



DEPARTMENT OF
ASSESSMENTS AND TAXATION

FORM 17G

2025 ELECTRIC GENERATION PROPERTY RETURN

For non-utility entities

File this report by April 15, 2025

Attach the \$300 Annual Report Filing Fee

SECTION I

The business has been approved by Maryland Saves for a waiver of its 2025 Annual Report filing fee ☐ Yes ☐ No

1. Department ID Number: Z21610076
2. Name: KDC Solar CV O'Donnell Property LLC
3. Mailing Address: 6 CityPlace Drive, Suite 800, St.Louis, MO 63141
☐ **Check if new address**
4. Email address: Tracy.Adams@armanino.com
5. Place where principal business in the State is transacted: New York
6. State and Date of Incorporation or Formation: Delaware
7. Names & Addresses of Officers:

OFFICERS

President

Secretary

Vice-President

Treasurer

8. **Names of Directors:**

DIRECTORS

Total number of directors***Total number of female directors***

***Required information for certain corporations, MD Code, Tax Property Article §11-101**

Supplemental Employer Questions

Please estimate the total number of full-time, part-time, contractual, and other workers the business will employ this year. This data helps the Maryland Department of Labor better understand the jobs Maryland businesses create.

1. How many workers will be affiliated with this business this year?

☒ 0

☐ 1-4

☐ 5-19

☐ 20-99

☐ 100-299

☐ 300-499

☐ 500+

Visit the "Employer Obligations" link (below) to review State employer obligations. If you'd like additional information from the Maryland Department of Labor, please provide an email address.

2. Please select one of the following:

☒ I have reviewed and understand the 'Employer Obligations'

☐ I have reviewed the 'Employer Obligations' and need more information. Please email me
()

☐ I have registered for an Unemployment Insurance account.

☐ I have obtained Workers' Compensation Insurance.

☐ I pay my workers by 1099.

☐ I have registered for a Tax Withholding Account with the Comptroller.

This data helps the Maryland Department of Labor better understand Maryland business' employment activities.

For Unemployment Insurance, visit :

<https://labor.maryland.gov/employment/new-employers.shtml>

For information on Workers' Compensation Insurance, visit : wcc.state.md.us and select : Questions and Answers for Employers

For information on Worker Classification, visit : labor.maryland.gov/workplace For a Tax

Withholding account with the Comptroller, visit : [Maryland Tax Connect](#)

Completion Required Pursuant to MD Code, Tax Property Article §11-101

- A. Is this business a (1) commercial enterprise or business that is formed in Maryland or does business in Maryland; or (2) a corporation, foundation, school, hospital, or other legal entity for which none of the earnings inure to the benefit of any private shareholder or individual holding an interest in the entity? ☒ Yes ☐ No

If you answer "Yes" to Question A, please proceed to questions B, C, D, and the rest of the return.

If you answered "No" to Question A, please proceed to the rest of the Form. Your signing of this return confirms, under penalties of perjury, that the entity filing this return is not required to submit a Corporate Diversity Addendum. Please see the 2025 Form 1 instructions for additional information (available at dat.maryland.gov).

- B. Is this business a limited liability company (LLC) owned by a single member? ☐ Yes ☐ No
- C. Is this business a privately held company with at least 75% of the company's shareholders who are family members? ☐ Yes ☐ No
- D. Is this business an entity that (1) has an annual operating budget or annual sales **less** than \$5,000,000; and (2) has **neither** qualified for **nor** applied for, and does not intend to apply for, a State benefit*? ☐ Yes ☐ No

*A "State Benefit" means (1) a State capital grant funding totaling \$1.00 million or more in a single fiscal year; (2) State tax credits totaling \$1.00 million or more in a single fiscal year; or (3) the receipt of a State contract with a total value of \$1.00 million or more. "State contract" means a contract that (a) resulted from a competitive procurement process and (b) is not federally funded in any way.

If you answered "No" to Questions B, C, and D, you are legally obligated to complete and return to SDAT a Corporate Diversity Addendum that is required by COMAR 24.01.07. The Addendum is available at <https://dat.maryland.gov/Pages/sdatforms.aspx>. Failure to complete and return the Addendum to SDAT may prohibit you from receiving certain state benefits. Please see the 2025 Form 1 instructions for additional information.

Entities may be required to report Beneficial Ownership Information to the U.S. Department of the Treasury's Financial Crimes Enforcement Network. More information may be found at <http://www.fincen.gov/boi>.

