
IOWA FINANCE AUTHORITY
BOARD MEETING AGENDA

Wednesday, June 5, 2024

11:00 a.m.

Helmick Conference Room
1963 Bell Avenue, Des Moines, Iowa 50315

***Public Attendee Web Conference Registration: <https://akaiowa.us/ifaboard>**

I. Board Chair

- A. Roll Call
- B. Recognition of Prior Board Chair – Michel Nelson *Jennifer Cooper*
- C. Approval of May 1, 2024, Board Meeting Minutes *Jennifer Cooper – Action*

II. Public Comment Period

A public comment period for the full meeting will be held at this time to accommodate visitors. This period is limited to 5 minutes per person.

III. Consent Agenda

Jennifer Cooper – Action

IADD – Authorizing Resolutions

- A. AG 24-020B, Joeb D. Boogerd
- B. AG 24-021B, Steven Troy Gunderson
- C. AG 24-022B, Wyatt David Montross
- D. AG 24-023B, Brock David and Maya Weyers
- E. AG 24-024B, Logan Michael Dreckman

IADD – Loan Participation Program

- F. AG-LP 24-04, Loan Participation Program

IADD – Beginning Farmer Tax Credit Program

- G. AG-TC 24-04, Beginning Farmer Tax Credit Program

Private Activity Bond

- H. PAB 24-10A, Associated Milk Producers, Inc. (AMPI) Project
- I. PAB 24-11A, ChildServe Inc. Project

Water Quality

- J. WQ 24-10, State Revolving Fund Construction Loans

IV. Water Quality

- A. WQ 24-11, Water Quality Financing Program Loan (Algona) *Aaron Smith – Action*
- B. WQ 24-12, Iowa Natural Heritage Foundation Loan Participation Extension (Bartles Property, Dickinson County) *Aaron Smith – Action*
- C. WQ 24-13, Iowa Natural Heritage Foundation Loan Participation Extension (Grossman Property, Warren County) *Aaron Smith – Action*

V. Private Activity Bonds

- PAB 20-02B-2, Union at Wiley Apartments Amending Resolution *Aaron Smith – Action*



VI. Finance

- A. April 2024 Financial Reports *Cindy Harris – Action*
- B. FY 2025 Budget Approval *Cindy Harris – Action*
- C. FIN 24-14, Iowa Finance Authority Emergency and Innovative Housing Fund *Cindy Harris – Action*

VII. Housing Programs

- A. HI 24-12, Iowa Innovation in Homelessness Incubator *Terri Rosonke – Action*
- B. HI 24-13, The Townhall Food Hall and Apartments *Derek Folden – Action*
- C. Draft QAP Information *Derek Folden*
- D. Homeownership Marketing Presentation *Ashley Jared*
 - i. Emigrait *Ehrich Pakala | Randy Kies*

VIII. Other Business

Upcoming Board Meeting - *Wednesday, July 3, 2024, at 11:00 a.m.*

Jennifer Cooper

IX. Adjournment

Jennifer Cooper

IOWA FINANCE AUTHORITY
BOARD MEETING MINUTES

May 1, 2024

Mississippi Conference Room
1963 Bell Avenue, Des Moines, Iowa

BOARD MEMBERS PRESENT

Ashley Aust, *Member*
Tracey Ball, *Member*
Jennifer Cooper, *Vice Chair*
John Eisenman, *Member*
Michel Nelson, *Chair*
Gilbert Thomas, *Treasurer*
Michael Van Milligen, *Member*
Representative Daniel Gehlbach, *Ex-Officio*
Representative Lindsay James, *Ex-Officio*
Senator Scott Webster, *Ex-Officio (joined at 11:05 a.m.)*

BOARD MEMBERS ABSENT

Gretchen McLain, *Member*
Nate Weaton, *Member*
Ed Failor, *Ex-Officio*
Senator Zach Wahls, *Ex-Officio*

STAFF MEMBERS PRESENT

Samantha Askland	Rita Grimm	Tim Morlan
Michelle Bodie	Cindy Harris	David Morrison
Catalina Bos	Staci Ballard	Dave Powell
Lucy Cade	Ashley Jared	Jennifer Pulford
Rob Christensen	Rhonda Kimble	Terri Rosonke
Vicky Clinkscales	Katie Kulisky	Aaron Smith
Debi Durham	Alex Lemke	Brian Sullivan
Alyson Fleming	Molly Lopez	Michael Thibodeau
Derek Folden	Dillon Malone	
Andy Gjerstad	Megan Marsh	

OTHERS PRESENT

Holly Engelhart, <i>Eide Bailly, LLP</i>	Christy Marchand
Jessica Flannery, <i>Iowa House Democrats</i>	James Smith, <i>Dorsey & Whitney LLP</i>
David Grossklaus, <i>Dorsey & Whitney LLP</i>	

1. BOARD CHAIR

a. Roll Call

Chair Nelson called to order the May 1, 2024, meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:00 a.m. Roll call was taken, and a quorum was established. The following Board members were **present**: Ashley Aust, Tracey Ball, Jennifer Cooper, John Eisenman, Michel Nelson, Gilbert Thomas, and Michael Van Milligen. The following Board members were **absent**: Gretchen McLain and Nate Weaton.

b. Approval of the April 3, 2024, IFA Board Meeting Minutes

MOTION: On a motion by Ms. Cooper and seconded by Ms. Aust, the Board unanimously approved the April 3, 2024, IFA Board Meeting Minutes.

2. PUBLIC COMMENT PERIOD

Chair Nelson opened the public comment period and asked if anyone in the audience would like to address the Board. No members of the audience requested to speak. Chair Nelson closed the public comment period.

