City of Oelwein, Fayette County, IA

General Obligation Debt

		2016A		2016B		2020		2022		
		$4,300,000 Tax Ann Approp GO Urb Ren		$1,100,000 GO Corp Purp Bonds		$2,385,000 GO Corp Purp Bonds		$4,120,000 GO Corp Purp & Ref Bonds		
		Issued: 2/16/16	TIC - 3.4125%	Issued: 9/22/2016	TIC - 1.7657%	Issued: 2/25/2020	TIC - 1.5996%	Issued: 4/12/2022	TIC - 2.3567%	
Date	**Fiscal Year**	**"Callable" Principal**	**Principal & Interest**	**"Callable" Principal**	**Principal & Interest**	**Principal**	**Principal & Interest**	**Principal**	**Principal & Interest**	**FY**
01-Dec-2025			$ 30,880.00		$ 2,915.00		$ 14,350.00		$ 34,271.88	
01-June-2026	**2026**	**$ 485,000.00**	515,880.00	**$ 75,000.00**	77,915.00	**$ 225,000.00**	239,350.00	**$ 355,000.00**	389,271.88	**26**
01-Dec-2026			22,150.00		2,165.00		12,100.00		30,500.00	
01-June-2027	**2027**	**550,000.00**	572,150.00	**40,000.00**	42,165.00	**235,000.00**	247,100.00	**360,000.00**	390,500.00	**27**
01-Dec-2027			11,700.00		1,765.00		9,750.00		26,675.01	
01-June-2028	**2028**	**585,000.00**	596,700.00	**40,000.00**	41,765.00	**240,000.00**	249,750.00	**370,000.00**	396,675.01	**28**
01-Dec-2028					1,365.00		7,350.00		22,743.76	
01-June-2029	**2029**			**130,000.00**	131,365.00	**245,000.00**	252,350.00	**375,000.00**	397,743.76	**29**
01-Dec-2029							4,900.00		18,759.38	
01-June-2030	**2030**					**155,000.00**	159,900.00	**385,000.00**	403,759.38	**30**
01-Dec-2030							3,350.00		14,668.75	
01-June-2031	**2031**					**165,000.00**	168,350.00	**400,000.00**	414,668.75	**31**
01-Dec-2031							1,700.00		10,368.75	
01-June-2032	**2032**					**170,000.00**	171,700.00	**405,000.00**	415,368.75	**32**
01-Dec-2032									5,812.50	
01-June-2033	**2033**							**155,000.00**	160,812.50	**33**
01-Dec-2033									3,875.00	
01-June-2034	**2034**							**155,000.00**	158,875.00	**34**
01-Dec-2034									1,937.50	
01-June-2035	**2035**							**155,000.00**	156,937.50	**35**
		$ 1,620,000.00	**$ 1,749,460.00**	**$ 285,000.00**	**$ 301,420.00**	**$ 1,435,000.00**	**$ 1,542,000.00**	**$ 3,115,000.00**	**$ 3,454,225.06**	

