General Obligation Debt

		201	6A	2016	В	202	0	20	022	J
		\$4,300,000 Tax Ann A	Approp GO Urb Ren	\$1,100,000 GO Cor	p Purp Bonds	\$2,385,000 GO Co	rp Purp Bonds	\$4,120,000 GO Co	rp 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%	
	Fiscal	"Callable"	Principal &	"Callable"	Principal &		Principal &		Principal &	
Date	Year	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	FY
01-Dec-2024			\$ 38,870.00		\$ 3,533.75		\$ 16,550.00		\$ 37,937.51	
01-June-2025	2025	\$ 470,000.00	508,870.00	\$ 75,000.00	-,	1.	,	\$ 345,000.00	382,937.51	25
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	,	· ·	,	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	<u>00</u> 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
		\$ 2,090,000.00	\$ 2,297,200.00	\$ 360,000.00	\$ 383,487.50	\$ 1,655,000.	00 \$ 1,795,100.00	\$ 3,460,000.00	\$ 3,875,100.08	

SPEER FINANCIAL, INC.

October 17, 2024

General Obligation Debt

FY Principal Interest Principal & Interest Principal & Interest Revenue Fees (GO 2022) 25 125,000.00 154,000.00 \$ 1,235,000.00 1,360,891.26 \$ 592,530.00 \$ 255,118.76 \$ 108,916.88<	635,267.09 636,393.76	FY 25 26
FY Principal Interest Principal & Interest Principal & Interest Revenue Fees (GO 2022) 25 125,000.00 154,000.00 \$ 1,235,000.00 1,360,891.26 \$ 592,530.00 \$ 255,118.76 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	635,267.09	25
FY Principal Interest Interest (GO 2022) 25,133.33	635,267.09	25
25 125,000.00 154,000.00 \$ 1,235,000.00 \$ 1,360,891.26 \$ 592,530.00 \$ 255,118.76 \$ 108,916.88	<i>K</i>	25
25 125,000.00 154,000.00 \$ 1,235,000.00 1,360,891.26 \$ 592,530.00 \$ 255,118.76 \$ 26,500.00 108,916.88	<i>K</i>	
26,500.00 108,916.88	<i>K</i>	
	636,393.76	26
26 125 000 00 151 500 00 1 265 000 00 1 1 373 916 88 590 890 00 255 550 00 1	636,393.76	26
20 120,000.00 1,000.00 1,000.00 200,000.00		
24,000.00 90,915.00		
27 130,000.00 154,000.00 1,315,000.00 1,405,915.00 602,630.00 255,875.00	638,325.00	27
21,400.00 71,290.01		
28 135,000.00 156,400.00 1,370,000.00 1,441,290.01 636,630.00 256,093.76	619,856.26	28
18,700.00 50,158.76		
29 140,000.00 158,700.00 890,000.00 940,158.76 132,730.00 256,206.26	601,381.26	29
15,900.00 39,559.38		
30 145,000.00 160,900.00 685,000.00 724,559.38 256,212.50	507,906.26	30
13,000.00 31,018.75		
31 <u>155,000.00</u> 168,000.00 720,000.00 751,018.75 261,112.50	520,925.00	31
9,900.00 21,968.75		
32 160,000.00 169,900.00 735,000.00 756,968.75 260,737.50	518,200.00	32
6,700.00		
33 165,000.00 171,700.00 320,000.00 332,512.50 -	345,025.00	33
3,400.00 7,275.00		
34 170,000.00 173,400.00 325,000.00 332,275.00 -	339,550.00	34
1,937.50		
35 155,000.00 156,937.50 -	158,875.00	35
		<u> </u>
\$ 1,450,000.00 \$ 1,783,133.33 \$ 9,015,000.00 \$ 10,134,020.91 \$ 2,555,410.00 \$ 2,056,906.28 \$ 5,	,521,704.63	