3. CONSENT AGENDA

Chair Nelson asked if any items needed to be removed from the Consent Agenda. No items were removed from the Consent Agenda.

a. **MOTION**: Mr. Van Milligan made a motion to approve the following items on the Consent Agenda:

IADD – Authorizing Resolutions

- A. AG 24-018B, Matthew Lloyd Soetmelk
- B. AG 24-019B, Gavin Crestsinger

IADD – Amending Resolutions

- C. AG 18-043M, Taylor R. and Kelsey J. Assmann

IADD – Beginning Farmer Tax Credit Program

- D. AG-TC 24-03, Beginning Farmer Tax Credit Program

Private Activity Bonds

- E. PAB 23-08A-1, West Branch RNG Project (amended application)
- F. PAB 24-07A, Waga Energy Project
- G. PAB 24-08A, Mercy Medical Center Project
- H. PAB 24-09A, Shell Rock Soy Processing, LLC Project

Water Quality

- I. WQ 24-08, State Revolving Fund Planning & Design Loans
- J. WQ 24-09, State Revolving Fund Construction Loans

On a second by Ms. Aust, the Board unanimously approved the remaining items on the Consent Agenda.

4. PRIVATE ACTIVITY BONDS

a. PAB 24-06A, Rath Administration Building Project

Mr. Smith presented a project which requires an allocation of Private Activity Bond Cap – it is an application for \$13,000,000 Iowa Finance Authority Multifamily Housing Revenue Bonds for Gearhart Moore Holdings, LLC. He explained that this adaptive reuse project will convert the currently vacant 90,000 square foot Rath Administration Building in Waterloo with the intention of turning it into 87 affordable senior housing units.

MOTION: On a motion by Mr. Thomas and seconded by Ms. Cooper, the Board unanimously approved PAB 24-06A, Rath Administration Building Project.

b. PAB 23-10B, Keystone and Stonehaven Project

Mr. Smith presented a resolution authorizing the issuance of not to exceed \$10,500,000 of Iowa Finance Authority Multifamily Housing Revenue Notes for AEH Associates, L.P. He continued to explain that the project consists of two existing apartment buildings in Ames, constructed under the HUD 202 program – Stonehaven Apartments and Keystone Apartments.

MOTION: On a motion by Mr. Thomas and seconded by Ms. Ball, the Board unanimously approved PAB 23-10B, Keystone and Stonehaven Project.

c. PAB 24-03B, Annex at the Square Project

Mr. Smith presented a resolution authorizing the issuance of not to exceed \$3,000,000 of Iowa Finance Authority Multifamily Mortgage Revenue Notes for TWG Banjo, LP. He shared that this request is connected to a 2021 LIHTC project that has additional eligible costs to reimburse, and that the 224-unit multifamily development is located in Cedar Rapids.

MOTION: On a motion by Ms. Cooper and seconded by Mr. Thomas, the Board unanimously approved PAB 24-03B, Annex at the Square Project.

5. FINANCE

a. March 2024 Financial Reports

Ms. Pulford presented the highlights of the March 2024 financial results which were included in the board packet.

MOTION: On a motion by Mr. Thomas and seconded by Ms. Aust, the Board unanimously approved the March 2024 Financial Reports.

b. FY 2025 Draft Budget Presentation

Ms. Pulford discussed the forecast for the remainder of FY24 in addition to highlights of the FY25 draft budget proposal. Voting on the FY25 Budget will take place during IFA's board meeting next month.

c. FIN 24-13, HOME Loan Forgiveness – Meadow Wood Associates of Newton, L.P.

Ms. Askland presented a resolution recommending the forgiveness of the HOME loan for Meadow Wood Associates of Newton, L.P., with a \$270,000 payment. She explained that the project has met its affordability end date and that it is currently 100% occupied and normally has high occupancy.

MOTION: On a motion by Ms. Cooper and seconded by Mr. Thomas, the Board unanimously approved FIN 24-13, HOME Loan Forgiveness – Meadow Wood Associates of Newton, L.P.

6. HOUSING PROGRAMS

a. HI 24-10, SHTF Project-Based Housing Program Award

Ms. Rosonke explained that IFA will accept applications for the State Housing Trust Fund Project-Based Housing program on an open-window basis until all available moneys have been exhausted. Ms. Rosonke requested the Board's consideration for one award to Warren County Habitat for Humanity totaling \$50,000 to help construct a single-family home on a vacant infill lot in Indianola.

MOTION: On a motion by Mr. Van Milligan and seconded by Ms. Ball, the Board unanimously approved HI 24-10, SHTF Project-Based Housing Program Award.

b. HI 24-11, Waiver of Deferred Developer Fee Requirements – Keokuk Family Flats

Mr. Folden presented a resolution recommending waiving Section 4.2 C of the 2023 9% QAP to assist the financial feasibility of the Keokuk Family Flats project. He explained that due to an increase in construction costs, construction interest rates, and operating expenses (primarily insurance), the project has a funding gap.

MOTION: On a motion by Ms. Cooper and seconded by Mr. Thomas, the Board unanimously approved HI 24-11, Waiver of Deferred Developer Fee Requirements – Keokuk Family Flats.

7. LEGAL

Election of Officers

Mr. Thibodeau noted that *Iowa Code* section 16.2(8) provides that the IFA Board shall elect a chairperson and vice-chairperson annually, and other officers as the members determine.

Mr. Thibodeau proposed a recommendation to elect Jennifer Cooper to serve as Board Chair, Tracey Ball to serve as Board Vice-Chair, and Gilbert Thomas to serve as Board Treasurer until the election of new officers in 2025.

MOTION: On a motion by Mr. Eisenman and seconded by Ms. Aust, the Board unanimously approved to elect Jennifer Cooper to serve as Board Chair, Tracey Ball to serve as Board Vice-Chair, and Gilbert Thomas to serve as Board Treasurer, effective immediately following this meeting until the election of new officers.

8. DIRECTOR'S OFFICE

a. IT Updates

Mr. Christensen presented information regarding the Enterprise Management System and security updates.

b. Director's Report

Ms. Durham provided a report.

9. OTHER BUSINESS

Chair Nelson provided a reminder of the upcoming Board meeting on Wednesday, June 5th, 2024, at 11:00 am.

10. ADJOURNMENT

MOTION: On a motion by Ms. Ball and seconded by Ms. Aust, the May 1, 2024, meeting of the Iowa Finance Authority Board of Directors adjourned at 12:32 p.m.

Dated this 5th day of June 2024.