REMINDERS FOR 2025

Regulatory reports including SEC 10-K; Annual Reports to Stockholders; FERC 1, 2, and 6; FCC 499A; and R-1 forms may be submitted electronically in **PDF format** to sdat.utilitytax@maryland.gov. **Electronic reports MUST be in PDF format.** Links to urls are **NOT** acceptable.

Always include the complete name of the entity and Maryland ID number in the subject line of the email.

☐ Check this box if Regulatory reports are filed electronically.

***Report total number of Directors and total number of female Directors on page 1.** Due to the passage of Chapter 513 during the 2019 General Assembly Session, a new request for data has been included on the Form 17G. The Total number of Directors, Total number of Female Directors only applies to tax exempt, domestic non- stock corporations with an operating budget exceeding \$5,000,000; or domestic stock corporations with total sales exceeding \$5,000,000. If one of the former applies to the corporation, these questions must be completed unless 75% of the corporation's shareholders are family members. This question is required by law, Tax Property Article §11-101.

2025 ELECTRIC GENERATION PROPERTY RETURN EXTENSION

60 - Day Extension Requests may be submitted and verified online at <http://pprextensions.dat.maryland.gov>. Our office is no longer accepting extensions requested via paper documents. Extension requests can be submitted from December 2024 through April 14, 2025. You will receive a confirmation number as proof of your submission. Please print and keep a copy of the confirmation page. Please submit extension requests as early as possible to avoid delays due to the heavy usage of the system the last week prior to April 15. Returns with an approved extension must be filed by June 17, 2025.

Public Utility Forms are available online at
<https://dat.maryland.gov/business/Pages/franchise-and-public-utilities.aspx>

SECTION II

1. Provide the following information for each electric generation site operated in Maryland. If the return includes more than one operating site, provide separate information for each site.

a) Name of site: Clear View III

b) County of operation: Howard

c) Rated generation capacity: 2368.08

d) Total kilowatts of electricity generated in 2024: 3,011,520

e) Year initial service began: 7/28/2023

f) Date acquired: 7/28/2023

2. If an Annual Report to Stockholders is filed, a copy of the company's or its parent's Annual Report to Stockholders or Form 10k must be submitted with this return.

Regulatory reports may be submitted in **PDF** to sdat.utilitytax@maryland.gov.
Electronic reports MUST be in PDF format. Links to urls are **NOT** acceptable.

☐ Check this box if Regulatory reports are filed electronically.

3. Does the company have a payment in lieu of tax agreement (PILOT) with the governing body of a County or municipality, as provided in Tax Property §7-514?

If yes, provide the approval date, the order number, and a copy of the signed agreement.

8-1-22 - Resolution 109-2022

Is the company a Community Solar project approved by the Maryland Public Service Commission?

If yes, provide the CSEGS Identification number _____

4. Is this location a nonresidential Solar Energy Generating System approved by the Public Service Commission under 7-207 or 7-207.1 of the Public Utilities Article on or after July 1, 2024?

☐ Yes ☐ No

If yes, is this system constructed on a building rooftop or parking canopy?

☐ Yes ☐ No

5. Is this location a Solar Energy Generating System previously approved by the Department for a Personal Property Exemption under Maryland Tax-Property 7-237?

☐ Yes ☐ No

If yes, please provide documentation and information showing the location still meets the exemption requirements.

*Requests for information on the exemption and the Application for the Personal Property exemption can be emailed to sdat.utilitytax@maryland.gov.

SECTION III

Complete the following income and expense statement for January 1, 2024 through December 31, 2024. If the company's records are kept on a fiscal year basis different from the calendar year, provide the information for the fiscal year and indicate the time period.

	Within Maryland	Total
Revenues:		
Electricity Sales		
Capacity Revenue		
Ancillary Services Revenue		
Other Operating Revenues*		
Total Revenue		
Operating Expenses:		
Fuel		
Maintenance Expenses		
Depreciation and Amortization		
Salaries & Wages		
Other Operating Expenses**		
Total Operating Expenses		
Operating Income		
Non-Operating Items		
Interest Expense		
Interest Income		
Other Income		
Income before income taxes		
Income Taxes		
Net Income		

*Other operating Revenues should include uplift payments, REC sales.

