  | -                     | (6,902)           | (29,683)            | 77,473                                | 44,182                                | (1,030,353)                            | (1,367,435)                          |
| 20           | 333,490                | 104,611                       | 13,005                        | 117,616                             | -                | -                  | -                     | (7,075)           | (30,426)            | 80,116                                | 44,358                                | (950,236)                              | (1,323,077)                          |
| 21           | 331,823                | 106,812                       | 13,494                        | 120,307                             | -                | -                  | -                     | (7,251)           | (31,186)            | 81,869                                | 44,009                                | (868,367)                              | (1,279,068)                          |
| 22           | 330,164                | 108,860                       | 13,282                        | 122,142                             | -                | -                  | -                     | (7,433)           | (31,966)            | 82,744                                | 43,183                                | (785,623)                              | (1,235,884)                          |
| 23           | 328,513                | 109,913                       | 14,661                        | 124,574                             | -                | -                  | -                     | (7,618)           | (32,765)            | 84,190                                | 42,659                                | (701,433)                              | (1,193,226)                          |
| 24           | 326,870                | 113,221                       | 15,246                        | 128,467                             | -                | -                  | -                     | (7,809)           | (33,584)            | 87,074                                | 42,835                                | (614,359)                              | (1,150,391)                          |
| 25           | 325,236                | 116,707                       | 15,786                        | 132,493                             | -                | -                  | -                     | (8,004)           | (34,424)            | 90,065                                | 43,016                                | (524,294)                              | (1,107,376)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,229,783</b>              | <b>253,645</b>                | <b>2,483,428</b>                    | <b>(912,104)</b> | <b>(2,240,000)</b> | <b>945,631</b>        | <b>(151,158)</b>  | <b>(650,091)</b>    | -                                     | -                                     | -                                      | -                                    |

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

| Key Financial Outputs             |               |   |               |
|-----------------------------------|---------------|---|---------------|
| PV PPA Rate (/kWh)                | \$0.218       | Total Energy Financial Benefit (Year 1) | \$71,316      |
| PPA Escalation Rate               | 1.5%          | 25-Year Total Energy Financial Benefit  | \$2,483,428   |
| PPA Payment (Year 1)              | (\$81,165)    | 25-Year NPV                             | (\$2,015,253) |
| PPA Payments Term (20-Year)       | (\$1,785,862) | Payback Year                            | 26+           |
| PPA Termination Value             | (\$136,963)   |   |               |
| BESS Lease Payment (Year 1)       | (\$112,000)   |   |               |
| BESS Lease Payment Term (20-Year) | (\$2,240,000) |   |               |
| Lease Escalation Rate             | 0%            |   |               |
| Lease Termination Value           | (\$335,856)   |   |               |

**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    | 366,813                | 65,513                        | 5,803                         | 71,316                              | (81,165)         | -                          | (112,000)            | -                            | (121,848)                             | (118,299)                             | (121,848)                              | (118,299)                            |
| 2    | 364,979                | 67,561                        | 5,892                         | 73,453                              | (81,970)         | -                          | (112,000)            | -                            | (120,517)                             | (113,599)                             | (242,366)                              | (231,899)                            |
| 3    | 363,154                | 70,008                        | 6,394                         | 76,402                              | (82,784)         | -                          | (112,000)            | -                            | (118,382)                             | (108,336)                             | (360,748)                              | (340,235)                            |
| 4    | 361,338                | 71,597                        | 6,675                         | 78,272                              | (83,605)         | -                          | (112,000)            | -                            | (117,334)                             | (104,249)                             | (478,082)                              | (444,484)                            |
| 5    | 359,532                | 72,925                        | 6,914                         | 79,839                              | (84,435)         | -                          | (112,000)            | -                            | (116,596)                             | (100,577)                             | (594,678)                              | (545,061)                            |
| 6    | 357,734                | 73,823                        | 6,954                         | 80,777                              | (85,273)         | -                          | (112,000)            | -                            | (116,496)                             | (97,564)                              | (711,174)                              | (642,625)                            |
| 7    | 355,945                | 76,086                        | 7,625                         | 83,711                              | (86,120)         | -                          | (112,000)            | -                            | (114,408)                             | (93,024)                              | (825,582)                              | (735,650)                            |
| 8    | 354,166                | 78,461                        | 8,004                         | 86,465                              | (86,974)         | -                          | (112,000)            | -                            | (112,510)                             | (88,816)                              | (938,092)                              | (824,466)                            |
| 9    | 352,395                | 80,796                        | 8,476                         | 89,272                              | (87,838)         | -                          | (112,000)            | -                            | (110,565)                             | (84,739)                              | (1,048,657)                            | (909,205)                            |
| 10   | 350,633                | 82,643                        | 8,431                         | 91,074                              | (88,709)         | -                          | (112,000)            | -                            | (109,635)                             | (81,579)                              | (1,158,293)                            | (990,784)                            |
| 11   | 348,880                | 83,407                        | 9,135                         | 92,542                              | (89,590)         | -                          | (112,000)            | -                            | (109,048)                             | (78,778)                              | (1,267,340)                            | (1,069,562)                          |
| 12   | 347,135                | 84,965                        | 9,677                         | 94,642                              | (90,479)         | -                          | (112,000)            | -                            | (107,837)                             | (75,635)                              | (1,375,178)                            | (1,145,197)                          |
| 13   | 345,399                | 87,804                        | 10,065                        | 97,869                              | (91,377)         | -                          | (112,000)            | -                            | (105,508)                             | (71,846)                              | (1,480,686)                            | (1,217,043)                          |
| 14   | 343,672                | 90,797                        | 9,867                         | 100,664                             | (92,284)         | -                          | (112,000)            | -                            | (103,620)                             | (68,505)                              | (1,584,305)                            | (1,285,548)                          |

