

City of Oelwein, Fayette County, IA

General Obligation Debt

		2011A		2014		2016A		2016B		
		\$2,225,000 GO Corp. Purp Bonds		\$3,455,000 Urban Renwal GO COP		\$4,300,000 Tax Ann Approp GO Urb Ren		\$1,100,000 GO Corp Purp Bonds		
		Issued: 9/1/2011 TIC - 2.3335%		Issued: 5/1/2014 TIC - 3.4783%		Issued: 2/16/16 TIC - 3.4125%		Issued: 9/22/2016 TIC - 1.7657%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2021			\$ 1,450.00		\$ 43,387.50		\$ 57,800.00		\$ 5,851.25	
01-June-2022	2022	\$ 100,000.00	101,450.00	\$ 165,000.00	208,387.50	\$ 440,000.00	497,800.00	\$ 135,000.00	140,851.25	22
01-Dec-2022					40,912.50		52,300.00		4,973.75	
01-June-2023	2023			170,000.00	210,912.50	450,000.00	502,300.00	135,000.00	139,973.75	23
01-Dec-2023					38,362.50		46,000.00		4,028.75	
01-June-2024	2024			175,000.00	213,362.50	460,000.00	506,000.00	60,000.00	64,028.75	24
01-Dec-2024					35,737.50		38,870.00		3,533.75	
01-June-2025	2025			180,000.00	215,737.50	470,000.00	508,870.00	75,000.00	78,533.75	25
01-Dec-2025					32,812.50		30,880.00		2,915.00	
01-June-2026	2026			190,000.00	222,812.50	485,000.00	515,880.00	75,000.00	77,915.00	26
01-Dec-2026					29,250.00		22,150.00		2,165.00	
01-June-2027	2027			195,000.00	224,250.00	550,000.00	572,150.00	40,000.00	42,165.00	27
01-Dec-2027					26,081.25		11,700.00		1,765.00	
01-June-2028	2028			205,000.00	231,081.25	585,000.00	596,700.00	40,000.00	41,765.00	28
01-Dec-2028					22,237.50				1,365.00	
01-June-2029	2029			210,000.00	232,237.50			130,000.00	131,365.00	29
01-Dec-2029					18,300.00					
01-June-2030	2030			215,000.00	233,300.00					30
01-Dec-2030					14,000.00					
01-June-2031	2031			225,000.00	239,000.00					31
01-Dec-2031					9,500.00					
01-June-2032	2032			235,000.00	244,500.00					32
01-Dec-2032					4,800.00					
01-June-2033	2033			240,000.00	244,800.00					33
		\$ 100,000.00	\$ 102,900.00	\$ 2,405,000.00	\$ 3,035,762.50	\$ 3,440,000.00	\$ 3,959,400.00	\$ 690,000.00	\$ 743,195.00	

SPEER FINANCIAL, INC.
October 21, 2021

City of Oelwein, Fayette County, IA

General Obligation Debt

		2020									
		\$2,385,000 GO Corp Purp Bonds									
		Issued: 2/25/2020 TIC - 1.5996%									
FY	Principal	Principal & Interest	Total	Total Principal & Interest	Less	Less	Less	Total Property Taxes	FY		
			Principal		T.I.F. Revenue	Franchise Fees (GO 2014)	Water Revenue (GO 2011A)				
		\$ 22,800.00		\$ 131,288.75							
22	\$ 205,000.00	227,800.00	\$ 1,045,000.00	\$ 1,176,288.75	\$ 663,502.50	\$ 251,775.00	\$ 54,260.00	\$ 338,040.00	22		
23	210,000.00	230,750.00	965,000.00	1,083,936.25	661,202.50	251,825.00		289,845.00	23		
24	210,000.00	228,650.00	905,000.00	1,012,041.25	582,202.50	251,725.00		285,155.00	24		
25	220,000.00	236,550.00	945,000.00	1,039,691.25	592,530.00	251,475.00		290,377.50	25		
26	225,000.00	239,350.00	975,000.00	1,055,957.50	590,890.00	255,625.00		290,400.00	26		
27	235,000.00	247,100.00	1,020,000.00	1,085,665.00	602,630.00	253,500.00		295,200.00	27		
28	240,000.00	249,750.00	1,070,000.00	1,119,296.25	636,630.00	257,162.50		274,800.00	28		
29	245,000.00	252,350.00	585,000.00	615,952.50	132,730.00	254,475.00		259,700.00	29		
30	155,000.00	159,900.00	370,000.00	393,200.00		251,600.00		164,800.00	30		
31	165,000.00	168,350.00	390,000.00	407,350.00		253,000.00		171,700.00	31		
32	170,000.00	171,700.00	405,000.00	416,200.00		254,000.00		173,400.00	32		
33			240,000.00	244,800.00		249,600.00		-	33		
\$ 2,280,000.00		\$ 2,544,500.00	\$ 8,915,000.00	\$ 10,385,757.50	\$ 4,462,317.50	\$ 3,035,762.50	\$ 54,260.00	\$ 2,833,417.50			