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, IA

General Obligation Debt

FY	2024 $1,450,000 GO Bridge Improvement Bonds Issued: 6/25/2024 Principal	 TIC - 4.0393% Principal & Interest	Total Principal	Total Principal & Interest	Less T.I.F. Revenue	Less Franchise Fees (GO 2022)	Total Property Taxes	FY
26	$ 125,000.00	$ 26,500.00 151,500.00	$ 1,265,000.00	$ 108,916.88 1,373,916.88	$ 590,890.00	$ 255,550.00	$ 636,393.76	26
27	130,000.00	24,000.00 154,000.00	1,315,000.00	90,915.00 1,405,915.00	602,630.00	255,875.00	638,325.00	27
28	135,000.00	21,400.00 156,400.00	1,370,000.00	71,290.01 1,441,290.01	636,630.00	256,093.76	619,856.26	28
29	140,000.00	18,700.00 158,700.00	890,000.00	50,158.76 940,158.76	132,730.00	256,206.26	601,381.26	29
30	145,000.00	15,900.00 160,900.00	685,000.00	39,559.38 724,559.38		256,212.50	507,906.26	30
31	155,000.00	13,000.00 168,000.00	720,000.00	31,018.75 751,018.75		261,112.50	520,925.00	31
32	160,000.00	9,900.00 169,900.00	735,000.00	21,968.75 756,968.75		260,737.50	518,200.00	32
33	165,000.00	6,700.00 171,700.00	320,000.00	12,512.50 332,512.50		-	345,025.00	33
34	170,000.00	3,400.00 173,400.00	325,000.00	7,275.00 332,275.00		-	339,550.00	34
35			155,000.00	1,937.50 156,937.50		-	158,875.00	35
	$ 1,325,000.00	$ 1,604,000.00	$ 7,780,000.00	$ 8,651,105.06	$ 1,962,880.00	$ 1,801,787.52	$ 4,886,437.54	

City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

		2005 SRF		2010 SRF		2012 SRF		2016D		
		$8,954,000 Sewer Revenue		$1,390,261 Drinking Water Rev Bond		$900,000 Sewer Revenue		$675,000 Water Revenue Bonds		
		Issued: 6/27/2005	TIC - 2.00%	Issued: 9/1/2010	TIC - 2.00%	Issued: 11/9/2012	TIC - 2.00%	Issued: 9/22/2016	TIC - 1.9562%	
Date	**Fiscal Year**	**"Callable" Principal**	**Principal & Interest**	**"Callable" Principal**	**Principal & Interest**	**"Callable" Principal**	**Principal & Interest**	**Principal**	**Principal & Interest**	**FY**
01-Dec-2025			$ 5,110.00		$ 962.50		$ 3,570.00		$ 1,720.00	
01-June-2026	**2026**	**$ 584,000.00**	590,570.00	**$ 110,000.00**	111,237.50	**$ 48,000.00**	51,570.00	**$ 80,000.00**	81,720.00	**26**
01-Dec-2026							3,090.00		860.00	
01-June-2027	**2027**					**49,000.00**	52,090.00	**80,000.00**	80,860.00	**27**
01-Dec-2027							2,600.00			
01-June-2028	**2028**					**50,000.00**	52,600.00			**28**
01-Dec-2028							2,100.00			
01-June-2029	**2029**					**51,000.00**	53,100.00			**29**
01-Dec-2029							1,590.00			
01-June-2030	**2030**					**52,000.00**	53,590.00			**30**
01-Dec-2030							1,070.00			
01-June-2031	**2031**					**53,000.00**	54,070.00			**31**
01-Dec-2031							540.00			
01-June-2032	**2032**					**54,000.00**	54,540.00			**32**
01-Dec-2032										
01-June-2033	**2033**									**33**
01-Dec-2033										
01-June-2034	**2034**									**34**
01-Dec-2034										
01-June-2035	**2035**									**35**
01-Dec-2035										
01-June-2036	**2036**									**36**
01-Dec-2036										
01-June-2037	**2037**									**37**
01-Dec-2037										
01-June-2038	**2038**									**38**
		$ 584,000.00	**$ 595,680.00**	**$ 110,000.00**	**$ 112,200.00**	**$ 357,000.00**	**$ 386,120.00**	**$ 160,000.00**	**$ 165,160.00**	