| 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           | 341,954                | 93,033                        | 10,943                        | 103,977                             | (93,200)           | -                          | (112,000)            | -                            | (101,223)                             | (64,971)                              | (1,685,528)                            | (1,350,519)                          |
| 16           | 340,244                | 94,708                        | 11,305                        | 106,013                             | (94,125)           | -                          | (112,000)            | -                            | (100,112)                             | (62,387)                              | (1,785,640)                            | (1,412,906)                          |
| 17           | 338,543                | 96,084                        | 11,876                        | 107,960                             | (95,059)           | -                          | (112,000)            | -                            | (99,099)                              | (59,957)                              | (1,884,739)                            | (1,472,862)                          |
| 18           | 336,850                | 97,667                        | 11,856                        | 109,523                             | (96,002)           | -                          | (112,000)            | -                            | (98,480)                              | (57,846)                              | (1,983,219)                            | (1,530,708)                          |
| 19           | 335,166                | 101,780                       | 12,278                        | 114,058                             | (96,955)           | -                          | (112,000)            | -                            | (94,897)                              | (54,118)                              | (2,078,116)                            | (1,584,827)                          |
| 20           | 333,490                | 104,611                       | 13,005                        | 117,616                             | (97,918)           | (136,963)                  | (112,000)            | (335,856)                    | (565,120)                             | (312,893)                             | (2,643,236)                            | (1,897,720)                          |
| 21           | 331,823                | 106,812                       | 13,494                        | 120,307                             | -                  | -                          | -                    | -                            | 120,307                               | 64,671                                | (2,522,929)                            | (1,833,049)                          |
| 22           | 330,164                | 108,860                       | 13,282                        | 122,142                             | -                  | -                          | -                    | -                            | 122,142                               | 63,745                                | (2,400,787)                            | (1,769,304)                          |
| 23           | 328,513                | 109,913                       | 14,661                        | 124,574                             | -                  | -                          | -                    | -                            | 124,574                               | 63,120                                | (2,276,213)                            | (1,706,184)                          |
| 24           | 326,870                | 113,221                       | 15,246                        | 128,467                             | -                  | -                          | -                    | -                            | 128,467                               | 63,197                                | (2,147,746)                            | (1,642,986)                          |
| 25           | 325,236                | 116,707                       | 15,786                        | 132,493                             | -                  | -                          | -                    | -                            | 132,493                               | 63,279                                | (2,015,253)                            | (1,579,707)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,229,783</b>              | <b>253,645</b>                | <b>2,483,428</b>                    | <b>(1,785,862)</b> | <b>(136,963)</b>           | <b>(2,240,000)</b>   | <b>(335,856)</b>             | -                                     | -                                     | -                                      | -                                    |

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

| Key Financial Outputs             |               |   |             |
|-----------------------------------|---------------|---|-------------|
| PV Cost                           | (\$912,104)   | Total Energy Financial Benefit (Year 1) | \$71,316    |
| Total PV O&M Cost                 | (\$151,158)   | 25-Year Total Energy Financial Benefit  | \$2,483,428 |
| BESS Lease Payment (Year 1)       | (\$112,000)   | 25-Year NPV                             | (\$882,059) |
| BESS Lease Payment Term (20-Year) | (\$2,240,000) | Payback Year                            | 26+         |
| Lease Escalation Rate             | 0%            |   |             |
| Lease Termination Value           | (\$335,856)   |   |             |
| Total Incentives                  | \$273,631     |   |             |