204,451.20

City of Oelwein, Fayette County, Iowa

524,530.70

T.I.F. Rebate Obligations

			Urban Renewal #2			Ea	ast Penn Urb Ren		Urban Renewal #2								
		Forsy	th Management Co	mpany	E	ast I	Penn Manufacturin	ıg		Cornerstone Inn and Suites LLC							
			(Quality Plus)														
	Fiscal	*annual a	ppropriation NTE \$	\$1,500,000	*annual	appr	ropriation NTE \$3,	340,000		*annual a	appropriation NTE	\$395,000					
Date	Year	Value	Rebate	%	Value		Rebate	%		Value	%		FY				
01-Dec-2024																	
01-June-2025	2025	\$ 1,670,960	\$ 52,453.07	90%					\$	1,100,420	\$ 34,075.20	90)%	25			
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	a a)%	27			
01-Dec-2027	2027	1,070,000	32,433.01	3070						1,100,420	34,073.20	, 30	,,,,				
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%	\$ 20,000,000	\$	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%	20,000,000		624,849.00	90%	,	1,100,420	34,075.20) 90)%	30			
01-Dec-2030	0004	4 670 000	50 450 07	000/	00 000 000		004.040.00	000/						04			
01-June-2031	2031	1,670,960	52,453.07	90%	20,000,000		624,849.00	90%)					31			
01-Dec-2031 01-June-2032	2032	1,670,960	52,453.07	90%	20,000,000		624,849.00	90%						32			
01-Dec-2032		.,0.0,000		0070	_0,000,000		02.,0.0100	0070									
01-June-2033	2033	1,670,960	52,453.07	90%	20,000,000		624,849.00	90%						33			
01-Dec-2033																	
01-June-2034	2034	1,670,960	52,453.07	90%	20,000,000		538,557.00	90%						34			

3,340,000.00

Speer Financial Inc.

T.I.F. Rebate Obligations

	Urba		_								
	Hy-V	ee Dollar Fresh		ICE	Manufacturing			Kwik Star			
										Total Annual	
	*annual appro	priation NTE \$400,0	000	*annual appro	opriation NTE \$106,7	' 50	*annual appro	opriation NTE \$350,0	000	Appropriation	
FY	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	Certification	FY
25	\$ 296,780	\$ 9,189.98	90%	\$ 515,080	\$ 15,949.77	90%	\$ 2,134,450	\$ 66,142.28	90%	\$ 177,810.30	2025
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%	2,134,450	66,142.28	90%	177,810.30	2027
28	296,780	9,189.98	90%	515,080	15,949.77	90%	2,134,450	66,142.28	90%	177,810.30	2028
29	296,780	9,189.98	90%	515,080	15,949.77	90%	2,134,450	66,142.28	90%	479,857.30	2029
30	296,780	9,189.98	90%	515,080	15,949.77	90%	2,134,450	19,288.60	90%	755,805.62	2030
31	296,780	9,189.98	90%	515,080		90%	2,134,450		90%	686,492.05	2031
32	296,780	9,189.98	90%	515,080		90%	2,134,450		90%	686,492.05	2032
33	296,780	9,189.98	90%							686,492.05	2033
34										591,010.07	2034
		\$ 82,709.82	\$ 350,000.00		\$ 4,597,390.34	l					

General Obligation Debt Capacity

Colu	mn:	#1		#2	/ #3	#4	#5
Assessed Valuation(100%)/GO Bond Capacity		FY 23-24 1/1/2022		FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026
· · · ·						•	
Property Valuation @(100%)(Actual/Projected)		\$309,411,924	9	\$370,152,623	\$372,003,386	\$373,863,403	\$375,732,720
Statutory GO Debt Limit @ 5% of 100% Value		\$15,470,596		\$18,507,631	\$18,600,169	\$18,693,170	\$18,786,636
		+ 10,110,000		4 - 2, 2 - 2 - 3	, , , , , , , , , , , , , , , , , , , 	, , , , , , , , , , , , , , , , , , , 	, , , , , , , , , , , , , , , , , , ,
Bonds Outstanding (Beginning Fiscal Year)							
GO Bonds (Outstanding - Maturities)		\$ 6,085,000.00	9	\$ 6,925,000.00	\$ 6,160,000.00	\$ 5,380,000.00	\$ 4,615,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)		\$ 460,000.00		470,000.00	485,000.00	550,000.00	585,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)		\$ 97,149.45		177,810.30	177,810.30	177,810.30	177,810.30
TIF Rebate Agreements Issued							
Bonds Paid (During Fiscal Year)							
GO Debt (Principal Only) (Paid)		\$ 610,000.00	1	\$ 765,000.00	\$ 780,000.00	\$ 765,000.00	\$ 785,000.00
GO Debt (Principal Only)							
TIF Rebate Agreements (Paid) (Annual Appropriation)							
TIF Rebate Agreements							
Bonds Issued (During Fiscal Year)							
GO Bonds (Principal Only) (Issued)		\$ 1,450,000.00					
GO Bonds (Principal Only) (Annual Appropriation)							
Loans (Principal Only) (Issued)							
Other Debt (Principal Only) (Issued)							
					,		
Remaining GO Debt Capacity (Not Obligated)	_	\$9,668,447		\$10,169,821	\$10,997,359	\$11,820,360	\$12,623,826
Percent of Capacity Remain	ning	62.50%	, 0	54.95%	59.13%		67.20%
GO Contingency Reserve (% of GO Capacity)	20%	\$3,094,119		\$3,701,526	\$3,720,034	\$3,738,634	\$3,757,327
Total GO Capacity - Less Contingency Reserve	е	\$6,574,328		\$6,468,295	\$7,277,325	\$8,081,726	\$8,866,499
				A			
Percent of Capacity Remain	ning	42.50%	Ť	34.95%	· —		47.20%
Percent Increase for Property Valuation Projection		19.631%	6 ′	0.500%	0.500%	0.500%	0.500%