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, IA

Revenue Debt

	2018		2021		2023		
	$1,383,968.95 Taxable Water Revenue SRF		$709,000 Water Revenue SRF		$1,138,000 Sewer Revenue SRF		
	Issued: 4/13/2018	TIC - 2.000%	Issued: 5/7/2018	TIC - 2.000%	Issued: 10/15/2023	TIC - 2.000%	
FY	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
		$ 9,490.00		$ 1,470.00		$ 10,590.00	
26	$ 66,000.00	75,940.00	$ 147,000.00	148,470.00	$ 79,000.00	89,590.00	26
		8,830.00				9,800.00	
27	67,000.00	75,830.00			114,000.00	123,800.00	27
		8,160.00				8,660.00	
28	68,000.00	76,160.00			116,000.00	124,660.00	28
		7,480.00				7,500.00	
29	69,000.00	76,480.00			119,000.00	126,500.00	29
		6,790.00				6,310.00	
30	70,000.00	76,790.00			121,000.00	127,310.00	30
		6,090.00				5,100.00	
31	72,000.00	78,090.00			124,000.00	129,100.00	31
		5,370.00				3,860.00	
32	73,000.00	78,370.00			126,000.00	129,860.00	32
		4,640.00				2,600.00	
33	74,000.00	78,640.00			129,000.00	131,600.00	33
		3,900.00				1,310.00	
34	75,000.00	78,900.00			131,000.00	132,310.00	34
		3,150.00					
35	77,000.00	80,150.00					35
		2,380.00					
36	78,000.00	80,380.00					36
		1,600.00					
37	79,000.00	80,600.00					37
		810.00					
38	81,000.00	81,810.00					38
	$ 949,000.00	$ 1,086,830.00	$ 147,000.00	$ 149,940.00	$ 1,059,000.00	$ 1,170,460.00	

**preliminary schedule, not yet closed out.*

City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

FY	Total Principal	Total Principal & Interest	Less Sewer Revenue	Less Water Revenue	Total Property Taxes	FY
26	$ 1,114,000.00	$ 32,912.50 1,149,097.50	$ 751,000.00	$ 431,010.00	-	26
27	310,000.00	22,580.00 332,580.00	188,780.00	166,380.00	-	27
28	234,000.00	19,420.00 253,420.00	188,520.00	84,320.00	-	28
29	239,000.00	17,080.00 256,080.00	189,200.00	83,960.00	-	29
30	243,000.00	14,690.00 257,690.00	188,800.00	83,580.00	-	30
31	249,000.00	12,260.00 261,260.00	189,340.00	84,180.00	-	31
32	253,000.00	9,770.00 262,770.00	188,800.00	83,740.00	-	32
33	203,000.00	7,240.00 210,240.00	134,200.00	83,280.00	-	33
34	206,000.00	5,210.00 211,210.00	133,620.00	82,800.00	-	34
35	77,000.00	3,150.00 80,150.00	-	83,300.00	-	35
36	78,000.00	2,380.00 80,380.00	-	82,760.00	-	36
37	79,000.00	1,600.00 80,600.00	-	82,200.00	-	37
38	81,000.00	810.00 81,810.00	-	82,620.00	-	38
	$ 3,366,000.00	$ 3,666,390.00	$ 2,152,260.00	$ 1,514,130.00	$ -	

City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

		Urban Renewal #2 **Forsyth Management Company** **(Quality Plus)** *annual appropriation NTE $1,500,000			*East Penn Urb Ren* **East Penn Manufacturing** *annual appropriation NTE $3,340,000			*Urban Renewal #2* **Cornerstone Inn and Suites LLC** *annual appropriation NTE $395,000			
Date	**Fiscal Year**	**Value**	**Rebate**	**%**	**Value**	**Rebate**	**%**	**Value**	**Rebate**	**%**	**FY**
01-Dec-2025 01-June-2026	**2026**	$ 1,670,960	**$ 52,453.07**	**90%**				$ 1,100,420	**$ 34,075.20**	**90%**	**26**
01-Dec-2026 01-June-2027	**2027**	1,670,960	**52,453.07**	**90%**				1,100,420	**34,075.20**	**90%**	**27**
01-Dec-2027 01-June-2028	**2028**	1,670,960	**52,453.07**	**90%**				1,100,420	**34,075.20**	**90%**	**28**
01-Dec-2028 01-June-2029	**2029**	1,670,960	**52,453.07**	**90%**	$ 22,480,330	**$ 302,047.00**	**90%**	1,100,420	**34,075.20**	**90%**	**29**
01-Dec-2029 01-June-2030	**2030**	1,670,960	**52,453.07**	**90%**	22,480,330	**624,849.00**	**90%**	1,100,420	**34,075.20**	**90%**	**30**
01-Dec-2030 01-June-2031	**2031**	1,670,960	**52,453.07**	**90%**	22,480,330	**624,849.00**	**90%**				**31**
01-Dec-2031 01-June-2032	**2032**	1,670,960	**52,453.07**	**90%**	22,480,330	**624,849.00**	**90%**				**32**
01-Dec-2032 01-June-2033	**2033**	1,670,960	**52,453.07**	**90%**	22,480,330	**624,849.00**	**90%**				**33**
01-Dec-2033 01-June-2034	**2034**	1,670,960	**52,453.07**	**90%**	22,480,330	**538,557.00**	**90%**				**34**
			$ 472,077.63			**$ 3,340,000.00**			**$ 170,376.00**		