**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    | -                      | -                             | -                             | -                                   | (912,104)    | -                    | -                            | -                     | -                 | (912,104)                             | (912,104)                             | (912,104)                              | (912,104)                            |
| 1    | 366,813                | 65,513                        | 5,803                         | 71,316                              | -            | (112,000)            | -                            | 273,631               | (4,425)           | 228,522                               | 221,866                               | (683,581)                              | (690,237)                            |
| 2    | 364,979                | 67,561                        | 5,892                         | 73,453                              | -            | (112,000)            | -                            | -                     | (4,536)           | (43,083)                              | (40,610)                              | (726,664)                              | (730,847)                            |
| 3    | 363,154                | 70,008                        | 6,394                         | 76,402                              | -            | (112,000)            | -                            | -                     | (4,649)           | (40,248)                              | (36,832)                              | (766,912)                              | (767,680)                            |
| 4    | 361,338                | 71,597                        | 6,675                         | 78,272                              | -            | (112,000)            | -                            | -                     | (4,766)           | (38,494)                              | (34,201)                              | (805,406)                              | (801,881)                            |
| 5    | 359,532                | 72,925                        | 6,914                         | 79,839                              | -            | (112,000)            | -                            | -                     | (4,885)           | (37,046)                              | (31,956)                              | (842,452)                              | (833,837)                            |
| 6    | 357,734                | 73,823                        | 6,954                         | 80,777                              | -            | (112,000)            | -                            | -                     | (5,007)           | (36,230)                              | (30,342)                              | (878,681)                              | (864,179)                            |
| 7    | 355,945                | 76,086                        | 7,625                         | 83,711                              | -            | (112,000)            | -                            | -                     | (5,132)           | (33,421)                              | (27,174)                              | (912,102)                              | (891,353)                            |
| 8    | 354,166                | 78,461                        | 8,004                         | 86,465                              | -            | (112,000)            | -                            | -                     | (5,260)           | (30,795)                              | (24,310)                              | (942,898)                              | (915,663)                            |
| 9    | 352,395                | 80,796                        | 8,476                         | 89,272                              | -            | (112,000)            | -                            | -                     | (5,392)           | (28,119)                              | (21,551)                              | (971,017)                              | (937,214)                            |
| 10   | 350,633                | 82,643                        | 8,431                         | 91,074                              | -            | (112,000)            | -                            | -                     | (5,527)           | (26,453)                              | (19,683)                              | (997,470)                              | (956,898)                            |
| 11   | 348,880                | 83,407                        | 9,135                         | 92,542                              | -            | (112,000)            | -                            | -                     | (5,665)           | (25,123)                              | (18,149)                              | (1,022,593)                            | (975,047)                            |
| 12   | 347,135                | 84,965                        | 9,677                         | 94,642                              | -            | (112,000)            | -                            | -                     | (5,806)           | (23,165)                              | (16,247)                              | (1,045,757)                            | (991,294)                            |
| 13   | 345,399                | 87,804                        | 10,065                        | 97,869                              | -            | (112,000)            | -                            | -                     | (5,952)           | (20,083)                              | (13,675)                              | (1,065,840)                            | (1,004,969)                          |
| 14   | 343,672                | 90,797                        | 9,867                         | 100,664                             | -            | (112,000)            | -                            | -                     | (6,100)           | (17,436)                              | (11,527)                              | (1,083,276)                            | (1,016,496)                          |
| 15   | 341,954                | 93,033                        | 10,943                        | 103,977                             | -            | (112,000)            | -                            | -                     | (6,253)           | (14,276)                              | (9,163)                               | (1,097,552)                            | (1,025,660)                          |
| 16   | 340,244                | 94,708                        | 11,305                        | 106,013                             | -            | (112,000)            | -                            | -                     | (6,409)           | (12,397)                              | (7,725)                               | (1,109,948)                            | (1,033,385)                          |
| 17   | 338,543                | 96,084                        | 11,876                        | 107,960                             | -            | (112,000)            | -                            | -                     | (6,569)           | (10,609)                              | (6,419)                               | (1,120,558)                            | (1,039,804)                          |

