

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-2023			\$ 46,000.00		\$ 4,028.75		\$ 18,650.00		\$ 41,550.01	
01-June-2024	2024	\$ 460,000.00	506,000.00	\$ 60,000.00	64,028.75	\$ 210,000.00	228,650.00	\$ 340,000.00	381,550.01	24
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	78,533.75	220,000.00	236,550.00	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	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
		\$ 2,550,000.00	\$ 2,849,200.00	\$ 420,000.00	\$ 451,545.00	\$ 1,865,000.00	\$ 2,042,400.00	\$ 3,800,000.00	\$ 4,298,200.10	

SPEER FINANCIAL, INC.
September 27, 2023

City of Oelwein, Fayette County, IA

General Obligation Debt

FY	Total Principal	Total Principal & Interest	Less T.I.F. Revenue	Less Franchise Fees (GO 2022)	Total Property Taxes	FY						
24	\$ 1,070,000.00	\$ 110,228.76 1,180,228.76	\$ 582,202.50	\$ 254,581.26	\$ 453,673.76	24						
25	1,110,000.00	96,891.26 1,206,891.26	592,530.00	255,118.76	456,133.76	25						
26	1,140,000.00	82,416.88 1,222,416.88	590,890.00	255,550.00	458,393.76	26						
27	1,185,000.00	66,915.00 1,251,915.00	602,630.00	255,875.00	460,325.00	27						
28	1,235,000.00	49,890.01 1,284,890.01	636,630.00	256,093.76	442,056.26	28						
29	750,000.00	31,458.76 781,458.76	132,730.00	256,206.26	423,981.26	29						
30	540,000.00	23,659.38 563,659.38		256,212.50	331,106.26	30						
31	565,000.00	18,018.75 583,018.75		261,112.50	339,925.00	31						
32	575,000.00	12,068.75 587,068.75		260,737.50	338,400.00	32						
33	155,000.00	5,812.50 160,812.50		-	166,625.00	33						
34	155,000.00	3,875.00 158,875.00		-	162,750.00	34						
35	155,000.00	1,937.50 156,937.50		-	158,875.00	35						
<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; border: 1px solid black; padding: 2px;">\$ 8,635,000.00</td> <td style="width: 15%; padding: 2px;">\$ 9,641,345.10</td> <td style="width: 15%; border: 1px solid black; padding: 2px;">\$ 3,137,612.50</td> <td style="width: 15%; padding: 2px;">\$ 2,311,487.54</td> <td style="width: 15%; border: 1px solid black; padding: 2px;">\$ 4,192,245.06</td> <td style="width: 15%;"></td> </tr> </table>							\$ 8,635,000.00	\$ 9,641,345.10	\$ 3,137,612.50	\$ 2,311,487.54	\$ 4,192,245.06	
\$ 8,635,000.00	\$ 9,641,345.10	\$ 3,137,612.50	\$ 2,311,487.54	\$ 4,192,245.06								



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-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

\$ 1,702,000.00 \$ 1,770,740.00 \$ 319,000.00 \$ 331,900.00 \$ 450,000.00 \$ 496,200.00 \$ 315,000.00 \$ 331,387.50

City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

FY	2018		2018		2021		2023		FY
	\$272,200.79 Sewer Revenue SRF		\$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: 4/13/2018	TIC - 2.000%	Issued: 5/7/2018	TIC - 2.000%	Issued: 10/15/2023	TIC - 2.000%	
	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
		\$ 990.00		\$ 10,760.00		\$ 4,340.00		\$ 321.54	
24	\$ 49,000.00	49,990.00	\$ 63,000.00	73,760.00	\$ 142,000.00	146,340.00		4,334.51	24
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
26			66,000.00	75,940.00	147,000.00	148,470.00	79,000.00	89,590.00	26
27			67,000.00	75,830.00			114,000.00	123,800.00	27
28			68,000.00	76,160.00			116,000.00	124,660.00	28
29			69,000.00	76,480.00			119,000.00	126,500.00	29
30			70,000.00	76,790.00			121,000.00	127,310.00	30
31			72,000.00	78,090.00			124,000.00	129,100.00	31
32			73,000.00	78,370.00			126,000.00	129,860.00	32
33			74,000.00	78,640.00			129,000.00	131,600.00	33
34			75,000.00	78,900.00			131,000.00	132,310.00	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

\$ 99,000.00 \$ 101,980.00 \$ 1,076,000.00 \$ 1,255,610.00 \$ 434,000.00 \$ 451,460.00 \$ 1,138,000.00 \$ 1,274,951.12

*preliminary schedule, not yet closed out.