Speer Financial Inc.
October 24, 2025

City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

	Urban Renewal #2			*Urban Renewal #2*			*Urban Renewal #2*				
	Hy-Vee Dollar Fresh			**ICE Manufacturing**			**Kwik Star**				
	*annual appropriation NTE $400,000			*annual appropriation NTE $106,750			*annual appropriation NTE $350,000			**Total Annual Appropriation Certification**	
FY	**Value**	**Rebate**	**%**	**Value**	**Rebate**	**%**	**Value**	**Rebate**	**%**		**FY**
26	$ 296,780	**$ 9,189.98**	**90%**	$ 515,080	**$ 15,949.77**	**90%**	$ 2,134,450	**$ 66,142.28**	**90%**	**$ 177,810.30**	**2026**
27	296,780	**9,189.98**	**90%**	515,080	**15,949.77**	**90%**	2,248,230	**63,206.93**	**90%**	**174,874.95**	**2027**
28	296,780	**9,189.98**	**90%**	515,080	**15,949.77**	**90%**	2,248,230	**63,206.93**	**90%**	**174,874.95**	**2028**
29	296,780	**9,189.98**	**90%**	515,080	**15,949.77**	**90%**	2,248,230	**63,206.93**	**90%**	**476,921.95**	**2029**
30	296,780	**9,189.98**	**90%**	515,080	**15,949.77**	**90%**	2,248,230	**18,000.00**	**90%**	**754,517.02**	**2030**
31	296,780	**9,189.98**	**90%**	515,080		**90%**	2,248,230		**90%**	**686,492.05**	**2031**
32	296,780	**9,189.98**	**90%**	515,080		**90%**	2,248,230		**90%**	**686,492.05**	**2032**
33	296,780	**9,189.98**	**90%**							**686,492.05**	**2033**
34										**591,010.07**	**2034**
		$ 73,519.84			**$ 79,748.85**			**$ 273,763.07**		**$ 4,409,485.39**	