| 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           | 336,850                | 97,667                        | 11,856                        | 109,523                             | -                | (112,000)            | -                            | -                     | (6,734)           | (9,211)                               | (5,410)                               | (1,129,768)                            | (1,045,214)                          |
| 19           | 335,166                | 101,780                       | 12,278                        | 114,058                             | -                | (112,000)            | -                            | -                     | (6,902)           | (4,844)                               | (2,762)                               | (1,134,612)                            | (1,047,976)                          |
| 20           | 333,490                | 104,611                       | 13,005                        | 117,616                             | -                | (112,000)            | (335,856)                    | -                     | (7,075)           | (337,314)                             | (186,762)                             | (1,471,926)                            | (1,234,739)                          |
| 21           | 331,823                | 106,812                       | 13,494                        | 120,307                             | -                | -                    | -                            | -                     | (7,251)           | 113,055                               | 60,773                                | (1,358,871)                            | (1,173,966)                          |
| 22           | 330,164                | 108,860                       | 13,282                        | 122,142                             | -                | -                    | -                            | -                     | (7,433)           | 114,710                               | 59,866                                | (1,244,161)                            | (1,114,100)                          |
| 23           | 328,513                | 109,913                       | 14,661                        | 124,574                             | -                | -                    | -                            | -                     | (7,618)           | 116,955                               | 59,260                                | (1,127,206)                            | (1,054,840)                          |
| 24           | 326,870                | 113,221                       | 15,246                        | 128,467                             | -                | -                    | -                            | -                     | (7,809)           | 120,658                               | 59,356                                | (1,006,548)                            | (995,484)                            |
| 25           | 325,236                | 116,707                       | 15,786                        | 132,493                             | -                | -                    | -                            | -                     | (8,004)           | 124,489                               | 59,457                                | (882,059)                              | (936,027)                            |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,229,783</b>              | <b>253,645</b>                | <b>2,483,428</b>                    | <b>(912,104)</b> | <b>(2,240,000)</b>   | <b>(335,856)</b>             | <b>273,631</b>        | <b>(151,158)</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                | 8,510         | 11,288         | 15,517         | 0               | 112          | 5,009          | 1,789         | 459            | 7,257          |
| February     | Winter | 0                | 7,734         | 10,566         | 14,040         | 0               | 99           | 4,471          | 1,629         | 436            | 6,535          |
| March        | Winter | 0                | 8,604         | 12,191         | 16,158         | 0               | 96           | 5,092          | 1,756         | 464            | 7,312          |
| April        | Winter | 0                | 8,386         | 11,492         | 15,733         | 0               | 96           | 4,910          | 1,711         | 456            | 7,076          |
| May          | Winter | 0                | 9,358         | 12,864         | 17,708         | 0               | 102          | 5,501          | 1,769         | 482            | 7,752          |
| June         | Summer | 7,556            | 2,284         | 29,883         | 0              | 112             | 99           | 13,412         | 2,199         | 481            | 16,092         |
| July         | Summer | 10,700           | 4,291         | 41,640         | 0              | 131             | 122          | 19,218         | 2,747         | 584            | 22,549         |
| August       | Summer | 11,888           | 3,454         | 46,330         | 0              | 138             | 122          | 20,901         | 2,825         | 615            | 24,342         |
| September    | Summer | 11,314           | 4,215         | 49,823         | 0              | 154             | 150          | 21,482         | 3,400         | 638            | 25,519         |
| October      | Winter | 0                | 12,056        | 16,926         | 23,006         | 0               | 122          | 7,156          | 2,120         | 556            | 9,832          |
| November     | Winter | 0                | 8,842         | 13,099         | 16,451         | 0               | 125          | 5,291          | 1,993         | 473            | 7,757          |
| December     | Winter | 0                | 8,221         | 12,493         | 14,535         | 0               | 86           | 4,875          | 1,469         | 454            | 6,798          |
| <b>Total</b> |        | <b>41,458</b>    | <b>85,954</b> | <b>268,596</b> | <b>133,148</b> | <b>534</b>      | <b>1,331</b> | <b>117,318</b> | <b>25,406</b> | <b>6,098</b>   | <b>148,822</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                | 711           | 18,885         | 1,011          | 0               | 86         | 2,601         | 1,380         | 246            | 4,227         |
| February     | Winter | 0                | 955           | 17,033         | 401            | 0               | 93         | 2,246         | 1,482         | 245            | 3,973         |
| March        | Winter | 0                | 263           | 17,645         | 273            | 0               | 67         | 1,988         | 1,073         | 245            | 3,306         |
| April        | Winter | 0                | 0             | 15,454         | 144            | 0               | 0          | 1,579         | 841           | 244            | 2,663         |
| May          | Winter | 0                | 0             | 15,995         | 159            | 0               | 0          | 1,656         | 841           | 244            | 2,741         |
| June         | Summer | 861              | 0             | 16,585         | 0              | 81              | 0          | 3,600         | 1,559         | 245            | 5,404         |
| July         | Summer | 3,736            | 46            | 19,509         | 0              | 123             | 112        | 6,740         | 2,361         | 247            | 9,347         |
| August       | Summer | 5,214            | 347           | 21,570         | 0              | 124             | 109        | 8,903         | 2,394         | 248            | 11,545        |
| September    | Summer | 7,844            | 2,179         | 25,498         | 0              | 145             | 125        | 12,604        | 2,799         | 251            | 15,654        |
| October      | Winter | 0                | 6,712         | 19,277         | 2,125          | 0               | 118        | 4,004         | 1,891         | 249            | 6,144         |
| November     | Winter | 0                | 2,117         | 18,656         | 1,693          | 0               | 102        | 2,953         | 1,858         | 246            | 5,057         |
| December     | Winter | 0                | 1,111         | 19,515         | 2,287          | 0               | 70         | 2,864         | 1,124         | 247            | 4,235         |
| <b>Total</b> |        | <b>17,654</b>    | <b>14,442</b> | <b>225,624</b> | <b>8,094</b>   | <b>474</b>      | <b>884</b> | <b>51,738</b> | <b>19,603</b> | <b>2,956</b>   | <b>74,296</b> |