Respectfully submitted:

Approved as to form:

Deborah Durham
Director

Jennifer Cooper, Chair
Iowa Finance Authority

To: Iowa Finance Authority Board of Directors

From: Tammy Nebola, Iowa Ag Program Specialist
Aaron Smith, Chief Bond Programs Director

Date: May 22, 2024

Re Iowa Agricultural Division Beginning Farmer Loan and Tax Credit Programs

Consent Agenda

Iowa Agricultural Development Division

Authorizing Resolutions

AG 24-020 Joeb D. Boogerd

This is a resolution authorizing the issuance of \$489,850 for Joeb D. Boogerd. The bond will be used: To purchase approximately 23.02 acres of agricultural land with house and out-buildings, including 2,200 Hd capacity Hog Buildings and 950 Hd capacity Cattle Buildings in Lyon County. The lender is Premier Bank in Rock Valley.

- **Need Board action on Resolution AG 24-020B**

AG 24-021 Steven Troy Gunderson

This is a resolution authorizing the issuance of \$300,000 for Steven Troy Gunderson. The bond will be used: To purchase approximately 100 acres of agricultural land with house and out-buildings in Jefferson County. The lender is Libertyville Savings Bank in Fairfield.

- **Need Board action on Resolution AG 24-021B**

AG 24-022 Wyatt David Montross

This is a resolution authorizing the issuance of \$141,750 for Wyatt David Montross. The bond will be used: To purchase approximately 30 acres of agricultural land in Iowa County. The lender is Grinnell State Bank in Marengo.

- **Need Board action on Resolution AG 24-022B**

AG 24-023 Brock David and Maya Weyers

This is a resolution authorizing the issuance of \$588,000 for Brock David and Maya Weyers. The bond will be used: To purchase approximately 280 acres of agricultural land, house and out-buildings in Marion County. The lender is Marion County State Bank in Knoxville.

- **Need Board action on Resolution AG 24-023B**

AG 24-024 Logan Michael Dreckman

This is a resolution authorizing the issuance of \$250,000 for Logan Michael Dreckman. The bond will be used: To construct a 750 Hd Cattle Barn in Plymouth County. The lender is American Bank, N.A. in Le Mars.

- **Need Board action on Resolution AG 24-024B**

Loan Participation Program

AG-LP 24-04, Loan Participation Program

The Loan Participation Program (LPP) was established in to assist low-income farmers secure loans and make down payments. IADD's participation can be used to supplement the borrower's down payment, thereby helping a farmer secure a loan more readily. The lender's risk is also reduced since the IADD provides a "last-in/last-out" loan participation for the financial institution. Effective annually on February 1 the rate will adjust to be equal to Wall Street Journal Prime as of January 1. The rate will lock at the time of IADD approval and be fixed for the full 10-year term. The participation loan is a 10-year balloon with a 20-year amortization on land or a 12-year amortization on facilities. Attached are the LPP applications reviewed last month. The IADD Board has recommended approval.

Beginning Farmer Tax Credit Program

AG-TC 24-04, Beginning Farmer Tax Credit Program

The Beginning Farmer Tax Credit (BFTC) program allows agricultural asset owners to earn Iowa income tax credits for leasing their land, equipment and/or buildings to beginning farmers. Leases must be for terms of 2-5 years. The tax credit for cash rent leases is 5% of the amount of the rent. The tax credit for crop share leases and the flex bonus portion is 15%. The maximum amount of tax credits allocated cannot be more than \$12 million in any one year. Attached are the BFTC applications reviewed last month. The IADD Board has recommended approval.

**RESOLUTION
AG 24-020B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning

Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 24-020
- 2. Beginning Farmer:** Joeb D. Boogerd
2659 Ibex Ave
Hull, IA 51239-7306
- 3. Bond Purchaser:** Premier Bank
1004 21st Ave, PO Box 177
Rock Valley, IA 51247-0177
- 4. Principal Amount:** \$489,850
- 5. Initial Approval Date:** 5/22/2024
- 6. Public Hearing Date:** 5/22/2024
- 7. Bond Resolution Date:** 6/5/2024
- 8. Project:** To purchase approximately 23.02 acres of agricultural land with house and out-buildings, including a 2,200 Hd Hog Building and a 950 Hd Cattle Building

RESOLUTION
AG 24-021B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number: AG 24-021**
- 2. Beginning Farmer: Steven Troy Gunderson
2790 220th St
Fairfield, IA 52556-8516**
- 3. Bond Purchaser: Libertyville Savings Bank
2000 W Jefferson Ave, PO Box 744
Fairfield, IA 52556-4227**
- 4. Principal Amount: \$300,000**
- 5. Initial Approval Date: 5/22/2024**
- 6. Public Hearing Date: 5/22/2024**
- 7. Bond Resolution Date: 6/5/2024**
- 8. Project: To purchase approximately 100 acres of agricultural
land with house and out-buildings**

**RESOLUTION
AG 24-022B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 24-022
- 2. Beginning Farmer:** Wyatt David Montross
2784 P Ave
Williamsburg, IA 52361-8702
- 3. Bond Purchaser:** Grinnell State Bank
1101 Court Ave, PO Box 168
Marengo, IA 52301-0168
- 4. Principal Amount:** \$141,750
- 5. Initial Approval Date:** 5/22/2024
- 6. Public Hearing Date:** 5/22/2024
- 7. Bond Resolution Date:** 6/5/2024
- 8. Project:** To purchase approximately 30 acres of agricultural land

RESOLUTION
AG 24-023B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 24-023
- 2. Beginning Farmer:** Brock David and Maya Weyers
1382 Clemens Dr
Otley, IA 50214-8537
- 3. Bond Purchaser:** Marion County State Bank
222 E Robinson St, PO Box 438
Knoxville, IA 50138-0438
- 4. Principal Amount:** \$588,000
- 5. Initial Approval Date:** 5/22/2024
- 6. Public Hearing Date:** 5/22/2024
- 7. Bond Resolution Date:** 6/5/2024
- 8. Project:** To purchase approximately 280 acres of agricultural land, house and out-buildings