General Obligation Debt Capacity

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	FY 36-37
1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
\$377,611,384	\$379,499,441	\$381,396,938	\$383,303,922	\$385,220,442	\$387,146,544	\$389,082,277	\$391,027,688	\$392,982,827
\$18,880,569	\$18,974,972	\$19,069,847	\$19,165,196	\$19,261,022	\$19,357,327	\$19,454,114	\$19,551,384	\$19,649,141
\$ 3,830,000.00	\$ 2,940,000.00	\$ 2,255,000.00	\$ 1,535,000.00	\$ 800,000.00	\$ 480,000.00	\$ 155,000.00	\$ -	\$ -
470.057.00	755 005 00	000 400 05	000 400 05	000 400 05	504 040 07			
479,857.30	755,805.62	686,492.05	686,492.05	686,492.05	591,010.07			
	l .	l .	I					
Φ 000 000 00	A 005 000 00	4 700 000 00	A 705 000 00		A 005 000 00	4.55 000 00		
\$ 890,000.00	\$ 685,000.00	\$ 720,000.00	\$ 735,000.00	\$ 320,000.00	\$ 325,000.00	\$ 155,000.00		
	1	1	1					
\$13,680,712	\$14,594,166	\$15,408,355	\$16,208,704	\$17,454,530	\$17,961,317	\$19,144,114	\$19,551,384	\$19,649,141
72.46%	76.91%	80.80%	84.57%	90.62%	92.79%	98.41%	100.00%	100.00%
\$3,776,114	\$3,794,994	\$3,813,969	\$3,833,039	\$3,852,204	\$3,871,465	\$3,890,823	\$3,910,277	\$3,929,828
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\$9,904,598	\$10,799,172	\$11,594,385	\$12,375,665	\$13,602,326	\$14,089,852	\$15,253,291	\$15,641,108	\$15,719,313
EQ 400/	EC 040/	CO CON/	C4 F70/	70.000/	70.700/	70 440/	90.000/	90.000/
52.46% 0.500%	56.91%	60.80% 0.500%	,	70.62%	72.79% 0.500%	78.41%	80.00% 0.500%	80.00% 0.500%
0.50078	0.30078	0.300 /6	0.30070	0.30079	0.300 /8	0.30076	0.30078	0.300 /8

T. I. F. Debt Report

"Downtown Urban Renewal Area"

(Central Urban Renewal District)