**Please provide an explanation for any amounts reported in other operating expenses.

SECTION IV

1. State the original cost of the company's Maryland property, plant and equipment by category and year of acquisition on page 17G-1. All property owned, used, or leased by the company and located within the State of Maryland on January 1, 2025, must be reported. Property must be reported at original cost in the year of acquisition without deduction of depreciation, investment tax credit, or trade-in of previously owned property. Property not in use and all fully depreciated and expensed property should also be reported.
2. Each generation site should be reported on a separate Form 17G-1. A list of all counties and incorporated towns in Maryland is provided. Please report the jurisdiction(s) in which the property is located.
3. Please complete the balance sheet provided on Form 17G-2. The balance sheet should reflect a beginning period of January 1, 2024 and ending period of December 31, 2024. Total columns may be omitted if all assets are located in Maryland.
4. Complete Form 17G-3, Depreciation Schedule of Property in Maryland on January 1, 2025. The total amounts reported on Line 9 must match the original cost and net book values reported on Form 17G-2, Balance Sheet, for property located in Maryland.
5. During 2024, did the company transfer or dispose of any property located in Maryland?
☐ Yes ☒ No

If Maryland property was transferred or disposed of, Form 17G-4 must be completed. The total must match the total reported original cost on Form 17G-3.

6. Most computer software and related documentation is now exempt. Embedded software residing permanently in the internal memory of a computer system and computer software sold from inventory in a tangible medium and ready to use remains taxable. All other software is exempt. A business may not reduce the original cost of computer hardware by the value of software that is acquired as part of computer hardware. [Tax Property 7-238 (d)]
7. Personal property that is machinery or equipment used to generate electricity for sale is subject to county or municipal property tax on 50% of its value for the taxable year beginning July 1, 2001. Please report this property at original cost, and the Department will calculate the exemption.

8. Does the company have any personal property located in Maryland which is owned by others and held by the company as lessee or otherwise?

☐ Yes ☒ No

If yes, complete the following information for all leased property.

Description of Leased Property: _____
Lessor: _____
Original Cost: _____
Year of Acquisition: _____
Lease Term: _____
Unexpired Lease Term: _____
Lease Payment: _____
Location of Leased Property: _____

9. Does the company own any fully depreciated or expensed property in Maryland?
☐ Yes ☒ No

If so, is the property reported on the return?

☐ Yes ☐ No

10. Except as otherwise provided by Tax Property Article 7-239, a partial exemption equal to 95 percent of the assessment of the property applies to property placed in service as part of a certified coal pollution control facility or a coal waste disposal power project and for which all necessary permits, including a certificate of public convenience and necessity, are issued after January 1, 1997.

If a certified coal pollution facility engages in the replacement, repair, or retrofit of equipment that was subject to the property tax on or before December 31, 1996, the partial exemption is reduced by the replacement value of existing equipment that is replaced, repaired, or retrofitted.

SECTION V

IMPORTANT REMINDERS

- A Maryland annual property return must be filed by all companies that are incorporated, qualified, or registered to do business in the State of Maryland. The return must be filed even if the company owns no property in the state or has not conducted business during the year.
- The due date for filing the return is April 15. Extensions of the filing deadline of up to 60 days may be granted. The only way to request an extension is via the website as explained on the Extension Request Form mentioned at the beginning of Form 17G. All companies which receive an extension must file a completed return by the extension expiration date. All returns should be mailed to:

**State Department of Assessments & Taxation
Public Utility Section
700 E Pratt St ste 2700
Baltimore, MD 21202**

- All items on the return must be completed. If a question is not applicable, please state that fact. The information provided in this return, excluding page 1, is held confidential by the Department and is not available for public inspection. Page 1 is public record. (Tax-Property Article 2-212).
- The annual report filing fee is now \$300 for most legal entities. Please be sure to enclose the correct fee with the Form 17G.

**Make the check for the filing fee payable to:
State Department of Assessments and Taxation
(Please put the Maryland Department ID number on the check)**

- For assistance in preparing the return, call 410-767-1940.

Tracy Adams 314-983-1360

Name and phone number of person to contact regarding the return

Tracy.Adams@armanino.com

Email Address of person to contact regarding the return

I declare under the penalties of perjury, pursuant to Tax-Property Article 1-201 of the Annotated Code of Maryland, that this return, including any accompanying schedules and statements, has been examined by me and to the best of my knowledge and belief is a true, correct and complete return.

Zoe Berkery

Printed Name of Officer or Principal

Zoe Berkery

06/16/25

Signature of Officer or Principal

Date

The return must be signed by an officer of the company.