*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		
24	\$ 1,029,000.00	\$ 41,749.04 1,079,814.51	\$ 695,676.05	\$ 425,887.50	(0.00)	24
25	1,138,000.00	41,466.32 1,184,808.75	795,935.07	430,340.00	0.00	25
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

\$ 5,533,000.00 \$ 6,014,228.62 \$ 3,643,871.12 \$ 2,370,357.50 \$ 0.00



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			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	%	
		01-Dec-2023									
01-Dec-2024	2024	\$ 1,670,960	\$ 52,453.07	90%				\$ 975,220	\$ 30,198.30	90%	24
01-Dec-2025	2025	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	25
01-Dec-2026	2026	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	26
01-Dec-2027	2027	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	27
01-Dec-2028	2028	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	28
01-Dec-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-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-2031	2031	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				31
01-Dec-2032	2032	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				32
01-Dec-2033	2033	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				33
01-Dec-2034	2034	1,670,960	52,453.07	90%	20,000,000	538,557.00	90%				34

\$ 576,983.77

\$ 3,340,000.00

\$ 234,649.50

Speer Financial Inc.
October 5, 2023

City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

FY	<i>Downtown</i> Performance Rehab			<i>Urban Renewal #2</i> Hy-Vee Dollar Fresh			<i>Urban Renewal #2</i> ICE Manufacturing			<i>Urban Renewal #2</i> Kwik Star			Total Annual Appropriation Certification	FY
	*annual appropriation NTE \$30,000			*annual appropriation NTE \$400,000			*annual appropriation NTE \$106,750			*annual appropriation NTE \$350,000				
	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%		
24	\$ 4,474.00		50%	\$ 166,050	\$ 5,212.47	90%	\$ 153,280	\$ 4,811.61	90%				\$ 97,149.45	2024
25				296,780	9,189.98	90%	515,080	15,949.77	90%	\$ 66,142.28	90%		177,810.30	2025
26				296,780	9,189.98	90%	515,080	15,949.77	90%	66,142.28	90%		177,810.30	2026
27				296,780	9,189.98	90%	515,080	15,949.77	90%	66,142.28	90%		177,810.30	2027
28				296,780	9,189.98	90%	515,080	15,949.77	90%	66,142.28	90%		177,810.30	2028
29				296,780	9,189.98	90%	515,080	15,949.77	90%	66,142.28	90%		479,857.30	2029
30				296,780	9,189.98	90%	515,080	15,949.77	90%	19,288.60	90%		755,805.62	2030
31				296,780	9,189.98	90%	515,080		90%		90%		686,492.05	2031
32				296,780	9,189.98	90%	515,080		90%		90%		686,492.05	2032
33				296,780	9,189.98	90%							686,492.05	2033
34													591,010.07	2034
													\$ 4,474.00	
													\$ 87,922.29	
													\$ 100,510.23	
													\$ 350,000.00	
													\$ 4,694,539.79	

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-2023			\$ 46,000.00		\$ 2,601.25					
01-June2024	24	\$ 460,000.00	506,000.00	\$ 25,000.00	27,601.25	\$ 582,202.50	\$ 97,149.45	\$ 679,351.95		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	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	177,810.30	768,700.30		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	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										
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
		\$ 2,550,000.00	\$ 2,849,200.00	\$ 265,000.00	\$ 288,412.50	\$ 3,137,612.50	\$ 4,694,539.79	\$ 7,832,152.29		

SPEER FINANCIAL, INC.
October 5, 2023

City of Oelwein, Fayette County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025
Assessed Valuation(100%)/GO Bond Capacity					
Property Valuation @(100%)(Actual/Projected)	\$305,567,445	\$309,411,924	\$310,958,984	\$312,513,779	\$314,076,347
Statutory GO Debt Limit @ 5% of 100% Value	\$15,278,372	\$15,470,596	\$15,547,949	\$15,625,689	\$15,703,817
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	\$ 6,750,000.00	\$ 6,085,000.00	\$ 5,475,000.00	\$ 4,835,000.00	\$ 4,180,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	\$ 450,000.00	460,000.00	470,000.00	485,000.00	550,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)	\$ 104,448.46	97,149.45	177,810.30	177,810.30	177,810.30
TIF Rebate Agreements Issued					
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	\$ 665,000.00	\$ 610,000.00	\$ 640,000.00	\$ 655,000.00	\$ 635,000.00
GO Debt (Principal Only) (Annual Appropriation) (Paid)	\$ 450,000.00	460,000.00	470,000.00	485,000.00	550,000.00
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)	\$6,858,924	\$7,758,447	\$8,315,139	\$8,987,879	\$9,611,007
Percent of Capacity Remaining	44.89%	50.15%	53.48%	57.52%	61.20%
GO Contingency Reserve (% of GO Capacity)	20%	\$3,055,674	\$3,094,119	\$3,109,590	\$3,125,138
Total GO Capacity - Less Contingency Reserve	\$3,803,249	\$4,664,328	\$5,205,549	\$5,862,741	\$6,470,244
Percent of Capacity Remaining	24.89%	30.15%	33.48%	37.52%	41.20%
Percent Increase for Property Valuation Projection	1.258%	0.500%	0.500%	0.500%	0.500%