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

| Key Financial Outputs      |                      |  |                    |
|----------------------------|----------------------|--|--------------------|
| <b>PV Cost</b>             | <b>(\$912,104)</b>   | <b>Total Energy Financial Benefit (Year 1)</b> | <b>\$71,383</b>    |
| <b>BESS Cost</b>           | <b>(\$2,328,880)</b> | <b>25-Year Total Energy Financial Benefit</b>  | <b>\$2,488,053</b> |
| <b>Upfront Payment</b>     | <b>(\$3,240,984)</b> | <b>25-Year NPV</b>                             | <b>(\$540,007)</b> |
| <b>Total O&amp;M Cost</b>  | <b>(\$759,371)</b>   | <b>Payback Year</b>                            | <b>26+</b>         |
| <b>Total Project Costs</b> | <b>(\$4,000,355)</b> |  |                    |
| <b>Total Incentives</b>    | <b>\$972,295</b>     |  |                    |
| <b>Net Payments</b>        | <b>(\$3,028,060)</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    | -                      | -                             | -                             | -                                   | (912,104)    | (2,328,880)    | -                     | -                 | -                   | (3,240,984)                           | (3,240,984)                           | (3,240,984)                            | (3,240,984)                          |
| 1    | 366,813                | 65,580                        | 5,803                         | 71,383                              | -            | -              | 972,295               | (4,425)           | (17,806)            | 1,021,447                             | 991,696                               | (2,219,536)                            | (2,249,287)                          |
| 2    | 364,979                | 67,642                        | 5,946                         | 73,588                              | -            | -              | -                     | (4,536)           | (18,251)            | 50,801                                | 47,885                                | (2,168,736)                            | (2,201,403)                          |
| 3    | 363,154                | 70,079                        | 6,394                         | 76,473                              | -            | -              | -                     | (4,649)           | (18,707)            | 53,116                                | 48,609                                | (2,115,619)                            | (2,152,794)                          |
| 4    | 361,338                | 71,665                        | 6,675                         | 78,340                              | -            | -              | -                     | (4,766)           | (19,175)            | 54,399                                | 48,333                                | (2,061,220)                            | (2,104,461)                          |
| 5    | 359,532                | 72,987                        | 6,914                         | 79,901                              | -            | -              | -                     | (4,885)           | (19,654)            | 55,362                                | 47,755                                | (2,005,858)                            | (2,056,705)                          |
| 6    | 357,734                | 73,875                        | 6,954                         | 80,830                              | -            | -              | -                     | (5,007)           | (20,146)            | 55,677                                | 46,629                                | (1,950,181)                            | (2,010,076)                          |
| 7    | 355,945                | 76,151                        | 7,625                         | 83,776                              | -            | -              | -                     | (5,132)           | (20,650)            | 57,994                                | 47,155                                | (1,892,187)                            | (1,962,922)                          |
| 8    | 354,166                | 78,530                        | 8,004                         | 86,534                              | -            | -              | -                     | (5,260)           | (21,166)            | 60,108                                | 47,450                                | (1,832,079)                            | (1,915,472)                          |
| 9    | 352,395                | 80,873                        | 8,476                         | 89,349                              | -            | -              | -                     | (5,392)           | (21,695)            | 62,262                                | 47,719                                | (1,769,817)                            | (1,867,753)                          |
| 10   | 350,633                | 82,719                        | 8,532                         | 91,251                              | -            | -              | -                     | (5,527)           | (22,237)            | 63,487                                | 47,240                                | (1,706,330)                            | (1,820,513)                          |
| 11   | 348,880                | 83,485                        | 9,173                         | 92,659                              | -            | -              | -                     | (5,665)           | (22,793)            | 64,201                                | 46,380                                | (1,642,129)                            | (1,774,133)                          |
| 12   | 347,135                | 85,042                        | 9,677                         | 94,719                              | -            | -              | -                     | (5,806)           | (23,363)            | 65,550                                | 45,975                                | (1,576,580)                            | (1,728,158)                          |
| 13   | 345,399                | 87,895                        | 10,065                        | 97,960                              | -            | -              | -                     | (5,952)           | (23,947)            | 68,062                                | 46,347                                | (1,508,518)                            | (1,681,811)                          |
| 14   | 343,672                | 90,910                        | 9,904                         | 100,815                             | -            | -              | -                     | (6,100)           | (24,546)            | 70,169                                | 46,390                                | (1,438,349)                            | (1,635,421)                          |
| 15   | 341,954                | 93,170                        | 11,106                        | 104,276                             | -            | -              | -                     | (6,253)           | (25,159)            | 72,864                                | 46,768                                | (1,365,486)                            | (1,588,653)                          |
| 16   | 340,244                | 94,843                        | 11,305                        | 106,148                             | -            | -              | -                     | (6,409)           | (25,788)            | 73,950                                | 46,083                                | (1,291,535)                            | (1,542,570)                          |
| 17   | 338,543                | 96,190                        | 11,876                        | 108,066                             | -            | -              | -                     | (6,569)           | (26,433)            | 75,064                                | 45,415                                | (1,216,472)                            | (1,497,155)                          |