Company Name: KDC Solar CV O'Donnell Property **Generation Plant Location** 13370 Frederick Road, West Friendship, MD
 Report original cost by year of acquisition .

Category	ASSET DESCRIPTION	CWIP	2024	2023	2022	2021	2020	2019	2018	2017 & prior **
G	Long-lived electric generation machinery and equipment *			4,871,968						
A	Other electric generation machinery and equipment *									
A	Switchyard equipment									
A	Furniture and fixtures									
B	Mainframe computers over \$500,000.									
C	Unlicensed motor vehicles									
D	Data processing equipment and canned software									
A	Other property not specifically listed									
	Total			4,871,968						

DEPRECIATION RATE CHART FOR 2025 RETURNCategory A 10% per year

Other generation machinery and equipment, furniture and fixtures, and other personal property not specifically listed. Subject to minimum assessment of 10% of original cost.

Category B&C 20% per year

Mainframe computer over \$500,000, unlicensed motor vehicles, contractor's heavy equipment, fax machines, mobile telephones, photocopying equipment, rental pagers.
 Subject to minimum assessment of 10% of original cost.

Category D 30% per year

Data processing equipment, canned software. Subject to minimum assessment of 5% of original cost.

Category G 3.3% per year

Turbines, generators, and long-lived generation equipment.
 Subject to a minimum assessment of 25% of the original cost. *Machinery and equipment used to generate electricity is 50% taxable (50% exempt).

CWIP should be reported according to its intended future classification. All property, including property that qualifies for the exemption must be reported at total original cost. Any exemption will be calculated by the Department. (Tax Property 7-237)

**For category G, record property before 2017 on the following page

Company Name: KDC Solar CV O'Donnell Property **Generation Plant Location** 13370 Frederick Road, West Friendship, MD

Report original cost by year of acquisition .

Category	ASSET DESCRIPTION	2016	2015	2014	2013	2012	2011	2010	2009
G	Long-lived electric generation machinery and equipment								

Category	ASSET DESCRIPTION	2008	2007	2006	2005	2004	2003	2002 & prior
G	Long-lived electric generation machinery and equipment *							

Property of certified coal pollution control facilities (TP-7-239) for which a Certificate of Public Convenience and Necessity is issued after January 1, 1997 must be separately reported at original cost by year of acquisition. If the certified pollution control facility is a replacement, retrofit, or repair of equipment that was subject to tax on or before December 31, 1996, the cost by year of acquisition of that property must be separately identified and reported.

Company Name: KDC Solar CV O'Donnell Property

Beginning of Period _____ End of Period _____

	Within Maryland	Total	Within Maryland	Total
ASSETS				
CURRENT ASSETS				
Cash				
Marketable Securities				
Accounts Receivable				
Inventory				
Other Current Assets				
PROPERTY, PLANT & EQUIPMENT				
Land				
Buildings				
Leasehold Improvements				
Equipment				
Accumulated Depreciation				
Net Property, Plant & Equipment				
INTANGIBLE AND OTHER ASSETS				
Intangible (Net)				
Other (detail)				
TOTAL ASSETS				
LIABILITIES & EQUITY				
CURRENT LIABILITIES				
Accounts Payable				
Other Current Liabilities				
LONG TERM LIABILITIES & EQUITY				
Mortgage, Notes, Bonds Payable				
Other Long Term Liabilities				
Capital Stock				
Paid In or Capital Surplus				
Retained Earnings				
Other				
TOTAL LIABILITIES & EQUITY				

DEPRECIATION SCHEDULE OF PROPERTY IN MARYLAND AS OF JANUARY 1, 2025

	Original Cost	Depreciation This Year	Accumulated Depreciation	Book Value
1. Land				
2. Buildings				
3. Leasehold Improvements				
4. Transportation Equipment (licensed) (A)				
5. Transportation Equipment (not licensed)				
6. Furniture & Fixtures				
7. Machinery & Equipment	4,871,968		280,147	4,591,821
8. Other (Specify)				
9. TOTAL	4,871,968		280,147	4,591,821
10. Expensed Property (Not Reported on Depreciation Schedule) (B)				

A. Vehicles with dealer plates, special equipment plates, or wrecker plates are to be reported on line 5.

B. Include all property expensed under IRS Section 179 and other expensed property located in Maryland not reported on the depreciation schedule.