		(Comman Cham		J.,	
Frozen Base Value - \$15,681,270					
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%)	\$2,326,968	\$4,699,796	\$4,699,796	\$4,699,796	\$4,699,796
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$2,094,271	\$4,229,816	\$4,229,816	\$4,229,816	\$4,229,816
TIF Industrial Property @ 100%	\$115,591	\$203,176	\$203,176	\$203,176	\$203,176
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$104,032	\$182,858	\$182,858	\$182,858	\$182,858
TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
TIF Captured Value (Residential Property 100 % Value)	\$194,894	\$410,017	\$410,017	\$410,017	\$410,017
Residential Property Rollback %	54.6501%	46.3428%	46.3428%	46.3428%	46.3428%
TIF Captured Value (Residential Property Rollback Value)	\$106,510	\$190,013	\$190,013	\$190,013	\$190,013
	<u> </u>	* * * * * * * * * * * * * * * * * * *	******	A	• • • • • • • • • • • • • • • • • • • •
Total TIF Property Value (Taxable)	\$2,304,813	\$4,602,688	\$4,602,688	\$4,602,688	\$4,602,688
Rate/Thousand	\$34.406	\$34.007	\$34.007	\$34.007	\$34.007
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 79,299.99	\$ 156,525.41	\$ 156,525.41	\$ 156,525.41	\$ 156,525.41
Total TIF Dollars Available	\$ 79,299.99	\$ 156,525.41	\$ 156,525.41	\$ 156,525.41	\$ 156,525.41
Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 4,474.00		\$ 75,000.00		
Current / Future Downtown Incentive Program					
UNCLAIMED T.I.F. DOLLARS	\$ 74,826	\$ 156,525	\$ 81,525	\$ 156,525	\$ 156,525
	· .,	+,	7 0.,020	,,. <u>.</u>	+,

		1			
TIF Value Future Growth-Building Completed In Calendar Year:	2022	<u>2023</u>	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	99.699%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.

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 28-29		FY 29-30		FY 30-31		FY 31-32		FY 32-33		FY 33-34		FY 34-35		FY 35-36		FY 36-37
	1/1/2027		1/1/2028		1/1/2029		1/1/2030		1/1/2031		1/1/2032		1/1/2033		1/1/2034		1/1/2035
	\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796		\$4,699,796
	90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%
	\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816		\$4,229,816
	\$203,176		\$203,176		\$203,176		\$203,176		\$203,176		\$203,176		\$203,176		\$203,176		\$203,176
	90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%
	\$182,858		\$182,858		\$182,858		\$182,858		\$182,858		\$182,858		\$182,858		\$182,858		\$182,858
	<u> </u>												<u> </u>				
	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
	\$410,017		\$410,017		\$410,017		\$410,017		\$410,017		\$410,017		\$410,017		\$410,017		\$410,017
	46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%
	\$190,013		\$190,013		\$190,013		\$190,013		\$190,013		\$190,013		\$190,013		\$190,013		\$190,013
	\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688		\$4,602,688
	\$34.007								\$34.007						\$34.007		
•		•	\$34.007	_	\$34.007	•	\$34.007	_		•	\$34.007	•	\$34.007	Φ.		•	\$34.007
Þ	156,525.41	\$	156,525.41	\$	156,525.41	Þ	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41
\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41	\$	156,525.41
\$	156,525	\$	156,525	\$	156,525	\$	156,525	\$	156,525	\$	156,525	\$	156,525	\$	156,525	\$	156,525
	2027		2028		2029		2030		2031		2032		2033		2034		2035
	\$0 \$0		<u>2020</u> \$0		<u>2029</u> \$0		<u>2030</u> \$0		<u>2031</u> \$0		<u>2032</u> \$0		<u>2033</u> \$0		<u>2034</u> \$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%
		'		'				'									