City of Oelwein, Fayette County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	*East Pen Urb Ren* 2016A $4,300,000 Tax Ann App GO Urb Ren Issued: 2/16/16 Principal	Principal & Interest	*East Pen Urb Ren* 2016B $755,000 GO Corp. Purp. Bonds Issued: 9/22/2016 Principal	Principal & Interest	Transfer To General Obligation Debt Service Principal & Interest	Interfund Loan Downtown Sidewalk Rehab Project	Interfund Loan Downtown Business Incentive Program	Transfer From T.I.F. Revenue Rebate Agreements	Total T. I. F. Taxes Fiscal Year Certify December 1st	FY
01-Dec-2025			$ 30,880.00		$ 2,065.00						
01-June-2026	**26**	**$ 485,000.00**	515,880.00	**$ 40,000.00**	42,065.00	**$ 590,890.00**	**$ 50,000.00**	**$ 25,000.00**	**$ 177,810.30**	**$ 843,700.30**	**26**
01-Dec-2026			22,150.00		1,665.00						
01-June-2027	**27**	**550,000.00**	572,150.00	**5,000.00**	6,665.00	**602,630.00**	**50,000.00**	**25,000.00**	**174,874.95**	**827,504.95**	**27**
01-Dec-2027			11,700.00		1,615.00						
01-June-2028	**28**	**585,000.00**	596,700.00	**25,000.00**	26,615.00	**636,630.00**	**25,000.00**	**25,000.00**	**174,874.95**	**836,504.95**	**28**
01-Dec-2028					1,365.00						
01-June-2029	**29**			**130,000.00**	131,365.00	**132,730.00**			**476,921.95**	**609,651.95**	**29**
01-Dec-2029											
01-June-2030	**30**								**754,517.02**	**754,517.02**	**30**
01-Dec-2030											
01-June-2031	**31**								**686,492.05**	**686,492.05**	**31**
01-Dec-2031											
01-June-2032	**32**								**686,492.05**	**686,492.05**	**32**
01-Dec-2032											
01-June-2033	**33**								**686,492.05**	**686,492.05**	**33**
01-Dec-2033											
01-June2034	**34**								**591,010.07**	**591,010.07**	**34**
		$ 1,620,000.00	**$ 1,749,460.00**	**$ 200,000.00**	**$ 213,420.00**	**$ 1,962,880.00**	**$ 125,000.00**	**$ 75,000.00**	**$ 4,409,485.39**	**$ 6,522,365.39**	

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
Assessed Valuation(100%)/GO Bond Capacity	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026	FY 28-29 1/1/2027
Property Valuation @(100%)(Actual/Projected)	**$370,152,623**	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**
Statutory GO Debt Limit @ 5% of 100% Value	**$18,507,631**	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	$ 6,925,000.00	$ 6,160,000.00	$ 5,380,000.00	$ 4,615,000.00	$ 3,830,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	$ 470,000.00	485,000.00	550,000.00	585,000.00	
TIF Revenue Rebate Agreements(Annual Appropriations)	$ 177,810.30	177,810.30	174,874.95	174,874.95	476,921.95
TIF Rebate Agreements Issued					
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	$ 765,000.00	$ 780,000.00	$ 765,000.00	$ 785,000.00	$ 890,000.00
GO Debt (Principal Only)					
TIF Rebate Agreements (Paid) (Annual Appropriation)					
TIF Rebate Agreements					
Bonds Issued (During Fiscal Year)					
GO Bonds (Principal Only) (Issued)					
GO Bonds (Principal Only) (Annual Appropriation)					
Loans (Principal Only) (Issued)					
Other Debt (Principal Only) (Issued)					
Remaining GO Debt Capacity (Not Obligated)	**$10,169,821**	**$10,910,696**	**$11,643,632**	**$12,353,632**	**$13,316,585**
Percent of Capacity Remaining	**54.95%**	**58.93%**	**62.89%**	**66.73%**	**71.93%**
GO Contingency Reserve (% of GO Capacity) 20%	**$3,701,526**	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**
Total GO Capacity - Less Contingency Reserve	**$6,468,295**	**$7,207,995**	**$7,940,930**	**$8,650,930**	**$9,613,883**
Percent of Capacity Remaining	**34.95%**	**38.93%**	**42.89%**	**46.73%**	**51.93%**
Percent Increase for Property Valuation Projection	0.032%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, Iowa