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 Clean Water		\$1,390,261 Drinking Water Rev Bond		\$900,000 Clean Water		\$675,000 Water Revenue Bonds		
		Issued: 6/27/2005 TIC - 2.00%		Issued: 9/1/2010 TIC - 3.25%		Issued: 11/9/2012 TIC - 2.00%		Issued: 9/22/2016 TIC - 1.9562%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2021			\$ 24,115.00		\$ 4,506.25		\$ 5,390.00		\$ 4,316.25	
01-June-2022	2022	\$ 519,000.00	550,005.00	\$ 96,000.00	101,793.75	\$ 44,000.00	49,390.00	\$ 75,000.00	79,316.25	22
01-Dec-2022			19,573.75		3,666.25		4,950.00		3,735.00	
01-June-2023	2023	535,000.00	560,166.25	100,000.00	104,713.75	45,000.00	49,950.00	75,000.00	78,735.00	23
01-Dec-2023			14,892.50		2,791.25		4,500.00		3,153.75	
01-June-2024	2024	551,000.00	570,147.50	103,000.00	106,588.75	46,000.00	50,500.00	75,000.00	78,153.75	24
01-Dec-2024			10,071.25		1,890.00		4,040.00		2,460.00	
01-June-2025	2025	567,000.00	579,948.75	106,000.00	108,430.00	47,000.00	51,040.00	80,000.00	82,460.00	25
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

\$ 2,756,000.00 \$ 2,924,600.00 \$ 515,000.00 \$ 546,580.00 \$ 539,000.00 \$ 605,880.00 \$ 465,000.00 \$ 497,490.00

City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

FY	2018		2018		2021		FY
	\$272,200.79 Sewer Revenue SRF		\$1,383,968.95 Taxable Water Revenue SRF		\$709,000 Water Revenue SRF		
	Issued: 4/13/2018	TIC - 2.000%	Issued: 4/13/2018	TIC - 2.000%	Issued: 5/7/2018	TIC - 2.000%	
	Principal	Principal & Interest	Principal	Principal & Interest	"Callable" Principal	Principal & Interest	
		\$ 1,950.00	\$ 12,146.85	\$ 3,710.26			
22	\$ 48,000.00	49,950.00	\$ 61,968.95	73,968.64	\$ 136,000.00	143,210.08	22
23	48,000.00	49,470.00	62,000.00	73,380.00	139,000.00	144,730.00	23
24	49,000.00	49,990.00	63,000.00	73,760.00	142,000.00	146,340.00	24
25	50,000.00	50,500.00	64,000.00	74,130.00	145,000.00	147,920.00	25
26			66,000.00	75,940.00	147,000.00	148,470.00	26
27			67,000.00	75,830.00			27
28			68,000.00	76,160.00			28
29			69,000.00	76,480.00			29
30			70,000.00	76,790.00			30
31			72,000.00	78,090.00			31
32			73,000.00	78,370.00			32
33			74,000.00	78,640.00			33
34			75,000.00	78,900.00			34
35			77,000.00	80,150.00			35
36			78,000.00	80,380.00			36
37			79,000.00	80,600.00			37
38			81,000.00	81,810.00			38
	\$ 195,000.00	\$ 204,820.00	\$ 1,199,968.95	\$ 1,426,485.49	\$ 709,000.00	\$ 748,840.34	