T. I. F. Debt Report

"Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

County Assessor's Value as of 11/12023 11/12024 11/12025 11/12025 11/12026 11/12025 11/12026	FY 25-26 1/1/2024 \$8,797,966 90.000%	FY 26-27 1/1/2025 \$8,797,966 90.000%	#5 FY 27-28 1/1/2026 \$8,797,96
County Assessor's Value as of 11/12023 11/12024 11/12025 11/12025 11/12026 11/12025 11/12026	\$8,797,966 90.000%	1/1/2025 \$8,797,966 90.000%	1/1/2026
Value Existing TiF Captured Value (Commercial Property © 100%) \$5,356,870 \$0,000% \$0,0	\$8,797,966 90.000%	\$8,797,966 90.000%	
TIF Captured Value (Commercial Property © 100%) \$5,356,870 \$8,797,966 \$9,000% \$9	90.000%	90.000%	\$8,797,96
Commercial Property Rollback % 90.000% 90.000% 90.000% 90.000% 90.000% 57,918,169	90.000%	90.000%	\$8,797,96
TIF Captured Value (Commercial Property (200%) \$4,277,463 \$4,755,921 \$4,755			
TIF Industrial Property @ 100%	\$7,918,169		90.000
Industrial Property Rollback % 90,000% 9		\$7,918,169	\$7,918,16
TIF Captured Value (Industrial Property Rollback Value) \$3,849,717 \$4,280,329	\$4,755,921	\$4,755,921	\$4,755,92
TIF Personal Property/Agricultural @ 100% \$18,256 \$51,446 \$51	90.000%	90.000%	90.000
TIF Captured Value (Residential Property 100 % Value)	\$4,280,329	\$4,280,329	\$4,280,32
Residential Property Rollback % 54,8501% 46,3428% 47,721,555 \$1,7	\$51,446	\$51,446	\$51,44
TIF Captured Value (Residential Property Rollback Value) \$1,592,357 \$1,721,555 \$1,721,555 \$1,721,555 \$1,722,555 \$1,721,555 \$1,722,555 \$1,72,555 \$1,722,555 \$1,722,555 \$24,007 \$24,007 \$24,75,134,24 \$475,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,134,24 \$22,13	\$3,714,828	\$3,714,828	\$3,714,82
Stal TIF Property Value (Taxable) \$10,281,513 \$13,971,500 \$17,810,200 \$17,810,200 \$17,810,200 \$177,81			46.3428
Rate/Thousand \$34.406	\$1,721,555	\$1,721,555	\$1,721,5
Rate/Thousand \$34.406			*******
Total TIF Revenue (Taxable Value x Rate/Thousand) \$ 353,748.41 \$ 475,134.24 \$ 475,1			\$13,971,50 \$34.00
Current / Future Debt Service Requirements GO Obligations \$353,748.41 \$475,134.24 \$475	• • • • • •	*	• • • •
Current / Future Debt Service Requirements GO Obligations Current / Future TIF Rebate Obligations Current / Future TIF L.M.I Obligations UNCLAIMED T.I.F. DOLLARS \$ 261,073 \$ 297,324	475,134.24	\$ 475,134.24	\$ 475,134.2
Current / Future TIF Rebate Obligations \$92,675.45 \$177,810.30	475,134.24	\$ 475,134.24	\$ 475,134.2
Current / Future TIF L.M.I Obligations \$261,073			
Value Future Growth-Building Completed In Calendar Year: 2022 2023 2024 2025	177,810.30	\$ 177,810.30	\$ 177,810.3
F Value Future Growth-Building Completed In Calendar Year: Commercial Property (100%)			
Commercial Property (100%)	297,324	\$ 297,324	\$ 297,324
Commercial Property (100%)	•	,	
Industrial Property (100%)	2024	2025	<u>20</u>
Agricultural Property (100%) \$0 \$0 \$0 \$0 Housing Units Constructed/Year 0 \$200,000	\$0	\$0	
Housing Units Constructed/Year 0 0 0 0 Housing Unit Value/Unit \$200,000		7.	
Housing Unit Value/Unit \$200,000		**	
Housing Units Constructed 100% Value \$0 \$0 \$0 tal Future Value \$0 \$0 \$0	-		
tal Future Value \$0 \$0 \$0 \$0	,	,	\$200,0
			0.000
Valuation Growth Factor 35.890% 0.000%		\$4,755,921 90.000% \$4,280,329 \$51,446 \$3,714,828 46.3428% \$1,721,555 \$13,971,500 \$34.007 475,134.24 475,134.24 475,134.24 177,810.30 297,324 \$0 \$0 \$0 \$200,000 \$0	\$4,755,921

SPEER FINANCIAL, INC.