**RESOLUTION
AG 24-024B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number: AG 24-024**
- 2. Beginning Farmer: Logan Michael Dreckman
36251 C30
Le Mars, IA 51031-8053**
- 3. Bond Purchaser: American Bank, N.A.
234 5th Ave SW, PO Box 310
Le Mars, IA 51031-0310**
- 4. Principal Amount: \$250,000**
- 5. Initial Approval Date: 5/22/2024**
- 6. Public Hearing Date: 5/22/2024**
- 7. Bond Resolution Date: 6/5/2024**
- 8. Project: To construct a 750 Hd Cattle Barn**

**RESOLUTION
AG-LP 24-04**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, has established the Iowa Agricultural Development Division (“IADD”) to administer the Loan Participation Program pursuant to Chapter 16

WHEREAS, the Authority administers programs to assist beginning farmers with the purchase of agricultural land, equipment and breeding livestock; and

WHEREAS, the Authority understands that the lack of capital is a major impediment for beginning farmers and desires to assist those farmers with down payment assistance; and

WHEREAS, the IADD has received an application from a lending institution to participate in a loan for the down payment for the purchase of agricultural land by an eligible beginning farmer; and

WHEREAS, the IADD Board has recommended approval of the funding of the Loan Participation set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes the Authority to finalize this transaction with the Borrower, to negotiate and complete the necessary loan documents, and to fund the participation in the Loan as described herein. The Executive Director is authorized to prepare and execute any necessary documents in connection with the participation in the Loan, consistent with the terms of this Resolution.

SECTION 3. The Board authorizes the Executive Director to fund said participation from available funds held under the IADD, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

Exhibit A

Loan Participation Program

Project No.	Beginning Farmer	Bank	Purpose	Loan Amt
P0325	Joeb D. Boogerd	Premier Bank, Rock Valley	To purchase approx. 23.02 acres of ag land with house and out-buildings (Hog & Cattle buildings)	\$200,000
P0326	Logan Michael Dreckman	American Bank, N.A., Le Mars	To construct a 750 Hd Cattle Barn	\$200,000
				<hr/> \$400,000

**RESOLUTION
AG-TC 24-04**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, has established the Iowa Agricultural Development Division (“IADD”) to administer the Beginning Farmer Tax Credit Program; and

WHEREAS, the Authority offers tax credits under the Beginning Farmer Tax Credit Program as a means of encouraging the execution of assets transfer agreements with beginning farmers; and

WHEREAS, the Authority has received applications seeking tax credit allocations from the Beginning Farmer Tax Credit Program; and

WHEREAS, the IADD has determined the applications meet the eligibility requirements of Chapter 16; and

WHEREAS, the IADD Board has recommended approval of the tax credit applications set forth on Exhibit A; and

WHEREAS, the Authority desires to authorize the allocation of tax credits set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes allocating tax credits to the asset owners set forth on Exhibit A, attached hereto, against taxes imposed in chapter 422, division II, as provided in section 422.11M, and in chapter 422, division III, as provided in section 422.33, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to certify said tax credits in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June 2024.

Jennifer Cooper, Board Chairperson

ATTEST:

Deborah Durham, Secretary

(Seal)

Exhibit A
Beginning Farmer Tax Credit (BFTC)
Approval Date: 6/5/2024

Account Number	Owner Name	County	Beginning Farmer	Rental Type	Cash Rent / Acre	Crop Share Percentage	Number Of Lease Years	Total Award
5075	Jon E Michaelsen Living Trust	Grundy	M5 Farms LLC	Cash Rent	\$390.00	0.00	3	\$36,027.00
5076	Ronald J Michaelsen	Grundy	M5 Farms LLC	Cash Rent	\$390.00	0.00	3	\$7,782.00
5085	Alan N McCollough	Wright	AT Keller LLC, Waylon Keller	Flex Cash Rent	\$260.00	0.00	5	\$20,725.00
5088	Bonnie Wenthold	Winnesheik	Max J Hunter	Cash Rent	\$302.00	0.00	3	\$4,755.00
5089	Sharon Folkedahl	Winnesheik	Max J Hunter	Cash Rent	\$281.43	0.00	2	\$3,000.00
5094	Decker Investments, Inc	Webster	Philip Bauer	Share Crop	\$0.00	50.00	5	\$18,310.00
5095	Doug Roberts, Jill Roberts	Tama	Daniel Sheetz	Share Crop	\$0.00	50.00	5	\$71,510.00
5097	Steven Agar	Osceola	Alexander Welding & Grain LLC, Brad Alexander, Patrick Alexander	Share Crop	\$0.00	50.00	5	\$114,210.00
5098	Dale Schaefer	Cerro Gordo	Jacob Kuhlemeier	Cash Rent	\$350.00	0.00	3	\$13,020.00
5099	Michael Studer	Kossuth	Troy Donovan Studer	Share Crop	\$0.00	50.00	5	\$62,130.00
5102	Lant E Doran, Thomas Doran	Greene	Joseph Doran	Share Crop	\$0.00	50.00	2	\$104,092.00
5106	Phyllis M Lynch Revocable Trust	Cass	Drey Newell	Share Crop	\$0.00	75.00	3	\$55,713.00
5107	Eugene Pals	Hancock, Wright	Waylon Morris	Share Crop	\$0.00	50.00	2	\$25,808.00
5108	Danny J Stanislav Living Trust	Monona	Luke Masters	Share Crop	\$0.00	65.00	2	\$5,346.00
5111	Dennis Jeffrey Hoeft and Nancy Lee Hoeft Living Trust	Chickasaw, Floyd	Frascht Diversified LLC	Cash Rent	\$300.00	0.00	3	\$8,265.00
Total								\$550,693.00

MEMORANDUM

Subject: Consent Agenda for June 2024 IFA Board Meeting
From: Aaron Smith, Chief Bond Programs Director (515) 452-0461
To: Iowa Finance Authority Board of Directors
Date: May 29, 2024

PRIVATE ACTIVITY BONDS

PAB 24-10A – Associated Milk Producers Inc. (AMPI) Project

This is an application for \$7,000,000 Iowa Finance Authority Solid Waste Facility Revenue Bonds for Associated Milk Producers, Inc. (the “Borrower”). The project includes constructing a wastewater pretreatment facility near the Borrower’s Sanborn, Iowa facility that will include a high strength waste diversion station, a covered dissolved air flotation system, and storage tanks.