*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	Total Principal & Interest	Less	Less	Total Property Taxes	FY
	Principal		Sewer Revenue	Water Revenue		
22	\$ 979,968.95	\$ 56,134.61 1,047,633.72	\$ 732,320.00	\$ 371,448.33	\$ 0.00	22
23	1,004,000.00	50,505.00 1,061,145.00	739,060.00	372,590.00	-	23
24	1,029,000.00	41,427.50 1,075,480.00	745,400.00	371,507.50	-	24
25	1,059,000.00	32,011.25 1,094,428.75	751,340.00	375,100.00	-	25
26	1,035,000.00	22,322.50 1,059,507.50	707,880.00	373,950.00	-	26
27	196,000.00	12,780.00 208,780.00	-	221,560.00	-	27
28	118,000.00	10,760.00 128,760.00	-	139,520.00	-	28
29	120,000.00	9,580.00 129,580.00	-	139,160.00	-	29
30	122,000.00	8,380.00 130,380.00	-	138,760.00	-	30
31	125,000.00	7,160.00 132,160.00	-	139,320.00	-	31
32	127,000.00	5,910.00 132,910.00	-	138,820.00	-	32
33	74,000.00	4,640.00 78,640.00	-	83,280.00	-	33
34	75,000.00	3,900.00 78,900.00	-	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
	\$ 6,378,968.95	\$ 6,954,695.83	\$ 3,676,000.00	\$ 3,278,695.83	\$ 0.00	

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City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

Date	Fiscal Year	Urban Renewal #2 Forsyth Management Company (Quality Plus) *annual appropriation NTE \$1,500,000			Urban Renewal #2 NE Iowa Dance Academy Steil's Studio *annual appropriation NTE \$130,000			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			FY
		Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	
		01-Dec-2021												
01-June-2022	2022	\$ 1,665,250	\$ 52,540.00	90%	\$ 416,730	\$ 13,427.00	90%				\$ 1,800,000	\$ 56,790.00	90%	22
01-Dec-2022														
01-June-2023	2023	1,665,250	52,540.00	90%	416,730	13,427.00	90%				1,800,000	56,790.00	90%	23
01-Dec-2023														
01-June-2024	2024	1,665,250	52,540.00	90%							1,800,000	56,790.00	90%	24
01-Dec-2024														
01-June-2025	2025	1,665,250	52,540.00	90%							1,800,000	56,790.00	90%	25
01-Dec-2025														
01-June-2026	2026	1,665,250	52,540.00	90%							1,800,000	54,260.00	90%	26
01-Dec-2026														
01-June-2027	2027	1,665,250	52,540.00	90%							1,800,000		90%	27
01-Dec-2027														
01-June-2028	2028	1,665,250	52,540.00	90%							1,800,000		90%	28
01-Dec-2028														
01-June-2029	2029	1,665,250	52,540.00	90%				\$ 20,000,000	\$ 572,272.29	90%	1,800,000		90%	29
01-Dec-2029														
01-June-2030	2030	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%	1,800,000		90%	30
01-Dec-2030														
01-June-2031	2031	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%				31
01-Dec-2031														
01-June-2032	2032	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%				32
01-Dec-2032														
01-June-2033	2033	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%				33
01-Dec-2033														
01-June-2034	2034	1,665,250	52,540.00	90%				20,000,000	478,638.55	90%				34

\$ 683,020.00

\$ 26,854.00

\$ 3,340,000.00

\$ 281,420.00

City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

FY	Downtown Performance Rehab			Urban Renewal #2 Hy-Vee Dollar Fresh			Urban Renewal #2 ICE Manufacturing			Total Annual Appropriation Certification	FY
	*annual appropriation NTE \$30,000			*annual appropriation NTE \$400,000			*annual appropriation NTE \$106,750				
	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%		
22		\$ 6,050.00	70%							\$ 128,807.00	2022
23		5,500.00	60%				\$ 103,090	\$ 2,950.00	90%	131,207.00	2023
24		4,474.00	50%	\$ 2,000,000	\$ 40,000.00	90%	103,090	2,950.00	90%	156,754.00	2024
25				2,000,000	40,000.00	90%	103,090	2,950.00	90%	152,280.00	2025
26				2,000,000	40,000.00	90%	103,090	2,950.00	90%	149,750.00	2026
27				2,000,000	40,000.00	90%	103,090	2,950.00	90%	95,490.00	2027
28				2,000,000	40,000.00	90%	103,090	2,950.00	90%	95,490.00	2028
29				2,000,000	40,000.00	90%	103,090	2,950.00	90%	667,762.29	2029
30				2,000,000	40,000.00	90%	103,090	2,950.00	90%	667,762.29	2030
31				2,000,000	40,000.00	90%	103,090	2,950.00	90%	667,762.29	2031
32				2,000,000	40,000.00	90%	103,090	2,950.00	90%	667,762.29	2032
33				2,000,000	40,000.00	90%				664,812.29	2033
34										531,178.55	2034
		\$ 16,024.00		\$ 400,000.00			\$ 29,500.00			\$ 4,776,818.00	

