

(Rev. 9-97)

UNITED STATES DEPARTMENT OF AGRICULTURE
STATEMENT OF BUDGET, INCOME AND EQUITY

Schedule 1

Name
Meservey Sanitary SewerAddress 220 N Washington Ave
Mason City, Iowa 50401

(I) OPERATING INCOME	PRIOR YEAR Actual (2)	ANNUAL BUDGET BEG 07-01-2024 END 06-30-2025 (3)	For the _____ Months Ended _____ CURRENT YEAR		
			Actual Data		Actual YTD (Over) Under Budget Col. 3 - 5 = 6 (6)
			Current Quarter (4)	Year To Date (5)	
1. User Fees	37,902	35,000		38,258	-3,258
2. _____					0
3. _____					0
4. _____					0
5. Miscellaneous					0
6. Less: Allowances and Deductions					0
7. Total Operating Income (Add lines 1 through 6)	37,902	35,000	0	38,258	-3,258
OPERATING EXPENSES					
8. Phone	1,085	1,100		1,251	-151
9. S & H Services	6,840	8,000		6,270	1,730
10. Utilities	1,859	2,000		2,323	-323
11. Misc Repairs	1,788	2,500		173	2,327
12. Water testing	389	500		487	13
13. Supplies	1,152	1,500		67	1,433
14. Permits	210	210		210	0
15. Interest	11,099	10,698		10,698	0
16. Depreciation	7,808	7,800		7,808	-8
17. Total Operating Expense (Add Lines 8 through 16)	32,230	34,308	0	29,287	5,021
18. NET OPERATING INCOME (LOSS) (Line 7 less 17)	5,672	692	0	8,971	-8,279
NONOPERATING INCOME					
19. Interest	16	17		18	-1
20. _____					0
21. Total Nonoperating Income (Add 19 and 20)	16	17	0	18	-1
22. NET INCOME (LOSS) (Add lines 18 and 21)	5,688	709	0	8,989	-8,280
23. Equity Beginning of Period	-20,677			-14,989	14,989
24. _____					0
25. _____					0
26. Equity End of Period (Add lines 22 through 25)	-14,989	709	0	-6,000	6,709

Budget and Annual Report Approved by Governing Body

Quarterly Reports Certified Correct

Secretary

Date

Appropriate Official

Date

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015. The time required to complete this information collection is estimated to average 2-1/2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

9-22-2025

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CERRO GORDO COUNTY
Local Government Number: 17

Active Urban Renewal Areas

CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL

U.R. # of Tif Taxing
Districts

17025 2

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 0

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CERRO GORDO COUNTY (17)
 Urban Renewal Area: CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL
 UR Area Number: 17025

UR Area Creation Date: 02/2012

The Plan for the Cerro Gordo County Corridor Urban Renewal Area was developed to help local officials promote economic development in Cerro Gordo County. The primary goal is to stimulate private investment of new commercial/industrial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LAKE TWP/CLEAR LAKE SCHOOL/CGC CORRIDOR URA INCREMENT	170223	170224	0
LAKE TWP/MASON CITY SCHOOL/CGC CORRIDOR URA INCREMENT	170225	170226	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,409,315	14,016,075	0	0	0	16,425,390	0	16,425,390
Taxable	0	1,116,544	11,959,699	0	0	0	13,076,243	0	13,076,243
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

0

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

0

0

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL

Red Power Rebate Agr

Description:	6-year rebate agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	administrative expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL

Red Power Rebate Pymts

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017
FY of Last Payment:	2019

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/2014
FY of Last Payment:	2018

**Non-Rebates For CERRO GORDO COUNTY CORRIDOR URBAN
RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Red Power Rebate Pymts
Tied To Project:	Red Power Rebate Agr

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Rebates For CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL

Red Power

TIF Expenditure Amount:	0
Rebate Paid To:	
Tied To Debt:	Red Power Rebate Pymts
Tied To Project:	Red Power Rebate Agr
Projected Final FY of Rebate:	2019

Jobs For CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL

Project:	Red Power Rebate Agr
Company Name:	Red Power
Date Agreement Began:	04/01/2012
Date Agreement Ends:	06/01/2020
Number of Jobs Created or Retained:	29
Total Annual Wages of Required Jobs:	528,981
Total Estimated Private Capital Investment:	2,865,420
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The Cerro Gordo County Corridor Urban Renewal Area (17025) was inactive for Assessment Year 2023 (taxes payable 2023/2024).

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CERRO GORDO COUNTY (17)
 Urban Renewal Area: CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL (17025)
 TIF Taxing District Name: LAKE TWP/CLEAR LAKE SCHOOL/CGC CORRIDOR URA INCREMENT
 TIF Taxing District Inc. Number: 170224
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation
 Slum No
 Blighted No
 Economic Development 02/2012

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	242,415	14,016,075	0	0	0	14,258,490	0	14,258,490
Taxable	0	112,342	11,959,699	0	0	0	12,072,041	0	12,072,041
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,882,720	9,375,770	0	9,375,770	162,673

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CERRO GORDO COUNTY (17)
 Urban Renewal Area: CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL (17025)
 TIF Taxing District Name: LAKE TWP/MASON CITY SCHOOL/CGC CORRIDOR URA INCREMENT
 TIF Taxing District Inc. Number: 170226
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation
 Slum No
 Blighted No
 Economic Development 02/2012

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,166,900	0	0	0	0	2,166,900	0	2,166,900
Taxable	0	1,004,202	0	0	0	0	1,004,202	0	1,004,202
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,559,560	607,340	0	607,340	12,405

FY 2025 TIF Revenue Received: 0



**County Auditor
Cerro Gordo County Courthouse**

220 N Washington Ave
Adam Wedmore, Auditor
www.cerrogordoauditor.gov

Mason City, IA 50401-3254

(641) 421-3028
FAX (641) 421-3139

COST OF ELECTION

GOVERNMENT: City of Swaledale

ELECTION: Special City Election – Sept 9, 2025

Equipment programming/setup	\$1550.00
Ballot Printing	32.00
Tenex Equipment	50.00
Election Registers	10.00
Tally Books	4.00
Tally Book Envelopes	2.00
Canvass Form	5.00
Eligibility Paper	60.00
Precinct Workers	815.99
Mileage	8.61

Total Cost to City of Swaledale **\$ 2537.60**

I, Tracie Siemers, hereby certify that the above is just, reasonable, and correct, and that the same is properly chargeable and payable to the Cerro Gordo County Treasurer, 220 North Washington, Mason City IA 50401.

Tracie Siemers, Deputy
Tracie Siemers, Deputy County Auditor