This project will require an allocation of Private Activity Bond Cap.

PAB 24-11A – ChildServe, Inc. Project

This is an application for \$4,100,000 Iowa Finance Authority Revenue Refunding Bonds for ChildServe, Inc. and its subsidiaries (the “Borrower”). The project includes the acquisition and remodeling of a 27,000 sq. ft. facility and adjacent undeveloped land, replacing an existing 10,000 sq. ft. facility providing Medical Childcare, Rehabilitation and Autism services. In addition to authorizing the use of bond proceeds for the project identified above, this transaction will also entail converting the previously issued Series 2022B bonds from taxable to tax-exempt.

This project will not require an allocation of Private Activity Bond Cap

WATER QUALITY

WQ 24-10 – State Revolving Fund Construction Loans

This is a resolution to approve an SRF Construction Loan totaling **\$40,018,000** for the following communities:

- City of Akron
- City of Algona
- City of Coralville
- City of Guttenberg
- City of Rudd
- City of Yale

As of April 1, 2024, the interest rate for standard term tax-exempt SRF Construction Loans is 2.50%, which is calculated as 75% of the average daily Bloomberg BVAL Tax Exempt General Obligation Municipal AAA 20-year yield

during the month of March 2024 (the “Base Interest Rate”). The interest rate for standard term taxable SRF loans is calculated in the same manner using the daily Bloomberg BVAL Taxable General Obligation Municipal AAA 20-year yield as the reference rate.

SRF Construction Loans are assessed a loan servicing fee equal to 0.25% per annum of the outstanding principal amount of the loan, paid semiannually.

More information on SRF loan interest rates can be found at: <https://iowasrf.com/loan-interest-rates/>.

RESOLUTION PAB 24-10A

Approving an Application for \$7,000,000
Iowa Finance Authority Solid Waste Facility Revenue Bonds
(Associated Milk Producers, Inc. Project), in one or more series
For Associated Milk Producers, Inc. (the “Borrower”)

And Evidencing the Intent to Proceed with the Issuance of
\$7,000,000 Revenue Bonds

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa (the “State”) duly organized and existing under and by virtue of the Constitution and laws of the State (the “Authority”) is authorized and empowered by Chapter 16 of the Code of Iowa (the “Act”) to issue bonds and notes for the purpose of financing or refunding the cost of certain projects defined in the Act that further the development and expansion of family farming, soil conservation, housing, and business in the State; and

WHEREAS, the Authority has received the Private Activity Bond Program Application set forth in Exhibit A attached hereto (the “Application”) which Application is incorporated herein as though set out here in full; and

WHEREAS, the Application is a request that the Authority issue its revenue bonds in an amount not to exceed \$7,000,000 (the “Bonds”) and loan the proceeds from the sale of the Bonds to the Borrower listed in the Application for the purposes stated therein (the “Project”); and

WHEREAS, the Authority and the Borrower desire to comply with the requirements of Treasury Regulation 1.150-2 (the “Regulations”) with respect to the Project;

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Approval of Application. The Application is hereby approved, and the Director, the Chief Financial Officer, the Chief Operating Officer or the Chief Bond Programs Director of the Authority (each an “Authorized Officer”) are authorized to notify the Borrower of such approval.

Section 2. Reimbursement from Bond Proceeds. Based upon representations of the Borrower, the Authority declares (a) that the Borrower proposes to undertake the Project, (b) that except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5% of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20% of the issue price of the Bonds, and (iii) other expenditures made not earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Borrower and no expenditures will be made by the Borrower until after the date hereof, and (c) the Borrower reasonably intends to reimburse the expenditures made for costs of the Project with the proceeds

of the Bonds. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. Intent to Issue Bonds. It is hereby determined necessary and advisable that the Authority proceed with the issuance and sale of the Bonds as permitted by the Act and that the Authority hereby declares its intent to issue the Bonds to finance the Project, and that such actions will be taken by the Authority as may be required by the Act to authorize, issue and sell the Bonds.

Section 4. Execution and Approval of Agreements. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bonds. The Authority's counsel shall approve all agreements to be entered into in connection with the issuance of the Bonds, and such agreements shall be authorized and approved after due consideration by the Authority prior to their execution by the Authority.

Section 5. Notice and Governor Approval. Any Authorized Officer and the staff of the Authority are directed, on behalf of the Authority, to publish notice of the proposal to issue the Bonds, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer of the State, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 6. Preliminary Official Statement. Any Authorized Officer and the staff of the Authority are authorized to cooperate in the preparation of a preliminary official statement with respect to the Bonds, and that any Authorized Officer is authorized to execute and deliver such certificates to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Bonds.

Section 7. Further Actions. Any Authorized Officer and counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and purpose of this Resolution, the accomplishment of the Project and the sale and issuance of the Bonds.

Section 8. Not Obligations of the Authority. The Bonds, when issued, shall be limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Borrower. The Bonds, the interest thereon and any other payments or costs incident thereto do not constitute an indebtedness or a loan of the credit of the Authority, the State or any political subdivision of the State within the meaning of any constitutional or statutory provisions. The Authority does not pledge its faith or credit nor the faith or credit of the State nor any political subdivision of the State to the payment of the principal of, the interest on or any other payments or costs incident to the Bonds. The issuance of the Bonds and the execution of any documents in relation thereto do not directly, indirectly or contingently obligate the State or any political subdivision of the State to apply money from or levy or pledge any form of taxation whatever to the payment of the principal of or interest on the Bonds or any other payments or costs incident thereto. The Authority has no taxing power.

Section 9. Costs. It is to be understood that the Borrower shall pay all costs, including costs of counsel, and expenses of the Authority related to the Bonds and the Project.

Section 10. Repealer. All resolutions, parts of resolutions, and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. Application of Uniform Electronic Transactions Act. This Resolution and all documents related hereto or referenced herein may be executed, entered into as provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

Passed and approved this 5th day of June, 2024.

