



SOLAR ANALYSIS

PREPARED FOR



GENESEO
COMMUNITY UNIT
SCHOOL DISTRICT #228

Where the *future* grows.



PREPARED BY: Michael Stonesifer


PROPOSAL TYPE: Direct Pay

DATE: May 18, 2026

SOLARONE

PROJECT OVERVIEW



SITE ADDRESS		 <p>ANNUAL CO2 REDUCTION EQUIVALENT (Metric tons of Co₂)</p> <p>181.9</p>
333 E Ogden Ave, Geneseo, IL 61254		
DC SYSTEM SIZE (KW)	AC SYSTEM SIZE (KW)	
201.84	150	
PROJECT ANNUAL PRODUCTION (kWh's)	NUMBER OF SOLAR MODULES BEING INSTALLED	
270,633	348	
SOLAR ENERGY OFFSET	MODULE WATTAGE	
37.6%	580	

FINANCIAL BREAKDOWN

Site Details	
Current Consumption	720,000
System Size DC (kW)	201.84
System Size AC (kW)	150
System Production (kWh)	270,633
Annual Solar Offset	37.6%
Total System Cost	\$ 633,777.60

Year 1 Tax Incentives	Rate
Direct Pay (40% of the System Cost) (30% Base ITC + 10% Domestic Content)	\$ 253,511.04
Total Tax Incentives	\$ 253,511.04

Additional Incentives	Value
Illinois Shines Program SRECs	\$55.63 \$ 193,262.64
Total Additional Incentives	\$ 193,262.64

Total Incentives	\$ 446,773.68
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Net System Cost	\$ 187,003.92
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CASHFLOW FORECAST

System Details	Year Schedule	Total System Cost	ROI Timeline	System Size DC (kW)	Est. Production (kWh)	Value of Solar
	2027	\$ 633,777.60	10.97 Years	201.84	270,633	\$ 0.0750
ITC Value				Module Degradation	Maintenance Escalator	Energy Escalator
40%				0.5%	3%	3%

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Earnings / Savings	270,633	269,280	267,933	266,594	265,261
Production (kWh)					
Energy Savings	\$ 20,297.48	\$ 20,801.87	\$ 21,318.79	\$ 21,848.57	\$ 22,391.50
Direct Pay (40% of the System Cost)	\$ 253,511.04				
Illinois Shines Program SRECs	\$ 43,339.79	\$ 27,803.87	\$ 27,803.87	\$ 27,803.87	\$ 27,803.87
Totals Gross Earnings / Savings	\$ 317,148.31	\$ 48,605.74	\$ 49,122.67	\$ 49,652.44	\$ 50,195.38
Operating Expenses					
– Insurance	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance	\$ 3,027.60	\$ 3,118.43	\$ 3,211.98	\$ 3,308.34	\$ 3,407.59
Total Operating Expenses	\$ 4,480.85	\$ 4,571.68	\$ 4,665.23	\$ 4,761.59	\$ 4,860.84
Yearly Net Earnings / Savings	\$ (321,110.14)	\$ 44,034.07	\$ 44,457.44	\$ 44,890.85	\$ 45,334.54
Cumulative Net Earnings / Savings	\$ (321,110.14)	\$ (277,076.08)	\$ (232,618.64)	\$ (187,727.79)	\$ (142,393.25)

	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Earnings / Savings	263,934	262,615	261,302	259,995	258,695
Production (kWh)					
Energy Savings	\$ 22,947.93	\$ 23,518.19	\$ 24,102.61	\$ 24,701.56	\$ 25,315.40
Illinois Shines Program SRECs	\$ 27,803.87				
Totals Gross Earnings / Savings	\$ 50,751.81	\$ 23,518.19	\$ 24,102.61	\$ 24,701.56	\$ 25,315.40
Operating Expenses					
– Insurance	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance	\$ 3,509.82	\$ 3,615.11	\$ 3,723.57	\$ 3,835.27	\$ 3,950.33
Total Operating Expenses	\$ 4,963.07	\$ 5,068.36	\$ 5,176.81	\$ 5,288.52	\$ 5,403.58
Yearly Net Earnings / Savings	\$ 45,788.74	\$ 18,449.83	\$ 18,925.80	\$ 19,413.04	\$ 19,911.82
Cumulative Net Earnings / Savings	\$ (96,604.51)	\$ (78,154.68)	\$ (59,228.88)	\$ (39,815.84)	\$ (19,904.02)