| 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           | 336,850                | 97,777                        | 11,856                        | 109,632                             | -                | -                  | -                     | (6,734)           | (27,094)            | 75,805                                | 44,527                                | (1,140,667)                            | (1,452,628)                          |
| 19           | 335,166                | 101,972                       | 13,157                        | 115,129                             | -                | -                  | -                     | (6,902)           | (27,771)            | 80,456                                | 45,883                                | (1,060,211)                            | (1,406,745)                          |
| 20           | 333,490                | 104,807                       | 13,005                        | 117,812                             | -                | -                  | -                     | (7,075)           | (28,466)            | 82,272                                | 45,552                                | (977,939)                              | (1,361,193)                          |
| 21           | 331,823                | 107,021                       | 13,569                        | 120,590                             | -                | -                  | -                     | (7,251)           | (29,177)            | 84,161                                | 45,241                                | (893,778)                              | (1,315,952)                          |
| 22           | 330,164                | 109,034                       | 13,282                        | 122,316                             | -                | -                  | -                     | (7,433)           | (29,907)            | 84,977                                | 44,349                                | (808,801)                              | (1,271,603)                          |
| 23           | 328,513                | 110,055                       | 14,661                        | 124,716                             | -                | -                  | -                     | (7,618)           | (30,654)            | 86,443                                | 43,800                                | (722,358)                              | (1,227,803)                          |
| 24           | 326,870                | 113,435                       | 15,389                        | 128,824                             | -                | -                  | -                     | (7,809)           | (31,421)            | 89,594                                | 44,074                                | (632,764)                              | (1,183,729)                          |
| 25           | 325,236                | 116,987                       | 15,981                        | 132,968                             | -                | -                  | -                     | (8,004)           | (32,206)            | 92,757                                | 44,301                                | (540,007)                              | (1,139,428)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,232,724</b>              | <b>255,329</b>                | <b>2,488,053</b>                    | <b>(912,104)</b> | <b>(2,328,880)</b> | <b>972,295</b>        | <b>(151,158)</b>  | <b>(608,213)</b>    | -                                     | -                                     | -                                      | -                                    |

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

| Key Financial Outputs             |               |   |               |
|-----------------------------------|---------------|---|---------------|
| PV PPA Rate (/kWh)                | \$0.218       | Total Energy Financial Benefit (Year 1) | \$71,383      |
| PPA Escalation Rate               | 1.5%          | 25-Year Total Energy Financial Benefit  | \$2,488,053   |
| PPA Payment (Year 1)              | (\$81,165)    | 25-Year NPV                             | (\$2,112,786) |
| PPA Payments Term (20-Year)       | (\$1,785,862) | Payback Year                            | 26+           |
| PPA Termination Value             | (\$136,963)   |   |               |
| BESS Lease Payment (Year 1)       | (\$116,444)   |   |               |
| BESS Lease Payment Term (20-Year) | (\$2,328,880) |   |               |
| Lease Escalation Rate             | 0%            |   |               |
| Lease Termination Value           | (\$349,134)   |   |               |

**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    | 366,813                | 65,580                        | 5,803                         | 71,383                              | (81,165)         | -                          | (116,444)            | -                            | (126,225)                             | (122,549)                             | (126,225)                              | (122,549)                            |
| 2    | 364,979                | 67,642                        | 5,946                         | 73,588                              | (81,970)         | -                          | (116,444)            | -                            | (124,826)                             | (117,661)                             | (251,052)                              | (240,210)                            |
| 3    | 363,154                | 70,079                        | 6,394                         | 76,473                              | (82,784)         | -                          | (116,444)            | -                            | (122,755)                             | (112,338)                             | (373,806)                              | (352,548)                            |
| 4    | 361,338                | 71,665                        | 6,675                         | 78,340                              | (83,605)         | -                          | (116,444)            | -                            | (121,710)                             | (108,137)                             | (495,516)                              | (460,685)                            |
| 5    | 359,532                | 72,987                        | 6,914                         | 79,901                              | (84,435)         | -                          | (116,444)            | -                            | (120,978)                             | (104,357)                             | (616,494)                              | (565,042)                            |
| 6    | 357,734                | 73,875                        | 6,954                         | 80,830                              | (85,273)         | -                          | (116,444)            | -                            | (120,888)                             | (101,241)                             | (737,382)                              | (666,283)                            |
| 7    | 355,945                | 76,151                        | 7,625                         | 83,776                              | (86,120)         | -                          | (116,444)            | -                            | (118,788)                             | (96,585)                              | (856,170)                              | (762,869)                            |
| 8    | 354,166                | 78,530                        | 8,004                         | 86,534                              | (86,974)         | -                          | (116,444)            | -                            | (116,884)                             | (92,270)                              | (973,054)                              | (855,138)                            |
| 9    | 352,395                | 80,873                        | 8,476                         | 89,349                              | (87,838)         | -                          | (116,444)            | -                            | (114,933)                             | (88,086)                              | (1,087,986)                            | (943,225)                            |
| 10   | 350,633                | 82,719                        | 8,532                         | 91,251                              | (88,709)         | -                          | (116,444)            | -                            | (113,903)                             | (84,754)                              | (1,201,889)                            | (1,027,979)                          |
| 11   | 348,880                | 83,485                        | 9,173                         | 92,659                              | (89,590)         | -                          | (116,444)            | -                            | (113,375)                             | (81,905)                              | (1,315,264)                            | (1,109,883)                          |
| 12   | 347,135                | 85,042                        | 9,677                         | 94,719                              | (90,479)         | -                          | (116,444)            | -                            | (112,204)                             | (78,698)                              | (1,427,468)                            | (1,188,581)                          |
| 13   | 345,399                | 87,895                        | 10,065                        | 97,960                              | (91,377)         | -                          | (116,444)            | -                            | (109,861)                             | (74,810)                              | (1,537,329)                            | (1,263,391)                          |
| 14   | 343,672                | 90,910                        | 9,904                         | 100,815                             | (92,284)         | -                          | (116,444)            | -                            | (107,913)                             | (71,343)                              | (1,645,242)                            | (1,334,734)                          |
| 15   | 341,954                | 93,170                        | 11,106                        | 104,276                             | (93,200)         | -                          | (116,444)            | -                            | (105,368)                             | (67,632)                              | (1,750,610)                            | (1,402,366)                          |