Jennifer A. Cooper, Chairperson

ATTEST:

(SEAL)

Deborah Durham, Secretary

EXHIBIT A
ATTACH APPLICATION

Deborah Durham, Director
1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315
(515) 452-0400 – (800) 432-7230

FOR IFA USE ONLY	
Project Number:	PAB 24-10
Date Received:	4/28/2024
Fee Received:	Yes
Amount of Request:	\$7,000,000

Private Activity Bond Application

Part A – Applicant Information

Borrower Details

Borrower's Name:	Associated Milk Producers, Inc.		
Street Address:	315 North Broadway, PO Box 455		
City, State, Zip:	New Ulm, MN 56073		
Point of Contact:	Brock Kline	Title:	CFO
Phone Number:	(507) 354-8295	Email:	klineb@ampi.com

Organizational Information

Corporate Structure: S Corporation C Corporation Partnership 501(c)(3) Other

If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose.

Date of Incorporation:	July 14, 1969	State of Incorporation:	Kansas
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Principals

If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff. Attach separate list if necessary.

Non exempt dairy cooperative owned by approximately 850 dairy farms.

See separate attachment detailing list of directors (all dairy farmer owners)

Please confirm:

- Borrower currently qualified to transact business within the State of Iowa.
- Is state certificate of need required? *If yes, attach a copy.*

Part B – Project Information

This Project qualifies for financing pursuant to the Private Activity Bond Program as land, buildings, or improvements suitable for use as one of the following facilities (check one).

- 501(c)(3) entity (please identify):
- Private college or university
 - Housing facility for elderly or disabled persons
 - Museum or library facility
 - Voluntary nonprofit hospital, clinic or health care facility as defined in Section 135C.1(8) of the Iowa Code.
Please specify: _____
 - Other 501(c)(3) entity. Please specify: _____
- Agricultural processing facility
- Manufacturing facility
- Multifamily housing
- Solid waste facility

Location of the Project

Street Address:	101 W 1st Street		
City:	Sanborn	County:	O'Brien
State:	Iowa	Zip Code:	51248

General Description of the Project

Associated Milk Producers, Inc. (AMPI) is a dairy farmer-owned cooperative that owns seven manufacturing plants and markets cheese, butter and powdered dairy products. AMPI is constructing a wastewater pretreatment facility near our Sanborn, Iowa facility. The pretreatment facility will include a high strength waste diversion station, a covered dissolved air flotation system and storage tanks. The pretreatment facility will be adjacent to the city of Sanborn's water treatment facility on property owned by AMPI, and roughly a mile away from the dairy facility. In order to reach the pretreatment facility, AMPI will also construct a force main (approximately 4,400 feet) and a lift station at the dairy facility.

Total current FTEs of Applicant: Number of permanent FTEs created by the Project:

Parties Related to the Project

Principal User of the Project:

Seller (if any) of the Project:

Purchaser (if any) or Owner or Lessee of the Project:

Relationship of Project Seller and Purchaser, if any:

Part C – Financing Information

Amount of Request: Anticipated Date of Issuance:

Type of Financing: New Money Refunding Amount for Refunding:

Type of Offering: Public Private

Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?
 No Yes, in the amount of _____ (There are IRS limitations on eligible reimbursable costs.)

Sources and Uses of Project Funds

Note: Total Sources must match Total Uses.

Sources		Uses	
	Amount		Amount
<input type="text" value="Tax Exempt Bond Issuance"/>	<input type="text" value="\$ 7,000,000.00"/>	<input type="text" value="Equipment"/>	<input type="text" value="\$ 2,325,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Construction"/>	<input type="text" value="\$ 2,400,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Mechanical Installation"/>	<input type="text" value="\$ 700,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Electrical Installation"/>	<input type="text" value="\$ 700,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Technical Services"/>	<input type="text" value="\$ 650,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Easements"/>	<input type="text" value="\$ 125,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text" value="Closing Costs"/>	<input type="text" value="\$ 100,000.00"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text"/>	<input type="text" value="\$"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text"/>	<input type="text" value="\$"/>
<input type="text"/>	<input type="text" value="\$"/>	<input type="text"/>	<input type="text" value="\$"/>
Total Sources:	<input type="text" value="\$ 7,000,000.00"/>	Total Uses:	<input type="text" value="\$ 7,000,000.00"/>

Application continues on next page.

Part D – Professionals Participating in the Financing

Applications must have Bond Counsel, Borrower’s Counsel, and Underwriter/Financial Institution identified.

Bond Counsel *(an attorney hired by the Borrower to ensure the bonds can be issued on a tax-exempt basis)*

Firm Name: McGuireWoods LLP
 Contact: Michael W. Graff, Jr.
 Address: 1750 Tysons Boulevard, STE 1800
 City: Tysons State: VA Zip: 22102
 Phone: (703) 712-5110 Email: mgraff@mcguirewoods.com

Counsel to the Borrower

Firm Name: Winthrop & Weinstine
 Contact: James W. Dierking
 Address: 225 South 6th Street, STE 3500
 City: Minneapolis State: MN Zip: 55402
 Phone: (612) 604-6651 Email: jdierking@winthrop.com

Underwriter or Financial Institution Purchasing the Bonds

Firm Name: Wells Fargo Corporate & Investment Banking
 Contact: John Wooten
 Address: 550 S. Tryon St., 5th Floor, MAC: D1086-271
 City: Charlotte State: NC Zip: 28202
 Phone: (704) 410-0804 Email: john.wooten@wellsfargo.com

Counsel to the Underwriter

Firm Name: Kutak Rock LLP
 Contact: Eric R. Sender
 Address: 3424 Peachtree Rd NE, Suite 900
 City: Atlanta State: GA Zip: 30326
 Phone: (404) 222-4633 Email: eric.sender@kutakrock.com

Trustee (if applicable)

Firm Name: Computershare
 Contact: Sandra Adrian
 Address: 1505 Energy Park Drive
 City: St. Paul State: MN Zip: 55108
 Phone: (713) 503-5788 Email: sandra.adrian@computershare.com

Part E – Fees and Charges

1. A non-refundable application fee must accompany this application at the time of submission to the Authority. For applications for bonds up to \$10 million, the application fee is \$1,000. For applications for bonds over \$10 million, the application fee is \$2,500. The application fee is subtracted from the Issuer's fee at closing.

