

Huerfano County EPC
90% Project Pro-Forma - 10 Yr Project - 0% Interest Financing

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General Inputs	
EPC Construction Cost	\$2,433,821
3rd Party Fee (%)	0.0%
3rd Party Fee (\$)	\$0
DOLA Grant	\$750,000
Customer Capital	\$150,000
Incentives	\$15,732
Constr. Period Int. (9 mo.)	\$0
Net Financed Amount	\$1,518,089
USDA Revolving Loan Grant Fund	\$299,935
USDA 0% Interest Loan	\$1,218,154
Years of Analysis	25
Finance Term (Yrs)	10
Payment Type	Fixed
Interest Rate	0.0%

Annual Savings	
Baseline Utility Spend	\$196,657
Electric	\$54,334
Natural Gas & Propane	\$909
Water & Sewer	\$1,372
O&M	\$8,228

Escalation Rates	
Electric	3.0%
Natural Gas & Propane	3.0%
Water & Sewer	3.0%
O&M	3.0%
O&M Last Year	25
Measurement & Verification	3.0%
Maintenance Service	3.0%

Measurement & Verification	
Year 1 M&V Cost	\$4,754
Year 2 M&V Cost	\$3,120
3rd Party Fee (%)	0.0%
M&V End Year	3
Maintenance Service Cost	\$2,000

Year	Annual Savings							Maintenance Service Agreement Cost	M&V Cost	Total Annual Savings Less M&V & Maintenance	Cash Flow Analysis							
	Electric	Nat Gas & Propane	Water & Sewer	Total Utility Savings	O&M	Inflation Reduction Act Direct Payment	Total Savings *				Interest	Revolving Loan Fund Payment	0% Interest Loan Payment	Total Loan Payment	Loan Payment Funded by Energy Savings	County Capital	Loan Balance	Annual Cash Flow
0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,122	\$0	\$0	\$16,122	\$0	\$0	\$0	\$0	\$0	(\$150,000)	\$1,518,089	(\$133,878)
1	\$54,334	\$909	\$1,372	\$56,614	\$8,228	\$112,386	\$177,227	(\$2,000)	(\$4,754)	\$170,473	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$170,473)	\$18,664	\$1,366,280	\$18,664
2	\$55,964	\$936	\$1,413	\$58,312	\$8,474	\$0	\$66,786	(\$2,060)	(\$3,120)	\$61,606	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$61,606)	(\$90,203)	\$1,214,471	(\$90,203)
3	\$57,642	\$964	\$1,455	\$60,061	\$8,729	\$0	\$68,790	(\$2,122)	(\$3,214)	\$63,454	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$63,454)	(\$88,354)	\$1,062,662	(\$88,354)
4	\$59,372	\$993	\$1,499	\$61,863	\$8,990	\$0	\$70,854	\$0	\$0	\$70,854	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$70,854)	(\$80,955)	\$910,853	(\$80,955)
5	\$61,153	\$1,023	\$1,544	\$63,719	\$9,260	\$0	\$72,979	\$0	\$0	\$72,979	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$72,979)	(\$78,830)	\$759,045	(\$78,830)
6	\$62,987	\$1,053	\$1,590	\$65,631	\$9,538	\$0	\$75,168	\$0	\$0	\$75,168	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$75,168)	(\$76,640)	\$607,236	(\$76,640)
7	\$64,877	\$1,085	\$1,638	\$67,599	\$9,824	\$0	\$77,424	\$0	\$0	\$77,424	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$77,424)	(\$74,385)	\$455,427	(\$74,385)
8	\$66,823	\$1,117	\$1,687	\$69,627	\$10,119	\$0	\$79,746	\$0	\$0	\$79,746	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$79,746)	(\$72,063)	\$303,618	(\$72,063)
9	\$68,828	\$1,151	\$1,737	\$71,716	\$10,422	\$0	\$82,139	\$0	\$0	\$82,139	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$82,139)	(\$69,670)	\$151,809	(\$69,670)
10	\$70,893	\$1,185	\$1,789	\$73,868	\$10,735	\$0	\$84,603	\$0	\$0	\$84,603	\$0	(\$29,994)	(\$121,815)	(\$151,809)	(\$84,603)	(\$67,206)	\$0	(\$67,206)
11	\$73,020	\$1,221	\$1,843	\$76,084	\$11,057	\$0	\$87,141	\$0	\$0	\$87,141	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,141
12	\$75,210	\$1,258	\$1,898	\$78,366	\$11,389	\$0	\$89,755	\$0	\$0	\$89,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,755
13	\$77,467	\$1,295	\$1,955	\$80,717	\$11,730	\$0	\$92,448	\$0	\$0	\$92,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,448
14	\$79,791	\$1,334	\$2,014	\$83,139	\$12,082	\$0	\$95,221	\$0	\$0	\$95,221	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,221
15	\$82,184	\$1,374	\$2,075	\$85,633	\$12,445	\$0	\$98,078	\$0	\$0	\$98,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,078
16	\$84,650	\$1,415	\$2,137	\$88,202	\$12,818	\$0	\$101,020	\$0	\$0	\$101,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101,020
17	\$87,189	\$1,458	\$2,201	\$90,848	\$13,203	\$0	\$104,051	\$0	\$0	\$104,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,051
18	\$89,805	\$1,502	\$2,267	\$93,573	\$13,599	\$0	\$107,172	\$0	\$0	\$107,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,172
19	\$92,499	\$1,547	\$2,335	\$96,381	\$14,007	\$0	\$110,387	\$0	\$0	\$110,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,387
20	\$95,274	\$1,593	\$2,405	\$99,272	\$14,427	\$0	\$113,699	\$0	\$0	\$113,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,699
21	\$98,132	\$1,641	\$2,477	\$102,250	\$14,860	\$0	\$117,110	\$0	\$0	\$117,110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,110
22	\$101,076	\$1,690	\$2,551	\$105,318	\$15,306	\$0	\$120,623	\$0	\$0	\$120,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,623
23	\$104,109	\$1,741	\$2,628	\$108,477	\$15,765	\$0	\$124,242	\$0	\$0	\$124,242	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,242
24	\$107,232	\$1,793	\$2,707	\$111,732	\$16,238	\$0	\$127,969	\$0	\$0	\$127,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,969
25	\$110,449	\$1,847	\$2,788	\$115,084	\$16,725	\$0	\$131,808	\$0	\$0	\$131,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,808
26																		
27																		
28																		
29																		
30																		
Totals	\$1,980,959	\$33,123	\$50,004	\$2,064,087	\$299,969		\$2,492,563	(\$6,182)	(\$11,088)	\$2,475,294	\$0	(\$299,935)	(\$1,210,154)	(\$1,518,089)	(\$838,446)	(\$829,643)		\$807,205

* The Year 0 savings are the construction period savings in which the Network Programmable Thermostats, Seasonal Temperature Setback, Weekend Temperature Setback, LED Lighting Upgrades, Update/Repair Trane Controls, Domestic Water Upgrades, Exterior LED Lighting Upgrades and Air-sealing and Weather-stripping are anticipated to be completed during the first 6 months of construction. The \$16,122 represents 50% of the annual energy and maintenance savings for these scope items