City of Oelwein, Fayette County, Iowa T. I. F. Debt Report

"Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

	#6					#9 #10					#11		#12		#13		#14
	FY 28-29		FY 29-30		FY 30-31		FY 31-32		FY 32-33		FY 33-34		FY 34-35		FY 35-36		FY 36-37
	1/1/2027		1/1/2028		1/1/2029		1/1/2030		1/1/2031		1/1/2032		1/1/2033		1/1/2034		1/1/2035
	\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966		\$8,797,966
	90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%
	\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169		\$7,918,169
	\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921		\$4,755,921
	90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%		90.000%
	\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329		\$4,280,329
	\$51,446		\$51,446		\$51,446		\$51,446		\$51,446		\$51,446		\$51,446		\$51,446		\$51,446
	\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828		\$3,714,828
	46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%		46.3428%
	\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555		\$1,721,555
	\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500		\$13,971,500
	\$34.007		\$34.007		\$34.007		\$34.007		\$34.007		\$34.007		\$34.007		\$34.007		\$34.007
\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24
\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24	\$	475,134.24
\$	177,810.30	\$	130,956.62	\$	61,643.05	\$	61,643.05	\$	61,643.05	\$	52,453.07						
^	007.004	.	044470	^	440 404	•	440 404	•	140 404	^	400.004	^	475 404	^	475 404	•	475 404
\$	297,324	\$	344,178	\$	413,491	\$	413,491	\$	413,491	\$	422,681	Þ	475,134	\$	475,134	\$	475,134
	2027		2028		2029		2020		2031		2032		2033		2024		2035
_	<u>2027</u> \$0		<u>2028</u> \$0		<u>2029</u> \$0		2030 \$0		<u>2031</u> \$0		<u>2032</u> \$0		<u>2033</u> \$0		2034 \$0		<u>2035</u> \$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		0		0		0		0		0
			\$200,000								\$200,000		\$200,000		\$200,000		\$200,000
	\$200 000				\$200 000												
	\$200,000 \$0				\$200,000 \$0		\$200,000 \$0		\$200,000 \$0								
	\$200,000 \$0 \$0		\$200,000 \$0 \$0		\$200,000 \$0 \$0		\$200,000 \$0 \$0		\$200,000 \$0 \$0		\$200,000 \$0 \$0		\$0 \$0		\$0 \$0		\$0 \$0

T. I. F. Debt Report

"East Penn Urban Renewal Area"

Frozen Base Value - \$108,170

Frozen Base Value - \$108,170					/					
Colum	n:	#1		#2 /	/	#3		#4		#5
Fiscal Ye	ar	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		**		40		**		**		**
TIF Captured Value (Commercial Property @ 100%) Commercial Property Rollback %		\$0 90.000%		\$0 90.000%		\$0 90.000%		\$0 90.000%		\$0 90.000%
TIF Captured Value (Commercial Property Rollback Value)		\$0.000%		\$0.000 %		\$0.000%		\$0.000 %		\$0.000%
The Supraison Value (Commission Property Rombush Value)		Ų.		Ψ		-		Ψ		Ų0
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 % TIF Captured Value (Residential Property Rollback Value)		54.6501% \$0		46.3428% \$0		46.3428% \$0		46.3428% \$0		46.3428% \$0
The Captured Value (Nesidential Property Kollback Value)		Ψ		φυ		Ψ		φυ		Ψ
Total TIF Property Value (Taxable)		\$20,232,297		\$20,232,297		\$20,232,297		\$20,232,297		\$20,232,297
Rate/Thousand		\$34.406		\$34.007		\$34.007		\$34.007		\$34.007
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$	696,117.67	\$	688,047.61	\$	688,047.61	\$	688,047.61	\$	688,047.61
		•		,		,		,		,
Total TIF Dollars	¢	696,117.67	\$	688,047.61	\$	688,047.61	\$	688,047.61	\$	688,047.61
Total TIF Dollars	Ψ	090,117.07	Ψ	000,047.01	Ψ	000,047.01	Ψ	000,047.01	Ψ	000,047.01
Current / Future Debt Service Requirements GO Obligations (2016A)	\$	552,000.00	\$	547,740.00	\$	546,760.00	\$	594,300.00	\$	608,400.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$	30,202.50	\$	44.790.00	\$	44,130.00	\$	41,165.00	\$	28,230.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after de	eht)	00,202.00		,		,		,		
Current / Future TIF Interfund Loans (\$590,297.51 Total)	,		\$	103,588.00	\$	105,228.00	\$	60,653.00	\$	59,488.00
Current / Tuture III Interiuna Loans (\$330,237.31 Total)			Ψ	100,000.00	Ψ	100,220.00	Ψ	00,000.00	Ψ	33,400.00
UNCLAIMED T.I.F. DOLLARS	\$	113,915	\$	(8,070)	\$	(8,070)	\$	(8,070)	\$	(8,070)
			•	(0,0.0)	•	(0,010)	•	(0,010)	•	(0,010)
TIF Value Future Growth-Building Completed In Calendar Year:		<u>2022</u>		<u>2023</u>		<u>2024</u>		<u>2025</u>		<u>2026</u>
Commercial Property (100%)		\$0				\$0		\$0		\$0
Industrial Property (100%) Agricultural Property (100%)		\$0 \$0		\$0 \$0		\$0 \$0		\$0 \$0		\$0 \$0
Housing Units Constructed/Year						- ΨU				
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.