Applications and the application fee payment may be mailed to the Authority at the following address:

Iowa Finance Authority
Attention: Aaron Smith
1963 Bell Avenue, Suite 200
Des Moines, IA 50315

Alternatively, applications may be submitted electronically through the Authority's website, with the application fee payment sent via wire transfer to:

Wells Fargo Bank California
ABA No. 121000248
for further credit to Iowa Finance Authority
Checking Account No. 3000501562
Attention: Cindy Harris
Reference: PAB Application Fee for [Applicant or Project Name]

2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first \$10 million of bonds and declines after that pursuant to the Issuer fee schedule established by the Authority. Please contact Aaron Smith at (515) 452-0461 or aaron.smith@iowafinance.com for more information.
3. Borrower is required, and with the execution of this application agrees, to pay the fees and expenses of Dorsey & Whitney LLP, who serves as Issuer's Counsel. Bond documents should be sent to David Grossklaus (grossklaus.david@dorsey.com) at Dorsey & Whitney LLP and Aaron Smith (aaron.smith@iowafinance.com) at the Authority.

Signature:  _____

By: Brock Kline _____

Title: CFO _____

Date: 4/28/2024 _____

ASSOCIATED MILK PRODUCERS INC.
BOARD OF DIRECTORSDIVISION 1

450120	Mark Hamlett (Jennifer)	4113 H Avenue, Aurora, IA 50674
980338	Steve Hoffman (Kerry)	18868 140th Avenue, New Ulm, MN 56073
85505	Kevin Knapp (Cari)	2227 120th Street, Larchwood, IA 51241
66650	Bill Post (Merri)	386 61st Street, Chandler, MN 56162
98100	Doug Temme (Mary)	57618 858th Road, Wayne, NE 68787

DIVISION 2

3818	Tom Hoscheit (Manon)	11608 Co. # 5, Caledonia, MN 55921
1402	Darrel Maus (Lisa)	28886 310th Street, Freeport, MN 56331
34490	Eugene Roller (Brenda)	25224 610th Avenue, Hewitt, MN 56453
981196	Steve Schlangen (Cheryl)	28368 Co. Rd. 41, Albany, MN 56307
20461	Jon Schmidt (Kim)	6124 SW 8th Street, Owatonna, MN 55921

DIVISION 3

110050	Dan Anderon (Karen)	N6959 County Highway D, Holmen, WI 54636
51480	Alexia DeVries (Scott)	W15131 State Hwy. 54, Melrose, WI 54642
2534	Dennis Hawkins (Ericka)	8544 Hwy. X, Chippewa Falls, WI 54729
220270	Don Honadel (Nicole)	S9334 County Road V, Augusta, WI 54722
2168	David Peterson	32786 County X, Boyd, WI 54726

RESOLUTION PAB 24-11A

Approving an Application for \$4,100,000
Iowa Finance Authority Revenue Refunding Bonds
(ChildServe, Inc. Project), in one or more series
For ChildServe, Inc. and its subsidiaries (the “Borrower”)

And Evidencing the Intent to Proceed with the Issuance of
\$4,100,000 Revenue Refunding Bonds
and with the Amendment of Documents Relating to the Series 2022B Taxable Bonds

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa (the “State”) duly organized and existing under and by virtue of the Constitution and laws of the State (the “Authority”) is authorized and empowered by Chapter 16 of the Code of Iowa (the “Act”) to issue bonds and notes for the purpose of financing or refunding the cost of certain projects defined in the Act that further the development and expansion of family farming, soil conservation, housing, and business in the State; and

WHEREAS, the Authority previously issued its \$18,400,000 Iowa Finance Authority Revenue and Refunding Bonds (ChildServe Project), Series 2022A (the “Series 2022A Bonds”) and its \$4,100,000 Iowa Finance Authority Revenue and Refunding Bonds (ChildServe Project), Series 2022B (Taxable) (the “Series 2022B Taxable Bonds” and, together with the Series 2022A Bonds, the “Series 2022 Bonds”) pursuant to a Fifth Supplemental Indenture of Trust dated as of March 1, 2022 (the “Original Indenture”) by and among the Authority, the City of Windsor Heights, Iowa (the “City”) and UMB Bank, n.a., as successor trustee (the “Trustee”), supplementing and amending the Indenture of Trust dated as of March 1, 2006 (the “Original Indenture”) between the Authority and Wells Fargo Bank, National Association, as original trustee (the “Initial Trustee”), as previously supplemented and amended by a Supplemental Indenture of Trust dated as of March 1, 2013 (the “First Supplemental Indenture”) among the Authority, the City and the Initial Trustee, a Second Supplemental Indenture of Trust dated as of April 24, 2015 (the “Second Supplemental Indenture”), among the Authority, the City and Bankers Trust Company, as successor trustee (the “Second Trustee”), a Third Supplemental Indenture of Trust dated as of April 24, 2015 (the “Third Supplemental Indenture”) among the Issuer, the City and the Second Trustee, and a Fourth Supplemental Indenture of Trust dated as of May 1, 2019 (the “Fourth Supplemental Indenture” and, together with the Original Indenture, the First Supplemental Indenture, the Second Supplemental Indenture, the Third Supplemental Indenture and the Fifth Supplemental Indenture, the “2022 Indenture”) among the Authority, the City and the Second Trustee to finance (i) the refunding of the City of Windsor Heights Revenue Bonds (ChildServe Inc. Project) Series 2013 (the “Series 2013 Bonds”), the construction of a 20,000 square foot expansion and renovation of existing space at the Ames Regional Center, the refunding of the City of Windsor Heights Revenue Bonds (ChildServe Project), Series 2019 (Taxable) (the “Series 2019 Bonds”) and the acquisition and renovation of the currently leased 12,000 square foot Iowa City Regional Center (the Series 2022A Project), and (ii) the acquisition or construction of a 20,000

to 30,000 square foot facility to replace the Woodland Center facility in Des Moines (the “Series 2022B Project” and, together with the Series 2022A Project, the “Series 2022 Project”); and