General Obligation Debt Capacity

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034	FY 36-37 1/1/2035	FY 37-38 1/1/2036
$370,270,130	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**	**$370,270,130**
$18,513,507	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**
$ 2,940,000.00	$ 2,255,000.00	$ 1,535,000.00	$ 800,000.00	$ 480,000.00	$ 155,000.00	$ -	$ -	$ -
754,517.02	686,492.05	686,492.05	686,592.05	591,010.07				
$ 685,000.00	$ 720,000.00	$ 735,000.00	$ 320,000.00	$ 325,000.00	$ 155,000.00			
$14,133,989	**$14,852,014**	**$15,557,014**	**$16,706,914**	**$17,117,496**	**$18,203,507**	**$18,513,507**	**$18,513,507**	**$18,513,507**
76.34%	**80.22%**	**84.03%**	**90.24%**	**92.46%**	**98.33%**	**100.00%**	**100.00%**	**100.00%**
$3,702,701	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**	**$3,702,701**
$10,431,288	**$11,149,313**	**$11,854,313**	**$13,004,213**	**$13,414,795**	**$14,500,805**	**$14,810,805**	**$14,810,805**	**$14,810,805**
56.34%	**60.22%**	**64.03%**	**70.24%**	**72.46%**	**78.33%**	**80.00%**	**80.00%**	**80.00%**
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"Downtown Urban Renewal Area"
(Central Urban Renewal District)

Frozen Base Value - $15,681,270

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
County Assessor's Value as of	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027
TIF Value Existing					
TIF Captured Value (Commercial Property @ 100%)	$4,699,796	$4,729,469	$4,729,469	$4,729,469	$4,729,469
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	$4,229,816	$4,256,522	$4,256,522	$4,256,522	$4,256,522
TIF Industrial Property @ 100%	$203,176	$204,030	$204,030	$204,030	$204,030
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	$182,858	$183,627	$183,627	$183,627	$183,627
TIF Personal Property/Agricultural @ 100%	$0	$0	$0	$0	$0
TIF Captured Value (Residential Property 100 % Value)	$410,017	$409,412	$409,412	$409,412	$409,412
Residential Property Rollback %	46.3428%	47.4316%	47.4316%	47.4316%	47.4316%
TIF Captured Value (Residential Property Rollback Value)	$190,013	$194,191	$194,191	$194,191	$194,191
Total TIF Property Value (Taxable)	$4,602,688	$4,634,340	$4,634,340	$4,634,340	$4,634,340
Rate/Thousand	$34.007	$34.709	$34.709	$34.709	$34.709
Total TIF Revenue (Taxable Value x Rate/Thousand)	$ 156,525.41	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14
Total TIF Dollars Available	$ 156,525.41	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14
Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations		$ 75,000.00	$ 75,000.00	$ 50,000.00	
Current / Future Downtown Incentive Program					
UNCLAIMED T.I.F. DOLLARS	$ 156,525	$ 85,852	$ 85,852	$ 110,852	$ 160,852

TIF Value Future Growth-Building Completed In Calendar Year:	2023	2024	2025	2026	2027
Commercial Property (100%)	$0	$0	$0	$0	$0
Industrial Property (100%)	$0	$0	$0	$0	$0
Agricultural Property (100%)	$0	$0	$0	$0	$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	$200,000	$200,000	$200,000	$200,000	$200,000
Housing Units Constructed 100% Value	$0	$0	$0	$0	$0
Total Future Value	$0	$0	$0	$0	$0
Valuation Growth Factor	0.688%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"Downtown Urban Renewal Area"
(Central Urban Renewal District)

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034	FY 36-37 1/1/2035	FY 37-38 1/1/2036
$4,729,469	$4,729,469	$4,729,469	$4,729,469	$4,729,469	$4,729,469	$4,729,469	$4,729,469	$4,729,469
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$4,256,522	$4,256,522	$4,256,522	$4,256,522	$4,256,522	$4,256,522	$4,256,522	$4,256,522	$4,256,522
$204,030	$204,030	$204,030	$204,030	$204,030	$204,030	$204,030	$204,030	$204,030
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$183,627	$183,627	$183,627	$183,627	$183,627	$183,627	$183,627	$183,627	$183,627
$0	$0	$0	$0	$0	$0	$0	$0	$0
$409,412	$409,412	$409,412	$409,412	$409,412	$409,412	$409,412	$409,412	$409,412
47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%
$194,191	$194,191	$194,191	$194,191	$194,191	$194,191	$194,191	$194,191	$194,191
$4,634,340	$4,634,340	$4,634,340	$4,634,340	$4,634,340	$4,634,340	$4,634,340	$4,634,340	$4,634,340
$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709
$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14
$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14	$ 160,852.14
$ 160,852	$ 160,852	$ 160,852	$ 160,852	$ 160,852	$ 160,852	$ 160,852	$ 160,852	$ 160,852