City of Oelwein, Fayette County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	East Pen Urb Ren 2016A		East Pen Urb Ren 2016B		Transfer To General Obligation Debt Service Principal & Interest	Transfer From T.I.F. Revenue Rebate Agreements	Total T. I. F.		FY
		Principal	Principal & Interest	Principal	Principal & Interest			Taxes	Fiscal Year	
		Issued: 2/16/16		Issued: 9/22/2016					Certify December 1st	
		\$4,300,000 Tax Ann App GO Urb Ren		\$755,000 GO Corp. Purp. Bonds						
01-Dec-2021			\$ 57,800.00		\$ 3,951.25					
01-June-2022	22	\$ 440,000.00	497,800.00	\$ 100,000.00	103,951.25	\$ 663,502.50	\$ 128,807.00	\$ 792,309.50		22
01-Dec-2022			52,300.00		3,301.25					
01-June-2023	23	450,000.00	502,300.00	100,000.00	103,301.25	661,202.50	131,207.00	792,409.50		23
01-Dec-2023			46,000.00		2,601.25					
01-June-2024	24	460,000.00	506,000.00	25,000.00	27,601.25	582,202.50	156,754.00	738,956.50		24
01-Dec-2024			38,870.00		2,395.00					
01-June-2025	25	470,000.00	508,870.00	40,000.00	42,395.00	592,530.00	152,280.00	744,810.00		25
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	149,750.00	740,640.00		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	95,490.00	698,120.00		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	95,490.00	732,120.00		28
01-Dec-2028					1,365.00					
01-June-2029	29			130,000.00	131,365.00	132,730.00	667,762.29	800,492.29		29
01-Dec-2029										
01-June-2030	30						667,762.29	667,762.29		30
01-Dec-2030										
01-June-2031	31						667,762.29	667,762.29		31
01-Dec-2031										
01-June-2032	32						667,762.29	667,762.29		32
01-Dec-2032										
01-June-2033	33						664,812.29	664,812.29		33
01-Dec-2033										
01-June-2034	34						531,178.55	531,178.55		34
		\$ 3,440,000.00	\$ 3,959,400.00	\$ 465,000.00	\$ 502,917.50	\$ 4,462,317.50	\$ 4,776,818.00	\$ 9,239,135.50		

SPEER FINANCIAL, INC.
October 21, 2021

City of Oelwein, Fayette County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	<i>East Pen Urb Ren</i>		<i>East Pen Urb Ren</i>		Transfer To General Obligation Debt Service Principal & Interest	Transfer From T.I.F. Revenue Rebate Agreements	Total T. I. F.		FY
		2016A		2016B				Taxes		
		\$4,300,000 Tax Ann App GO Urb Ren		\$755,000 GO Corp. Purp. Bonds				Fiscal Year		
		Issued: 2/16/16		Issued: 9/22/2016				Certify December 1st		
		Principal	Principal & Interest	Principal	Principal & Interest					
01-Dec-2021			\$ 57,800.00		\$ 3,951.25					
01-June-2022	22	\$ 440,000.00	497,800.00	\$ 100,000.00	103,951.25	\$ 663,502.50	\$ 128,807.00	\$ 792,309.50		22
01-Dec-2022			52,300.00		3,301.25					
01-June-2023	23	450,000.00	502,300.00	100,000.00	103,301.25	661,202.50	131,207.00	792,409.50		23
01-Dec-2023			46,000.00		2,601.25					
01-June-2024	24	460,000.00	506,000.00	25,000.00	27,601.25	582,202.50	156,754.00	738,956.50		24
01-Dec-2024			38,870.00		2,395.00					
01-June-2025	25	470,000.00	508,870.00	40,000.00	42,395.00	592,530.00	152,280.00	744,810.00		25
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	149,750.00	740,640.00		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	95,490.00	698,120.00		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	95,490.00	732,120.00		28
01-Dec-2028					1,365.00					
01-June-2029	29			130,000.00	131,365.00	132,730.00	667,762.29	800,492.29		29
01-Dec-2029										
01-June-2030	30						667,762.29	667,762.29		30
01-Dec-2030										
01-June-2031	31						667,762.29	667,762.29		31
01-Dec-2031										
01-June-2032	32						667,762.29	667,762.29		32
01-Dec-2032										
01-June-2033	33						664,812.29	664,812.29		33
01-Dec-2033										
01-June-2034	34						531,178.55	531,178.55		34
		\$ 3,440,000.00	\$ 3,959,400.00	\$ 465,000.00	\$ 502,917.50	\$ 4,462,317.50	\$ 4,776,818.00	\$ 9,239,135.50		