City of Oelwein, Fayette County, Iowa T. I. F. Debt Report

"East Penn Urban Renewal Area"

#6 FY 28-29	#7 FY 29-30	#8 FY 30-31		#9 FY 31-32	#10 FY 32-33		#11 FY 33-34	#12 FY 34-35	#13 FY 35-36	#14 FY 36-37
1/1/2027	1/1/2028	1/1/2029		1/1/2030	1/1/2031		1/1/2032	1/1/2033	1/1/2034	1/1/2035
\$0	\$0	\$0		\$0	\$0		\$0	\$0	\$0	\$0
90.000% \$0	90.000% \$0	90.000% \$0		90.000% \$0	90.000% \$0		90.000% \$0	90.000% \$0	90.000% \$0	90.000% \$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% \$20,232,297	90.000% \$20,232,297	90.000% \$20,232,297		90.000% \$20,232,297	90.000% \$20,232,297		90.000% \$20,232,297	90.000% \$20,232,297	90.000% \$20,232,297	90.000% \$20,232,297
\$0	\$0	\$0		\$0	\$0		\$0	\$0	\$0	\$0
\$0	\$0	\$0		\$0	\$0		\$0	\$0	\$0	\$0
46.3428% \$0	46.3428% \$0	46.3428% \$0		46.3428% \$0	46.3428% \$0		46.3428% \$0	46.3428% \$0	46.3428% \$0	46.3428% \$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
\$34.007	\$34.007	\$34.007	_	\$34.007	\$34.007	_	\$34.007	\$34.007	\$34.007	\$34.007
\$ 688,047.61	\$ 688,047.61	\$ 688,047.61	\$	688,047.61	\$ 688,047.61	\$	688,047.61	\$ 688,047.61	\$ 688,047.61	\$ 688,047.61
\$ 688,047.61	\$ 688,047.61	\$ 688,047.61	\$	688,047.61	\$ 688,047.61	\$	688,047.61	\$ 688,047.61	\$ 688,047.61	\$ 688,047.61
\$ 132,730.00										
\$ 302,047.00	\$ 624,849.00	\$ 624,849.00	\$	624,849.00	\$ 624,849.00	\$	538,557.00			
\$ 261,340.51		,		'						
\$ (8,070)	\$ 63,199	\$ 63,199	\$	63,199	\$ 63,199	\$	149,491	\$ 688,048	\$ 688,048	\$ 688,048
	·	•		•	·			•	·	•
<u>2027</u>	2028	2029		<u>2030</u>	<u>2031</u>		<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
\$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
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

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

		2005	SRF	2010	SRF	2012	SRF	201	2016D		
		\$8,954,000 Se	wer Revenue	\$1,390,261 Drinkir	ng Water Rev Bond	\$900,000 Sev	wer Revenue	\$675,000 Water I	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%		
	Fiscal	"Callable"	Principal &	"Callable"	Principal &	"Callable"	Principal &		Principal &		
Date	Year	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	FY	
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	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							<u> </u>		34	
01-Dec-2034											
01-June-2035	2035									35	
01-Dec-2035											
01-June-2036	2036							1		36	
01-Dec-2036											
01-June-2037	2037									37	
01-Dec-2037											
01-June-2038	2038							<u> </u>		38	
							_				
		\$ 1,151,000.00	\$ 1,185,700.00	\$ 216,000.00	\$ 222,520.00	\$ 404,000.00	\$ 441,200.00	\$ 240,000.00	\$ 250,080.00		

SPEER FINANCIAL, INC. October 18, 2024

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

ſ	20	18	20	18	20	21	2023			
	\$272,200.79 Sew	er Revenue SRF	\$1,383,968.95 Taxable	Water Revenue SRF	\$709,000 Wate	r Revenue SRF	\$1,138,000 Sewe	r Revenue SRF]	
	Issued: 4/13/2018	TIC - 2.000%	Issued: 4/13/2018	TIC - 2.000%	Issued: 5/7/2018	TIC - 2.000%	Issued: 10/15/2023	TIC - 2.000%		
		Principal &		Principal &		Principal &		Principal &		
FY	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	FY	
		\$ 500.00		\$ 10,130.00		\$ 2,920.00		\$ 9,455.07		
25	\$ 50,000.00	50,500.00	\$ 64,000.00	74,130.00	\$ 145,000.00	147,920.00	\$ 79,000.00	90,380.00	25	
				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	
-			12,230.00	3,150.00			,	. ==,= 10100		
35			77,000.00	80,150.00					35	
	<u> </u>	<u> </u>	71,000.00	2,380.00						
36			78,000.00	80,380.00					36	
50			7.0,000.00	1,600.00					T T	
37			79,000.00	80.600.00					37	
J.			10,000.00	810.00						
38			81,000.00	81,810.00					38	
30			01,000.00	31,310.00					1 30	

