



Blue Sky Utility 2017 LLC (Winery Square - Fairfield)

Quarterly Report- Q4 2019

10/01/2019 – 12/31/2019

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1 | Executive Summary

In Q4 2019, the portfolio performed 1% above the predicted production for the quarter and 2019 production was 3% below expectation. Production is nearly identical to the prior year.

Financial performance for Q4 2019 was 52% below expected income and for the year 2019 the income was 54% below expected income. The reason for this was that we had challenges with the Utility Company to update the allocations to more effective income model. This was done and confirmed. Waiting for the Utility Company to update billing to the clients, once this is done we can invoice clients.

	PVSyst	Production Meter	Production Variance	Invoiced	Accrued Credits	Value Created	Projected Revenue	Revenue Variance
Month	kWh	kWh	kWh	\$	\$	\$	\$	\$
19 - Oct	31,954	35,322	2,103	\$ 2,585.89		\$ 2,585.89	\$ 7,584.00	\$ (4,998.11)
19 - Nov	22,235	22,172	-58	\$ 1,431.95		\$ 1,431.95	\$ 2,112.00	\$ (680.05)
19 - Dec	15,943	13,354	-2,875	\$ 1,167.37		\$ 1,167.37	\$ 1,152.00	\$ 15.37
Total	70,132	70,848	-830	\$ 5,185.21	\$ -	\$ 5,185.21	\$ 10,848.00	\$ (5,662.79)

Summary by Quarter

	PVSyst	Production Meter	Production Variance	Invoiced*	Accrued Credits*	Value Created*	Projected Revenue	Revenue Variance
Quarter	kWh	kWh	kWh	\$	\$	\$	\$	\$
19 – Q1	80,273	76,079	-4,194	\$ 7,958.33		\$ 7,958.33	\$ 8,256.00	\$ (297.67)
19 – Q2	158,105	150,786	-7,319	\$ 12,292.62		\$ 12,292.62	\$ 35,808.00	\$ (23,515.38)
19 – Q3	155,233	152,431	-2,798	\$ 13,294.65	\$ 5,757.56**	\$ 19,052.21	\$ 41,088.00	\$ (22,035.79)
19 – Q4	70,132	70,848	721	\$ 5,185.21		\$ 5,185.21	\$ 10,848.00	\$ (5,662.79)
YTD Total	463,743	450,144	-13,590	\$ 38,730.81		\$ 44,488.37	\$ 96,000.00	\$ (51,511.63)

** Accrued Credits to be invoiced Q1 2020

Q4 Addendum PVSyst was updated and corrected late in Q3. All quarterly reports prior to Q3 reflect an older version of the PVSyst.

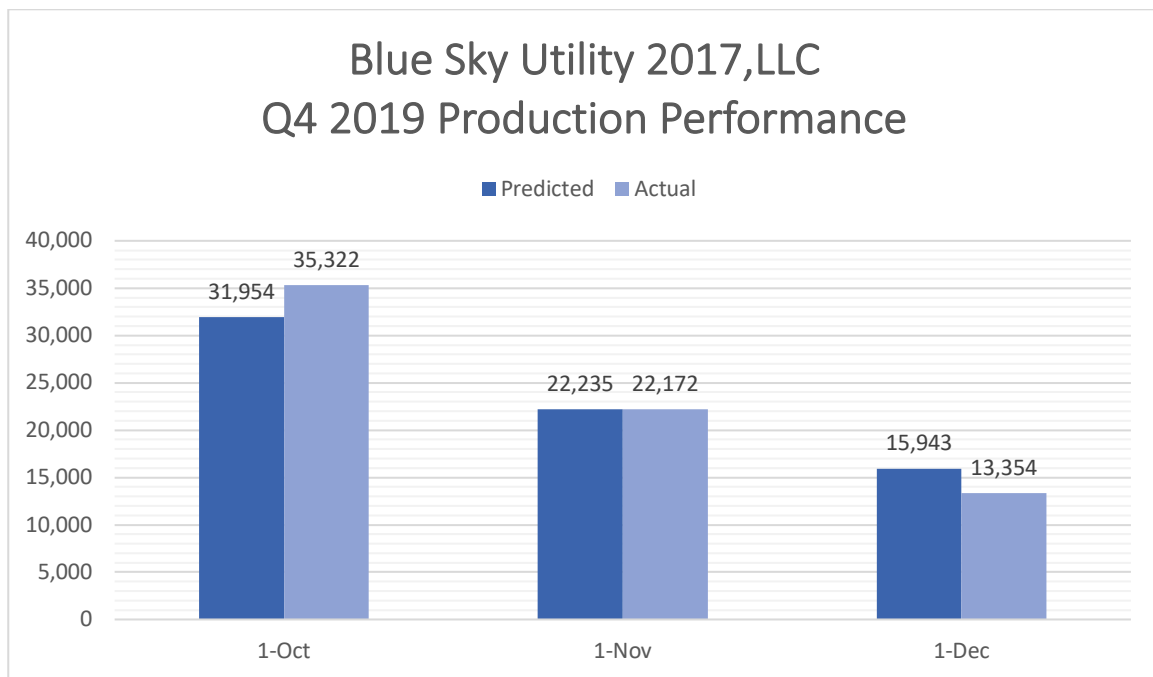
2 | Portfolio Performance

The predicted energy output for the Blue Sky Utility 2017, LLC project during Q4 2019 was **70,848 kWh**. The actual energy output for the Blue Sky Utility 2017, LLC project during Q4 2019 was **70,132 kWh**. October performed 11% above expectations but December performed 16% below expected. November performed as expected.