2028	2029	2030	2031	2032	2033	2034	2035	2036
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0	0	0	0	0	0	0	0	0
$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

Frozen Base Value - $21,431,340

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
County Assessor's Value as of	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027
TIF Value Existing					
TIF Captured Value (Commercial Property @ 100%)	$8,797,966	$8,798,284	$8,798,284	$8,798,284	$8,798,284
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	$7,918,169	$7,918,456	$7,918,456	$7,918,456	$7,918,456
TIF Industrial Property @ 100%	$4,755,921	$4,755,987	$4,755,987	$4,755,987	$4,755,987
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	$4,280,329	$4,280,388	$4,280,388	$4,280,388	$4,280,388
TIF Personal Property/Agricultural @ 100%	$51,446	$37,396	$37,396	$37,396	$37,396
TIF Captured Value (Residential Property 100 % Value)	$3,714,828	$3,715,063	$3,715,063	$3,715,063	$3,715,063
Residential Property Rollback %	46.3428%	47.4316%	47.4316%	47.4316%	47.4316%
TIF Captured Value (Residential Property Rollback Value)	$1,721,555	$1,762,114	$1,762,114	$1,762,114	$1,762,114
Total TIF Property Value (Taxable)	**$13,971,500**	**$13,998,354**	**$13,998,354**	**$13,998,354**	**$13,998,354**
Rate/Thousand	$34.007	$34.709	$34.709	$34.709	$34.709
Total TIF Revenue (Taxable Value x Rate/Thousand)	$ 475,134.24	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36
Total TIF Dollars	$ 475,134.24	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36
Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations		$ 177,810.30	$ 174,874.95	$ 174,874.95	$ 129,668.02
Current / Future TIF L.M.I Obligations					
UNCLAIMED T.I.F. DOLLARS	**$ 475,134**	**$ 308,055**	**$ 310,990**	**$ 310,990**	**$ 356,197**

TIF Value Future Growth-Building Completed In Calendar Year:	2023	2024	2025	2026	2027
Commercial Property (100%)	$0	$0	$0	$0	$0
Industrial Property (100%)	$0	$0	$0	$0	$0
Agricultural Property (100%)	$0	$0	$0	$0	$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	$200,000	$200,000	$200,000	$200,000	$200,000
Housing Units Constructed 100% Value	$0	$0	$0	$0	$0
Total Future Value	$0	$0	$0	$0	$0
Valuation Growth Factor	0.192%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	FY 36-37	FY 37-38
1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036
$8,798,284	$8,798,284	$8,798,284	$8,798,284	$8,798,284	$8,798,284	$8,798,284	$8,798,284	$8,798,284
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$7,918,456	$7,918,456	$7,918,456	$7,918,456	$7,918,456	$7,918,456	$7,918,456	$7,918,456	$7,918,456
$4,755,987	$4,755,987	$4,755,987	$4,755,987	$4,755,987	$4,755,987	$4,755,987	$4,755,987	$4,755,987
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$4,280,388	$4,280,388	$4,280,388	$4,280,388	$4,280,388	$4,280,388	$4,280,388	$4,280,388	$4,280,388
$37,396	$37,396	$37,396	$37,396	$37,396	$37,396	$37,396	$37,396	$37,396
$3,715,063	$3,715,063	$3,715,063	$3,715,063	$3,715,063	$3,715,063	$3,715,063	$3,715,063	$3,715,063
47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%
$1,762,114	$1,762,114	$1,762,114	$1,762,114	$1,762,114	$1,762,114	$1,762,114	$1,762,114	$1,762,114
$13,998,354	$13,998,354	$13,998,354	$13,998,354	$13,998,354	$13,998,354	$13,998,354	$13,998,354	$13,998,354
$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709
$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36
$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36	$ 485,865.36
$ 61,643.05	$ 61,643.05	$ 61,643.05	$ 52,453.07					
$ 424,222	$ 424,222	$ 424,222	$ 433,412	$ 485,865	$ 485,865	$ 485,865	$ 485,865	$ 485,865