*preliminary schedule, not yet closed out.

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

			Less	Less		
	Total	Total	Sewer	Water	Total Property	
	Principal	Principal &	Revenue	Revenue	Taxes	
FY		Interest				FY
		\$ 41,466.32				
25	\$ 1,138,000.00	1,184,808.75	\$ 795,935.07	\$ 430,340.00	\$ -	25
		32,912.50				
26	1,114,000.00	1,149,097.50	751,000.00	431,010.00	-	26
		22,580.00				
27	310,000.00	332,580.00	188,780.00	166,380.00	-	27
	004 000 00	19,420.00	400 500 00	04.000.00		-00
28	234,000.00	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
		14,690.00				
30	243,000.00	257,690.00	188,800.00	83,580.00	-	30
		12,260.00				
31	249,000.00	261,260.00	189,340.00	84,180.00	-	31
		9,770.00				
32	253,000.00	262,770.00	188,800.00	83,740.00	-	32
		7,240.00				
33	203,000.00	210,240.00	134,200.00	83,280.00	-	33
		5,210.00				
34	206,000.00	211,210.00	133,620.00	82,800.00	-	34
		3,150.00				
35	77,000.00	80,150.00	-	83,300.00	-	35
		2,380.00				
36	78,000.00	80,380.00	-	82,760.00	-	36
37	79,000.00	1,600.00 80,600.00		82,200.00	_	37
31	73,000.00	810.00	_	02,200.00	-	31
38	81,000.00	81,810.00	-	82,620.00	_	38
	. ,	. ,		. ,		

\$ 4,504,000.00 \$ 4,892,665.07 \$ 2,948,195.07 \$ 1,944,470.00 \$

TIF Revenue Abatement

			n Urb Ren	East Pen Urb Ren		Transfer To	Interfund Loan	Transfer From		_
		20	2016A 20			General Obligation	Downtown	T.I.F. Revenue	Total T. I. F.	
		\$4,300,000 Tax A	nn App GO Urb Ren	\$755,000 GO C	orp. Purp. Bonds	Debt Service	Sidewalk	Rebate Agreements	Taxes	
		Issued	l: 2/16/16	Issued:	9/22/2016	Principal &	Rehab Project		Fiscal Year	
	Fiscal		Principal &		Principal &	Interest				
Date	Year	Principal	Interest	Principal	Interest				Certify December 1st	FY
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		\$ 177,810.30	\$ 770,340.30	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	\$ 75,000.00	177,810.30	843,700.30	26
01-Dec-2026			22,150.00		1,665.00					T
01-June-2027	27	550,000.00	572,150.00	5,000.00	6,665.00	602,630.00		177,810.30	780,440.30	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		177,810.30	814,440.30	28
01-Dec-2028					1,365.00					
01-June-2029	29			130,000.00	131,365.00	132,730.00		479,857.30	612,587.30	29
01-Dec-2029										
01-June-2030	30							755,805.62	755,805.62	30
01-Dec-2030	24							COC 400 0F	500 400 05	
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	32							000,492.03	000,432.03	32
01-June-2033	33							686,492.05	686,492.05	33
01-Dec-2033	33							000,432.03	000,432.03	133
01-June2034	34							591,010.07	591,010.07	34
		¢ 0000000	1 # 0.007.000.00	¢ 240,000,00	050.040.00	¢ 0.555.440.00	* 75.000.00	A 507 200 24	¢ 7,007,000,04	
		\$ 2,090,000.00	\$ 2,297,200.00	\$ 240,000.00	\$ 258,210.00	\$ 2,555,410.00	\$ 75,000.00	\$ 4,597,390.34	\$ 7,227,800.34	4

SPEER FINANCIAL, INC.