	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Earnings / Savings	257,402	256,115	254,834	253,560	252,292
Production (kWh)					
Energy Savings	\$ 25,944.49	\$ 26,589.21	\$ 27,249.95	\$ 27,927.11	\$ 28,621.10
Illinois Shines Program SRECs					\$ 10,903.48
Totals Gross Earnings / Savings	\$ 25,944.49	\$ 26,589.21	\$ 27,249.95	\$ 27,927.11	\$ 39,524.58
Operating Expenses					
– Insurance	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance	\$ 4,068.84	\$ 4,190.91	\$ 4,316.63	\$ 4,446.13	\$ 4,579.52
Total Operating Expenses	\$ 5,522.09	\$ 5,644.15	\$ 5,769.88	\$ 5,899.38	\$ 6,032.76
Yearly Net Earnings / Savings	\$ 20,422.40	\$ 20,945.05	\$ 21,480.07	\$ 22,027.73	\$ 33,491.81
Cumulative Net Earnings / Savings	\$ 518.38	\$ 21,463.43	\$ 42,943.49	\$ 64,971.22	\$ 98,463.04

		Year 16	Year 17	Year 18	Year 19	Year 20
Gross Earnings / Savings	Production (kWh)	251,031	249,776	248,527	247,284	246,048
Energy Savings		\$ 29,332.33	\$ 30,061.24	\$ 30,808.26	\$ 31,573.85	\$ 32,358.46
Totals Gross Earnings / Savings		\$ 29,332.33	\$ 30,061.24	\$ 30,808.26	\$ 31,573.85	\$ 32,358.46
Operating Expenses						
– Insurance		\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance		\$ 4,716.90	\$ 4,858.41	\$ 5,004.16	\$ 5,154.29	\$ 5,308.91
Total Operating Expenses		\$ 6,170.15	\$ 6,311.66	\$ 6,457.41	\$ 6,607.53	\$ 6,762.16
Yearly Net Earnings / Savings		\$ 23,162.18	\$ 23,749.58	\$ 24,350.85	\$ 24,966.31	\$ 25,596.30
Cumulative Net Earnings / Savings		\$ 121,625.22	\$ 145,374.80	\$ 169,725.66	\$ 194,691.97	\$ 220,288.26

		Year 21	Year 22	Year 23	Year 24	Year 25
Gross Earnings / Savings	Production (kWh)	244,817	243,593	242,375	241,164	239,958
Energy Savings		\$ 33,162.57	\$ 33,986.66	\$ 34,831.22	\$ 35,696.78	\$ 36,583.84
Totals Gross Earnings / Savings		\$ 33,162.57	\$ 33,986.66	\$ 34,831.22	\$ 35,696.78	\$ 36,583.84
Operating Expenses						
– Insurance		\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance		\$ 5,468.18	\$ 5,632.23	\$ 5,801.19	\$ 5,975.23	\$ 6,154.49
Total Operating Expenses		\$ 6,921.43	\$ 7,085.48	\$ 7,254.44	\$ 7,428.48	\$ 7,607.74
Yearly Net Earnings / Savings		\$ 26,241.14	\$ 26,901.18	\$ 27,576.78	\$ 28,268.30	\$ 28,976.11
Cumulative Net Earnings / Savings		\$ 246,529.40	\$ 273,430.58	\$ 301,007.36	\$ 329,275.66	\$ 358,251.77

		Year 26	Year 27	Year 28	Year 29	Year 30
Gross Earnings / Savings	Production (kWh)	238,758	237,564	236,376	235,194	234,018
Energy Savings		\$ 37,492.95	\$ 38,424.65	\$ 39,379.51	\$ 40,358.09	\$ 41,360.99
Totals Gross Earnings / Savings		\$ 37,492.95	\$ 38,424.65	\$ 39,379.51	\$ 40,358.09	\$ 41,360.99
Operating Expenses						
– Insurance		\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25	\$ 1,453.25
– Maintenance		\$ 6,339.12	\$ 6,529.30	\$ 6,725.17	\$ 6,926.93	\$ 7,134.74
Total Operating Expenses		\$ 7,792.37	\$ 7,982.54	\$ 8,178.42	\$ 8,380.18	\$ 8,587.99
Yearly Net Earnings / Savings		\$ 29,700.58	\$ 30,442.11	\$ 31,201.08	\$ 31,977.91	\$ 32,773.00
Cumulative Net Earnings / Savings		\$ 387,952.35	\$ 418,394.46	\$ 449,595.55	\$ 481,573.46	\$ 514,346.46