| 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           | 340,244                | 94,843                        | 11,305                        | 106,148                             | (94,125)           | -                          | (116,444)            | -                            | (104,421)                             | (65,072)                              | (1,855,031)                            | (1,467,438)                          |
| 17           | 338,543                | 96,190                        | 11,876                        | 108,066                             | (95,059)           | -                          | (116,444)            | -                            | (103,437)                             | (62,581)                              | (1,958,468)                            | (1,530,019)                          |
| 18           | 336,850                | 97,777                        | 11,856                        | 109,632                             | (96,002)           | -                          | (116,444)            | -                            | (102,814)                             | (60,392)                              | (2,061,282)                            | (1,590,411)                          |
| 19           | 335,166                | 101,972                       | 13,157                        | 115,129                             | (96,955)           | -                          | (116,444)            | -                            | (98,270)                              | (56,042)                              | (2,159,552)                            | (1,646,453)                          |
| 20           | 333,490                | 104,807                       | 13,005                        | 117,812                             | (97,918)           | (136,963)                  | (116,444)            | (349,134)                    | (582,647)                             | (322,598)                             | (2,742,199)                            | (1,969,051)                          |
| 21           | 331,823                | 107,021                       | 13,569                        | 120,590                             | -                  | -                          | -                    | -                            | 120,590                               | 64,823                                | (2,621,609)                            | (1,904,228)                          |
| 22           | 330,164                | 109,034                       | 13,282                        | 122,316                             | -                  | -                          | -                    | -                            | 122,316                               | 63,836                                | (2,499,293)                            | (1,840,392)                          |
| 23           | 328,513                | 110,055                       | 14,661                        | 124,716                             | -                  | -                          | -                    | -                            | 124,716                               | 63,193                                | (2,374,578)                            | (1,777,199)                          |
| 24           | 326,870                | 113,435                       | 15,389                        | 128,824                             | -                  | -                          | -                    | -                            | 128,824                               | 63,373                                | (2,245,754)                            | (1,713,827)                          |
| 25           | 325,236                | 116,987                       | 15,981                        | 132,968                             | -                  | -                          | -                    | -                            | 132,968                               | 63,506                                | (2,112,786)                            | (1,650,320)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,232,724</b>              | <b>255,329</b>                | <b>2,488,053</b>                    | <b>(1,785,862)</b> | <b>(136,963)</b>           | <b>(2,328,880)</b>   | <b>(349,134)</b>             | <b>-</b>                              | <b>-</b>                              | <b>-</b>                               | <b>-</b>                             |

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

| Key Financial Outputs             |               |   |             |
|-----------------------------------|---------------|---|-------------|
| PV Cost                           | (\$912,104)   | Total Energy Financial Benefit (Year 1) | \$71,383    |
| Total PV O&M Cost                 | (\$151,158)   | 25-Year Total Energy Financial Benefit  | \$2,488,053 |
| BESS Lease Payment (Year 1)       | (\$116,444)   | 25-Year NPV                             | (\$979,592) |
| BESS Lease Payment Term (20-Year) | (\$2,328,880) | Payback Year                            | 26+         |
| Lease Escalation Rate             | 0%            |   |             |
| Lease Termination Value           | (\$349,134)   |   |             |
| Total Incentives                  | \$273,631     |   |             |