SPEER FINANCIAL, INC.
October 21, 2021

City of Oelwein, Fayette County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023
Assessed Valuation(100%)/GO Bond Capacity					
Property Valuation @(100%)(Actual/Projected)	\$316,291,144	\$314,430,317	\$317,574,620	\$320,750,366	\$323,957,870
Statutory GO Debt Limit @ 5% of 100% Value	\$15,814,557	\$15,721,516	\$15,878,731	\$16,037,518	\$16,197,894
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	\$ 6,230,000.00	\$ 5,475,000.00	\$ 4,870,000.00	\$ 4,355,000.00	\$ 3,910,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	\$ 435,000.00	440,000.00	450,000.00	460,000.00	470,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)	\$ 129,412.00	128,807.00	131,207.00	156,754.00	152,280.00
TIF Rebate Agreements Issued					
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	\$ 755,000.00	\$ 605,000.00	\$ 515,000.00	\$ 445,000.00	\$ 475,000.00
GO Debt (Principal Only) (Annual Appropriation) (Paid)	\$ 435,000.00	440,000.00	450,000.00	460,000.00	470,000.00
TIF Rebate Agreements (Paid) (Annual Appropriation)	\$ 130,078.00	128,807.00	131,207.00	156,754.00	152,280.00
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)	\$7,700,067	\$8,503,902	\$9,331,317	\$10,004,010	\$10,568,334
Percent of Capacity Remaining	48.69%	54.09%	58.77%	62.38%	65.25%
GO Contingency Reserve (% of GO Capacity) 20%	\$3,162,911	\$3,144,303	\$3,175,746	\$3,207,504	\$3,239,579
Total GO Capacity - Less Contingency Reserve	\$4,537,156	\$5,359,599	\$6,155,571	\$6,796,507	\$7,328,755
Percent of Capacity Remaining	28.69%	34.09%	38.77%	42.38%	45.25%
Percent Increase for Property Valuation Projection	0.000%	1.000%	1.000%	1.000%	1.000%

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 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
County Assessor's Value as of	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$5,080,087	\$4,839,318	\$4,887,711	\$4,936,588	\$4,985,954
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$4,572,078	\$4,355,386	\$4,398,940	\$4,442,929	\$4,487,359
TIF Industrial Property @ 100%	\$217,602	\$209,824	\$211,922	\$214,041	\$216,182
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$195,842	\$188,842	\$190,730	\$192,637	\$194,564
TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
TIF Captured Value (Residential Property 100 % Value)	\$227,213	\$206,445	\$208,509	\$210,595	\$212,700
Residential Property Rollback %	55.0743%	56.4094%	56.4094%	56.4094%	56.4094%
TIF Captured Value (Residential Property Rollback Value)	\$125,136	\$116,454	\$117,619	\$118,795	\$119,983
TIF Captured Value (Multi-Residential Property 100 % Value)	\$298,727	\$286,284	\$289,147	\$292,038	\$292,038
Multi-Residential Property Rollback %	71.2500%	67.5000%	63.7500%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$212,843	\$193,242	\$184,331	\$186,174	\$186,174

Total TIF Property Value (Taxable)	\$5,105,899	\$4,853,924	\$4,891,620	\$4,940,536	\$4,988,080
Rate/Thousand	\$33.832	\$35.307	\$35.307	\$35.307	\$35.307
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 172,743.13	\$ 171,375.55	\$ 172,706.47	\$ 174,433.54	\$ 176,112.14

Total TIF Dollars Available	\$ 172,743.13	\$ 171,375.55	\$ 172,706.47	\$ 174,433.54	\$ 176,112.14
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 6,655.00	\$ 6,655.00	\$ 6,050.00	\$ 5,500.00	\$ 4,474.00
Current / Future Downtown Incentive Program					