TAX CREDITS, REBATES, & OTHER INCENTIVES

BUSINESS ENERGY INVESTMENT TAX CREDIT (ITC) - 30%

The Inflation Reduction Act (IRA) of 2022 establishes and extends the federal Investment Tax Credit (ITC) for solar photovoltaic (PV) systems at a rate of 30% of the total PV system cost. The 30% ITC was extended for 10 years, through 2032. Unlike tax deductions, this tax credit can be used to directly offset your tax liability dollar for dollar. The IRA extended the carry back period to 3 years, and the carry forward period to 22 years, in cases where the tax credit exceeds a customer's tax liability in the 'placed-in-service' year. For PV projects greater than 1 MW AC in size, the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a "base rate" which would only qualify for a 6% ITC. Projects with an output of less than 1 megawatt qualify for the "increased rate" irrespective of if prevailing wage or apprenticeship requirements are met.

DOMESTIC CONTENT - 10% BONUS TAX CREDIT

The IRA's "domestic content" bonus credit provides an additional 10 percentage points on top of the base ITC or PTC for C&I solar projects that meet U.S. -sourcing requirements. To qualify, all steel and iron must be produced domestically, and a defined portion of key manufactured components – such as modules, inverters, and racking – must see U.S. content thresholds (commonly starting at 40%). For a project receiving the 30% ITC, meeting these requirements can increase the total credit to 40%, improving project economics while supporting American manufacturing.