**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    | -                      | -                             | -                             | -                                   | (912,104)    | -                    | -                            | -                     | -                 | (912,104)                             | (912,104)                             | (912,104)                              | (912,104)                            |
| 1    | 366,813                | 65,580                        | 5,803                         | 71,383                              | -            | (116,444)            | -                            | 273,631               | (4,425)           | 224,145                               | 217,617                               | (687,958)                              | (694,487)                            |
| 2    | 364,979                | 67,642                        | 5,946                         | 73,588                              | -            | (116,444)            | -                            | -                     | (4,536)           | (47,392)                              | (44,672)                              | (735,350)                              | (739,158)                            |
| 3    | 363,154                | 70,079                        | 6,394                         | 76,473                              | -            | (116,444)            | -                            | -                     | (4,649)           | (44,620)                              | (40,834)                              | (779,971)                              | (779,992)                            |
| 4    | 361,338                | 71,665                        | 6,675                         | 78,340                              | -            | (116,444)            | -                            | -                     | (4,766)           | (42,870)                              | (38,089)                              | (822,840)                              | (818,081)                            |
| 5    | 359,532                | 72,987                        | 6,914                         | 79,901                              | -            | (116,444)            | -                            | -                     | (4,885)           | (41,428)                              | (35,736)                              | (864,268)                              | (853,817)                            |
| 6    | 357,734                | 73,875                        | 6,954                         | 80,830                              | -            | (116,444)            | -                            | -                     | (5,007)           | (40,621)                              | (34,019)                              | (904,889)                              | (887,837)                            |
| 7    | 355,945                | 76,151                        | 7,625                         | 83,776                              | -            | (116,444)            | -                            | -                     | (5,132)           | (37,800)                              | (30,735)                              | (942,689)                              | (918,572)                            |
| 8    | 354,166                | 78,530                        | 8,004                         | 86,534                              | -            | (116,444)            | -                            | -                     | (5,260)           | (35,170)                              | (27,764)                              | (977,860)                              | (946,336)                            |
| 9    | 352,395                | 80,873                        | 8,476                         | 89,349                              | -            | (116,444)            | -                            | -                     | (5,392)           | (32,487)                              | (24,898)                              | (1,010,346)                            | (971,234)                            |
| 10   | 350,633                | 82,719                        | 8,532                         | 91,251                              | -            | (116,444)            | -                            | -                     | (5,527)           | (30,720)                              | (22,859)                              | (1,041,066)                            | (994,093)                            |
| 11   | 348,880                | 83,485                        | 9,173                         | 92,659                              | -            | (116,444)            | -                            | -                     | (5,665)           | (29,450)                              | (21,275)                              | (1,070,517)                            | (1,015,368)                          |
| 12   | 347,135                | 85,042                        | 9,677                         | 94,719                              | -            | (116,444)            | -                            | -                     | (5,806)           | (27,531)                              | (19,310)                              | (1,098,048)                            | (1,034,678)                          |
| 13   | 345,399                | 87,895                        | 10,065                        | 97,960                              | -            | (116,444)            | -                            | -                     | (5,952)           | (24,435)                              | (16,639)                              | (1,122,483)                            | (1,051,317)                          |
| 14   | 343,672                | 90,910                        | 9,904                         | 100,815                             | -            | (116,444)            | -                            | -                     | (6,100)           | (21,730)                              | (14,366)                              | (1,144,213)                            | (1,065,683)                          |
| 15   | 341,954                | 93,170                        | 11,106                        | 104,276                             | -            | (116,444)            | -                            | -                     | (6,253)           | (18,421)                              | (11,824)                              | (1,162,634)                            | (1,077,507)                          |

| 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           | 340,244                | 94,843                        | 11,305                        | 106,148                             | -                | (116,444)            | -                            | -                     | (6,409)           | (16,705)                              | (10,410)                              | (1,179,339)                            | (1,087,917)                          |
| 17           | 338,543                | 96,190                        | 11,876                        | 108,066                             | -                | (116,444)            | -                            | -                     | (6,569)           | (14,947)                              | (9,043)                               | (1,194,286)                            | (1,096,960)                          |
| 18           | 336,850                | 97,777                        | 11,856                        | 109,632                             | -                | (116,444)            | -                            | -                     | (6,734)           | (13,545)                              | (7,956)                               | (1,207,832)                            | (1,104,917)                          |
| 19           | 335,166                | 101,972                       | 13,157                        | 115,129                             | -                | (116,444)            | -                            | -                     | (6,902)           | (8,217)                               | (4,686)                               | (1,216,049)                            | (1,109,603)                          |
| 20           | 333,490                | 104,807                       | 13,005                        | 117,812                             | -                | (116,444)            | (349,134)                    | -                     | (7,075)           | (354,841)                             | (196,467)                             | (1,570,890)                            | (1,306,070)                          |
| 21           | 331,823                | 107,021                       | 13,569                        | 120,590                             | -                | -                    | -                            | -                     | (7,251)           | 113,339                               | 60,925                                | (1,457,551)                            | (1,245,144)                          |
| 22           | 330,164                | 109,034                       | 13,282                        | 122,316                             | -                | -                    | -                            | -                     | (7,433)           | 114,883                               | 59,957                                | (1,342,668)                            | (1,185,188)                          |
| 23           | 328,513                | 110,055                       | 14,661                        | 124,716                             | -                | -                    | -                            | -                     | (7,618)           | 117,097                               | 59,332                                | (1,225,570)                            | (1,125,855)                          |
| 24           | 326,870                | 113,435                       | 15,389                        | 128,824                             | -                | -                    | -                            | -                     | (7,809)           | 121,015                               | 59,531                                | (1,104,555)                            | (1,066,324)                          |
| 25           | 325,236                | 116,987                       | 15,981                        | 132,968                             | -                | -                    | -                            | -                     | (8,004)           | 124,964                               | 59,683                                | (979,592)                              | (1,006,641)                          |
| <b>Total</b> | <b>8,640,629</b>       | <b>2,232,724</b>              | <b>255,329</b>                | <b>2,488,053</b>                    | <b>(912,104)</b> | <b>(2,328,880)</b>   | <b>(349,134)</b>             | <b>273,631</b>        | <b>(151,158)</b>  | -                                     | -                                     | -                                      | -                                    |