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 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
County Assessor's Value as of	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$779,557	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$701,601	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271
TIF Industrial Property @ 100%	\$44,548	\$115,591	\$115,591	\$115,591	\$115,591
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$40,093	\$104,032	\$104,032	\$104,032	\$104,032
TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
TIF Captured Value (Residential Property 100 % Value)	\$34,575	\$194,894	\$194,894	\$194,894	\$194,894
Residential Property Rollback %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
TIF Captured Value (Residential Property Rollback Value)	\$18,716	\$106,510	\$106,510	\$106,510	\$106,510
TIF Captured Value (Multi-Residential Property 100 % Value)	\$61,616				
Multi-Residential Property Rollback %	63.7500%				
TIF Captured Value (Multi-Residential Property Rollback Value)	\$39,280				

Total TIF Property Value (Taxable)	\$799,690	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 27,892.29	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99

Total TIF Dollars Available	\$ 27,892.29	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 5,500.00	\$ 4,474.00			
Current / Future Downtown Incentive Program					

UNCLAIMED T.I.F. DOLLARS	\$ 22,392	\$ 74,826	\$ 79,300	\$ 79,300	\$ 79,300
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
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	188.213%	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: Fiscal Year	#1 FY 22-23 1/1/2021	#2 FY 23-24 1/1/2022	#3 FY 24-25 1/1/2023	#4 FY 25-26 1/1/2024	#5 FY 26-27 1/1/2025
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TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$5,446,921	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$4,902,229	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183

TIF Industrial Property @ 100%	\$4,031,143	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$3,628,029	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717

TIF Personal Property/Agricultural @ 100%	\$27,756	\$18,256	\$18,256	\$18,256	\$18,256
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TIF Captured Value (Residential Property 100 % Value)	\$876,716	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732
Residential Property Rollback %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
TIF Captured Value (Residential Property Rollback Value)	\$474,568	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357

TIF Captured Value (Multi-Residential Property 100 % Value)	\$2,012,350				
Multi-Residential Property Rollback %	63.7500%				
TIF Captured Value (Multi-Residential Property Rollback Value)	\$1,282,873				

Total TIF Property Value (Taxable)	\$10,315,455	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 359,791.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41

Total TIF Dollars	\$ 359,791.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 98,948.46	\$ 92,675.45	\$ 177,810.30	\$ 177,810.30	\$ 177,810.30
Current / Future TIF L.M.I Obligations					

UNCLAIMED T.I.F. DOLLARS	\$ 260,843	\$ 261,073	\$ 175,938	\$ 175,938	\$ 175,938
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
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	-0.329%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.
October 5, 2023

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 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
County Assessor's Value as of	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025

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	\$22,480,330	\$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)	\$19,905,372	\$20,232,297	\$20,232,297	\$20,232,297	\$20,232,297

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 %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
TIF Captured Value (Residential Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

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

Total TIF Property Value (Taxable)	\$19,905,372	\$20,232,297	\$20,232,297	\$20,232,297	\$20,232,297
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 694,276.88	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67

Total TIF Dollars	\$ 694,276.88	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67
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Current / Future Debt Service Requirements GO Obligations (2016A)	\$ 554,600.00	\$ 552,000.00	\$ 547,740.00	\$ 546,760.00	\$ 594,300.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$ 106,602.50	\$ 30,202.50	\$ 44,790.00	\$ 44,130.00	\$ 41,165.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after debt)					
Current / Future TIF Interfund Loans (\$590,297.51 Total)			\$ 103,588.00	\$ 105,228.00	\$ 60,653.00

UNCLAIMED T.I.F. DOLLARS	\$ 33,074	\$ 113,915	\$ (0)	\$ (0)	\$ (0)
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
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%