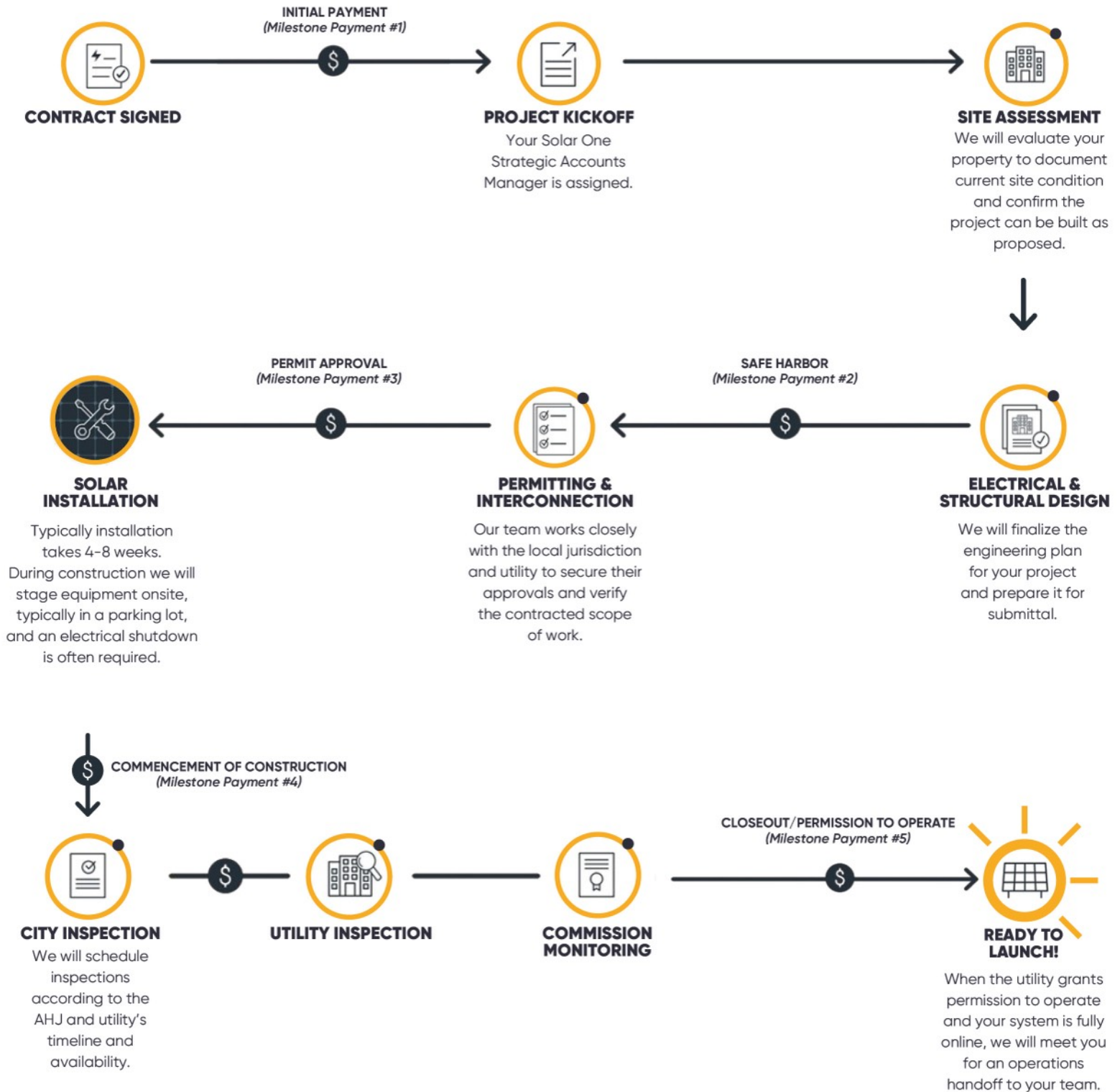
FEDERAL 100% BONUS DEPRECIATION

H.R. 1, commonly known as the "One Big Beautiful Bill Act" (OBBA), extends "bonus depreciation" under Section 168(k) to allow taxpayers to deduct 100% of the cost of qualified property for the tax year it is placed in service. By increasing bonus depreciation to 100 percent, OBBA essentially allows eligible entities to deduct the entire allowable tax basis of the system in the first year of operation. Under the federal Modified Cost Recovery System (MACRS), businesses may recover investments in certain property through depreciation deductions. MACRS establishes a lifespan for various types of property over which the property may be depreciated. For PV systems, the taxable basis of the equipment must be reduced by 50% of any federal tax credits associated with the system.

SOLAR RENEWABLE ENERGY CERTIFICATES (SRECS)

In many states, solar project owners can earn Solar Renewable Energy Certificates (SRECs) for the clean electricity their system produces. Each SREC represents one megawatt-hour of solar generation and can be sold on the open market, providing an additional revenue stream beyond energy savings. These programs vary by state, but for companies operating in eligible markets, SRECs can significantly improve project economics while supporting broader statewide renewable energy goals.

YOUR PROJECT NEXT STEPS



● Your signature or involvement may be required

*This timeline is provided as an estimate only. Construction timing depends on numerous factors, including factors out of the reasonable control of Solar One LP, including but not limited to inclement weather, supply disruptions, labor disruptions, and site suitability issues.

YOUR PROJECT

A BEST IN CLASS SOLUTION

We carefully select products to create a unique solution just for you that will stand the test of time.

SOLAREEDGE INVERTER

- Internationally recognized Tier-1 brand
- 12-year warranty (Solar One will extend it to 20 years)
- Domestically manufactured

POWER OPTIMIZER

- **SolarEdge Sense Connect**
- Module-level monitoring
- Domestically manufactured