UNCLAIMED T.I.F. DOLLARS	\$ 166,088	\$ 164,721	\$ 166,656	\$ 168,934	\$ 171,638
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TIF Value Future Growth-Building Completed In Calendar Year:	2019	2020	2021	2022	2023
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	-4.935%	1.000%	1.000%	1.000%	1.000%

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: Fiscal Year	#1	#2	#3	#4	#5
County Assessor's Value as of	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$7,559,215	\$7,493,016	\$7,567,946	\$7,643,626	\$7,720,062
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$6,803,294	\$6,743,714	\$6,811,152	\$6,879,263	\$6,948,056

TIF Industrial Property @ 100%	\$4,120,980	\$2,021,924	\$2,042,143	\$2,062,565	\$2,083,190
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$3,708,882	\$1,819,732	\$1,837,929	\$1,856,308	\$1,874,871

TIF Personal Property/Agricultural @ 100%	\$31,156	\$31,156	\$31,468	\$31,782	\$32,100
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TIF Captured Value (Residential Property 100 % Value)	\$784,614	\$783,067	\$790,898	\$798,807	\$806,795
Residential Property Rollback %	55.0743%	56.4094%	56.4094%	56.4094%	56.4094%
TIF Captured Value (Residential Property Rollback Value)	\$432,121	\$441,723	\$446,141	\$450,602	\$455,108

TIF Captured Value (Multi-Residential Property 100 % Value)	\$2,019,195	\$1,913,810	\$1,932,948	\$1,932,948	\$1,932,948
Multi-Residential Property Rollback %	71.2500%	67.5000%	63.7500%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$1,438,676	\$1,291,822	\$1,232,254	\$1,232,254	\$1,232,254

Total TIF Property Value (Taxable)	\$12,414,129	\$10,328,147	\$10,358,943	\$10,450,210	\$10,542,390
Rate/Thousand	\$32.528	\$35.307	\$35.307	\$35.307	\$35.307
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 403,800.69	\$ 364,652.38	\$ 365,739.68	\$ 368,962.01	\$ 372,216.56

Total TIF Dollars	\$ 403,800.69	\$ 364,652.38	\$ 365,739.68	\$ 368,962.01	\$ 372,216.56
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 122,757.00	\$ 122,757.00	\$ 125,707.00	\$ 152,280.00	\$ 152,280.00
Current / Future TIF L.M.I Obligations					

UNCLAIMED T.I.F. DOLLARS	\$ 281,044	\$ 241,895	\$ 240,033	\$ 216,682	\$ 219,937
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TIF Value Future Growth-Building Completed In Calendar Year:	2019	2020	2021	2022	2023
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%	1.000%	1.000%	1.000%	1.000%

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 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
County Assessor's Value as of	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023

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%	\$22,117,080	\$22,117,080	\$22,117,080	\$22,117,080	\$22,117,080
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372

TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
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TIF Captured Value (Residential Property 100 % Value)	\$0	\$0	\$0	\$0	\$0
Residential Property Rollback %	55.0743%	56.4094%	56.4094%	56.4094%	56.4094%
TIF Captured Value (Residential Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

TIF Captured Value (Multi-Residential Property 100 % Value)	\$0	\$0	\$0	\$0	\$0
Multi-Residential Property Rollback %	71.2500%	67.5000%	63.7500%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

Total TIF Property Value (Taxable)	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372
Rate/Thousand	\$33.832	\$35.307	\$35.307	\$35.307	\$35.307
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 673,439.94	\$ 702,791.01	\$ 702,791.01	\$ 702,791.01	\$ 702,791.01

Total TIF Dollars	\$ 673,439.94	\$ 702,791.01	\$ 702,791.01	\$ 702,791.01	\$ 702,791.01
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Current / Future Debt Service Requirements GO Obligations (2016A)	\$ 560,170.00	\$ 555,600.00	\$ 554,600.00	\$ 552,000.00	\$ 547,740.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$ 109,102.50	\$ 107,902.50	\$ 106,602.50	\$ 30,202.50	\$ 44,790.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after debt)					
Current / Future TIF Interfund Loans (\$590,297.51 Total)	\$ 4,167.00	\$ 39,289.00	\$ 41,589.00	\$ 120,589.00	\$ 110,261.00

UNCLAIMED T.I.F. DOLLARS	\$ 0	\$ (0)	\$ (0)	\$ (0)	\$ 0
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TIF Value Future Growth-Building Completed In Calendar Year:	2019	2020	2021	2022	2023
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%