2028	2029	2030	2031	2032	2033	2034	2035	2036
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0	0	0	0	0	0	0	0	0
$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"East Penn Urban Renewal Area"

Frozen Base Value - $108,170

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
County Assessor's Value as of	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
TIF Value Existing					
TIF Captured Value (Commercial Property @ 100%)	$0	$0	$0	$0	$0
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	$0	$0	$0	$0	$0
TIF Industrial Property @ 100%	$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297
TIF Personal Property/Agricultural @ 100%	$0	$0	$0	$0	$0
TIF Captured Value (Residential Property 100 % Value)	$0	$0	$0	$0	$0
Residential Property Rollback %	46.3428%	47.4316%	47.4316%	47.4316%	47.4316%
TIF Captured Value (Residential Property Rollback Value)	$0	$0	$0	$0	$0
Total TIF Property Value (Taxable)	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297
Rate/Thousand	$34.007	$34.709	$34.709	$34.709	$34.709
Total TIF Revenue (Taxable Value x Rate/Thousand)	$ 688,047.61	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74
Total TIF Dollars	$ 688,047.61	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74
Current / Future Debt Service Requirements GO Obligations (2016A)	$ 547,740.00	$ 546,760.00	$ 594,300.00	$ 608,400.00	
Current / Future Debt Service Requirements GO Obligations (2016B)	$ 44,790.00	$ 44,130.00	$ 41,165.00	$ 28,230.00	$ 132,730.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE $3,340,000 (after debt)					$ 302,047.00
Current / Future TIF Interfund Loans ($590,297.51 Total)	$ 103,588.00	$ 105,228.00	$ 60,653.00	$ 59,488.00	$ 261,340.51
UNCLAIMED T.I.F. DOLLARS	$ (8,070)	$ 6,120	$ 6,120	$ 6,120	$ 6,120

TIF Value Future Growth-Building Completed In Calendar Year:	2022	2023	2024	2025	2026
Commercial Property (100%)	$0	$0	$0	$0	$0
Industrial Property (100%)	$0	$0	$0	$0	$0
Agricultural Property (100%)	$0	$0	$0	$0	$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	$200,000	$200,000	$200,000	$200,000	$200,000
Housing Units Constructed 100% Value	$0	$0	$0	$0	$0
Total Future Value	$0	$0	$0	$0	$0
Valuation Growth Factor	0.000%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.
October 24, 2025

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"East Penn Urban Renewal Area"

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 28-29 1/1/2027	FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034	FY 36-37 1/1/2035
$0	$0	$0	$0	$0	$0	$0	$0	$0
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$0	$0	$0	$0	$0	$0	$0	$0	$0
$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330	$22,480,330
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%
$0	$0	$0	$0	$0	$0	$0	$0	$0
$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297	$20,232,297
$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709	$34.709
$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74
$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74	$ 702,237.74
$ 624,849.00	$ 624,849.00	$ 624,849.00	$ 624,849.00	$ 538,557.00				
$ 77,389	$ 77,389	$ 77,389	$ 77,389	$ 163,681	$ 702,238	$ 702,238	$ 702,238	$ 702,238

2027	2028	2029	2030	2031	2032	2033	2034	2035
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0	0	0	0	0	0	0	0	0
$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%