RACKING SYSTEM

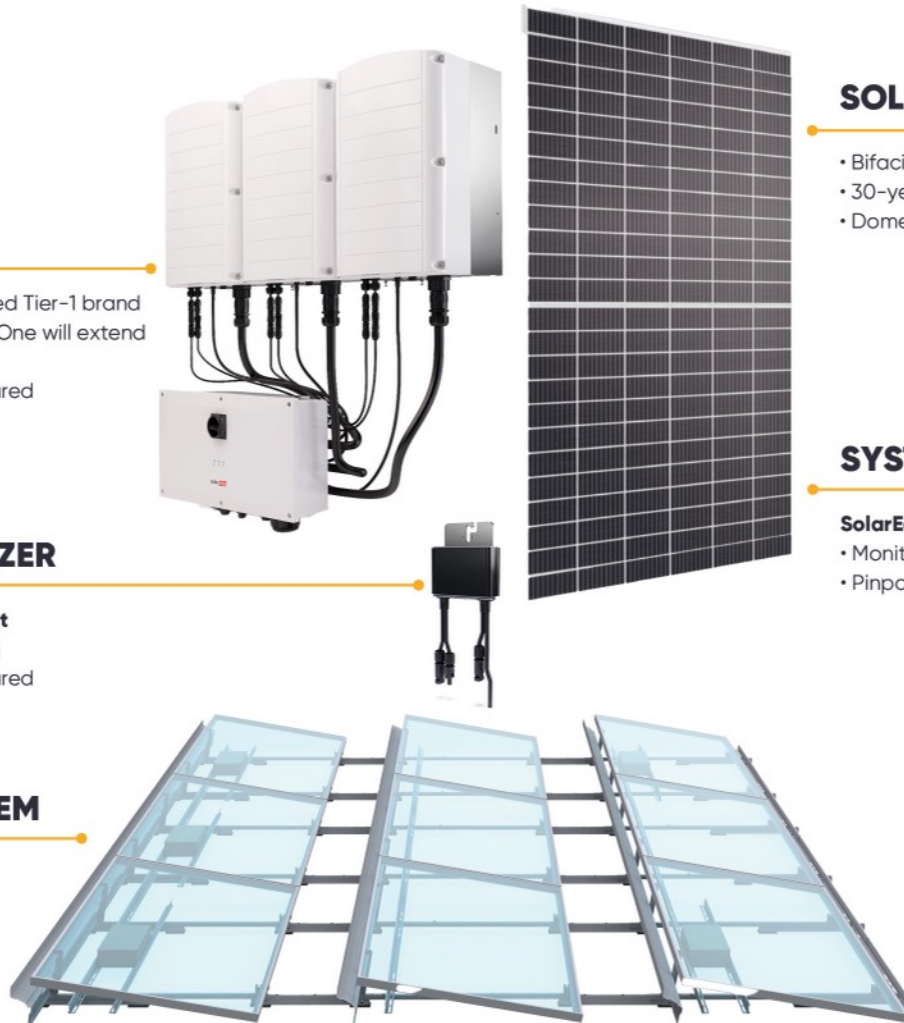
- **PanelClaw**
- 25-year warranty
- Domestically manufactured

SOLAR MODULES

- Bifacial solar modules
- 30-year power production warranty
- Domestically manufactured

SYSTEM MONITORING

- **SolarEdge ONE**
- Monitor energy efficiency
- Pinpoint underperforming panels



OUR WORKMANSHIP WARRANTY

Solar One provides a 5-year Limited Workmanship Warranty on every system. We also assist with processing manufacturer warranty claims and can provide the labor to reinstall, repair, or replace major equipment, like solar modules or inverters, at no additional cost.

WHY SOLAR ONE

POWERING EXCELLENCE IN THE SOLAR INDUSTRY

Solar One distinguishes itself as a premier commercial and industrial solar development firm, renowned for its innovative approach and stellar track record. Leveraging contemporary incentives, a groundbreaking financial model, and expertise as a self-performing company, we guide our clients all the way from concept to completion.

Established in 2017, Solar One emerged from the combined expertise of now CEO Aaron Wilson, with over 15 years in solar energy, and President Terry Miller, seasoned in Texas's energy market.



FOUNDED IN 2017



**140 LARGE-SCALE
PROJECTS COMPLETED**



**NATIONALLY RANKED
SOLAR CONTRACTOR
SINCE 2021**



**37+ MW OF SOLAR
INSTALLED ACROSS
18 STATES (SO FAR)**

Jeep



GMC



LEXUS



TOYOTA



ABB

CAPITAL GROUP*



MAXIMIZE UPTIME. PROTECT YOUR INVESTMENT.



At Solar One, our O&M services are designed to keep your system performing at peak efficiency—day in, day out. Whether you own a commercial rooftop array or a multi-megawatt utility-scale project, we provide full-service care to safeguard your solar asset.

System Monitoring & Reporting

Continuous 24/7 monitoring with automated alerts and annual performance reports comparing actual vs. expected generation.

Electrical Testing & Verification

Comprehensive electrical testing, including insulation, voltage, and performance ratio verification.

Preventative Maintenance

Scheduled inspections ensure all mechanical, electrical, and safety components perform reliably and efficiently.

Safety & Compliance

Regular testing and review of arc-fault systems, labeling, signage, and site access controls.

Corrective Maintenance

Rapid response to diagnose and repair system faults, replace defective parts, and manage warranty claims.

Documentation & Reporting

Detailed inspection reports, maintenance logs, and performance summaries with actionable insights.

Module & Site Cleaning

Routine cleaning of panels and inverter fans to maintain peak energy production and system longevity.

Optional Add-On Services

Thermal drone inspections, system optimization, firmware updates, and additional cleanings as needed

Optimize Today.

Protect Tomorrow.