The performance of the portfolio is evaluated by comparing the produced energy to two quantities: (1) the energy forecasted/modeled during pre-acquisition of each array (PVSyst model), to which the quantities are labeled as “predicted” will be associated, and (2) the energy expected using the same model as the forecast, but applied to the actual irradiance, temperature, and wind speed observed at the site during the reporting period. Quantities associated with the specific energy production are labeled as “actual”.

3 | Forecasted vs. Actual Energy

The following graph shows performance (*Actual*-metered energy v. *Predicted*- PVSYST forecast) for Q4 2019.



4 | Weather Adjusted Performance

	Measured Avg Irradiance	Assumed Avg Irradiance	Measured Avg Temp	Assumed Avg Temp	Weather adjusted expected production variance
Month	kWh/m^2	kWh/m^2	F	F	% Variance
19 - Oct	140.26	126.6	64.48	57.18	11%
19 - Nov	90	86.6	56.39	50.91	4%
19 - Dec	53.43	62.4	50.46	48.92	-14%

5 | Operations & Maintenance

The following table details all operations/maintenance related issues and corrective actions for Q4 2019.

There were no issues to report during Q4 2019.

Winery	Issue/Date	Corrective Action	Resolved/Not Resolved	kWh Lost

No issues during Q4.

6 | Availability

The overall availability for this quarter was **100.00%** and there were no outages.

7 | Billings & Collections

Month	Invoice Amount	Collections
19 - Oct	\$2,585.89	\$1,597.35
19 - Nov	\$1,431.95	\$991.06
19 - Dec	\$1,167.37	\$881.21

8 | Financials

Financials are attached below or sent in separate document.

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Accrual Basis

Blue Sky Utility 2017 LLC (WINERY)
Balance Sheet
As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Cash and Cash Equivalents	
10050 · Checking at Amalgamated Bank -	7,000.27
Total 10000 · Cash and Cash Equivalents	<u>7,000.27</u>
Total Checking/Savings	7,000.27
Accounts Receivable	
11200 · Accounts Receivable - Unbilled	301.26
Total Accounts Receivable	<u>301.26</u>
Other Current Assets	
11050 · Billed Accounts Receivable	18,289.49
13000 · Other Current Assets	
13100 · DFC - Current Portion	1,875.00
Total 13000 · Other Current Assets	<u>1,875.00</u>
Total Other Current Assets	<u>20,164.49</u>
Total Current Assets	27,466.02
Fixed Assets	
14000 · Property, Plant & Equipment	
14100 · Plant Equipment	1,013,668.00
14500 · Capitalized Interest	27,000.00
14900 · Accumulated Depreciation	-62,092.56
Total 14000 · Property, Plant & Equipment	<u>978,575.44</u>
Total Fixed Assets	978,575.44
Other Assets	
16000 · Other Assets	
16200 · Restricted Cash - Pmt Reserve	11,860.29
16300 · Restricted Cash - Inv. Reserve	5,758.96
16500 · Deferred Financing Costs	11,718.75
Total 16000 · Other Assets	<u>29,338.00</u>
Total Other Assets	<u>29,338.00</u>
TOTAL ASSETS	<u><u>1,035,379.46</u></u>

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Accrual Basis

Blue Sky Utility 2017 LLC (WINERY)

Balance Sheet

As of December 31, 2019

	Dec 31, 19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	
20200 · Accounts Payable - Other	1,719.29
Total 20000 · Accounts Payable	1,719.29
Total Accounts Payable	1,719.29
Other Current Liabilities	
22000 · Taxes Payable	690.22
23000 · LT Debt - Current Portion	43,485.96
25000 · Other Current Liabilities	
25100 · Interest Payable	7,589.64
25150 · Interest Payable - DSA	4,558.44
25200 · Rent Payable	50,603.25
Total 25000 · Other Current Liabilities	62,751.33
Total Other Current Liabilities	106,927.51
Total Current Liabilities	108,646.80
Long Term Liabilities	
27000 · Due to Deferred Dev. Fee BSU	82,877.00
28000 · Long-term Debt	
28100 · Loan 4001180-10	459,973.86
Total 28000 · Long-term Debt	459,973.86
Total Long Term Liabilities	542,850.86
Total Liabilities	651,497.66
Equity	
32100 · BSU Portfolio 1 Equity Interest	509,037.65
33000 · Retained Earnings	-68,935.44
Net Income	-56,220.41
Total Equity	383,881.80
TOTAL LIABILITIES & EQUITY	1,035,379.46

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Accrual Basis

Blue Sky Utility 2017 LLC (WINERY)

Profit & Loss

October through December 2019

	Oct - Dec 19
Ordinary Income/Expense	
Income	
40000 · Revenue	
41000 · Tenant Sales	8,960.07
43000 · Sales Discount	-363.60
Total 40000 · Revenue	8,596.47
Total Income	8,596.47
Gross Profit	8,596.47
Expense	
60000 · Operating Expenses	
61700 · Bank Service Charges	-9.55
64000 · Facilities Expense	
64300 · Rent Expense	6,670.26
64400 · Utilities	389.52
Total 64000 · Facilities Expense	7,059.78
Total 60000 · Operating Expenses	7,050.23
63000 · Depreciation Expense	7,451.07
Total Expense	14,501.30
Net Ordinary Income	-5,904.83
Other Income/Expense	
Other Income	
71000 · Interest Income	1.72
Total Other Income	1.72
Other Expense	
72000 · Interest Expense	
72100 · Amortization of DFC	468.75
72200 · Interest Expense	9,000.00
72300 · Interest Expense - DSA	1,909.09
Total 72000 · Interest Expense	11,377.84
80000 · Ask My Accountant	0.00
Total Other Expense	11,377.84
Net Other Income	-11,376.12
Net Income	-17,280.95