WHEREAS, the proceeds of the Series 2022 Bonds were loaned to ChildServe, Inc., ChildServe Habilitation Center Inc., ChildServe Homes Inc., ChildServe Medical Equipment & Supply Inc., ChildServe Therapy Inc., ChildServe Foundation Inc., ChildServe Community Options, Inc., ChildServe Homecare, Inc., and The ChildServe Clinic, Inc. (collectively, the “Borrower”) pursuant to a Loan Agreement dated as of March 1, 2022 (the “2022 Loan Agreement”) between the Authority and the Borrower for the purpose of funding the Series 2022 Project, funding a reserve fund, and paying capitalized interest and costs of issuance relating related to the Series 2022 Bonds; and

WHEREAS, the Borrower has elected to convert the interest rate on the Series 2022B Taxable Bonds from a taxable interest rate to a tax-exempt interest rate in accordance with the provisions of Section 3.09 of the 2022 Loan Agreement (the “Rate Conversion”) which requires the Authority to hold a hearing and authorize a conversion of the interest rate and the issuance of a new bond; and

WHEREAS, the Borrower also desires to make certain amendments to the 2022 Loan Agreement and the 2022 Indenture to permit the Borrower to draw upon the Series 2022B Taxable Bonds for the purpose of the acquisition and remodeling of a 27,000 sq. ft. facility and adjacent undeveloped land to replace an existing 10,000 sq. ft facility providing medical childcare, rehabilitation and autism services (collectively and with the Rate Conversion, the “2024 Project”); and

WHEREAS, the Authority has received the Private Activity Bond Program Application set forth in Exhibit A attached hereto (the “Application”) which Application is incorporated herein as though set out here in full; and

WHEREAS, the Application is a request that the Authority issue its revenue refunding bonds in one or more series, in an amount not to exceed \$4,100,000 (the “Series 2022B Tax-Exempt Bonds”) and loan the proceeds from the sale of the Series 2022B Tax-Exempt Bonds to the Borrower listed in the Application for the purpose of financing the 2024 Project.

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Approval of Application. The Application is hereby approved, and the Director, Chief Financial Officer, Chief Operating Officer or Chief Bond Programs Director of the Authority (each, an “Authorized Officer”) is authorized to notify the Borrower of such approval.

Section 2. Amendment to 2022 Loan Agreement. The form and content of the Amendment to 2022 Loan Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are authorized, approved and confirmed. Any Authorized Officer is authorized and directed to execute and deliver the Amendment to 2022 Loan Agreement, but with such changes, modifications, additions or deletions therein as shall be approved by counsel to the Authority and that from and after the execution and delivery of the Amendment to 2022 Loan Agreement, any Authorized Officer is hereby authorized, empowered and directed to

do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Amendment to 2022 Loan Agreement as executed.

Section 3. Amendment to 2022 Indenture. The form and content of the Amendment to 2022 Indenture, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed. Any Authorized Officer is authorized, empowered and directed to execute and deliver the Amendment to 2022 Indenture, but with such changes, modifications, additions or deletions therein as shall be approved by counsel to the Authority and that from and after the execution and delivery of the Amendment to 2022 Indenture, any Authorized Officer is authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Amendment to 2022 Indenture as executed.

Section 4. Reimbursement from Bond Proceeds. Based upon representations of the Borrower, the Authority declares (a) that the Borrower proposes to undertake the 2024 Project, (b) that except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5% of the proceeds of the Series 2022B Tax-Exempt Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20% of the issue price of the Series 2022B Tax-Exempt Bonds, and (iii) other expenditures made not earlier than 60 days before the date hereof, no expenditures for the 2024 Project have been made by the Borrower and no expenditures will be made by the Borrower until after the date hereof, and (c) the Borrower reasonably intends to reimburse the expenditures made for costs of the 2024 Project with the proceeds of the Series 2022B Tax-Exempt Bonds. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 5. Intent to Issue Series 2022B Tax-Exempt Bonds. It is hereby determined necessary and advisable that the Authority proceed with the issuance and sale of the Series 2022B Tax-Exempt Bonds as permitted by the Act and that the Authority hereby declares its intent to issue the Series 2022B Tax-Exempt Bonds to finance the 2024 Project, and that such actions will be taken by the Authority as may be required by the Act to authorize, issue and sell the Series 2022B Tax-Exempt Bonds.

Section 6. Execution and Approval of Agreements. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Series 2022B Tax-Exempt Bonds. The Authority's counsel shall approve all agreements to be entered into in connection with the issuance of the Series 2022B Tax-Exempt Bonds, and such agreements shall be authorized and approved after due consideration by the Authority prior to their execution by the Authority.

Section 7. Notice and Governor Approval. If necessary, any Authorized Officer and the staff of the Authority are directed, on behalf of the Authority, to publish notice of the proposal to issue the Series 2022B Tax-Exempt Bonds, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer of the State, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 8. Preliminary Official Statement. If necessary, any Authorized Officer and the staff of the Authority are authorized to cooperate in the preparation of a preliminary official

statement with respect to the Series 2022B Tax-Exempt Bonds, and that any Authorized Officer is authorized to execute and deliver such certificates to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Series 2022B Tax-Exempt Bonds.

Section 9. Further Actions. Any Authorized Officer and counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and purpose of this Resolution, the accomplishment of the financing of the 2024 Project and the sale and issuance of the Series 2022B Tax-Exempt Bonds.

Section 10. Not Obligations of the Authority. The Series 2022B Tax-Exempt Bonds, when issued, shall be limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Borrower. The Series 2022B Tax-Exempt Bonds, the interest thereon and any other payments or costs incident thereto do not constitute an indebtedness or a loan of the credit of the Authority, the State or any political subdivision of the State within the meaning of any constitutional or statutory provisions. The Authority does not pledge its faith or credit nor the faith or credit of the State nor any political subdivision of the State to the payment of the principal of, the interest on or any other payments or costs incident to the Series 2022B Tax-Exempt Bonds. The issuance of the Series 2022B Tax-Exempt Bonds and the execution of any documents in relation thereto do not directly, indirectly or contingently obligate the State or any political subdivision of the State to apply money from or levy or pledge any form of taxation whatever to the payment of the principal of or interest on the Series 2022B Tax-Exempt Bonds or any other payments or costs incident thereto. The Authority has no taxing power.

Section 11. Costs. It is to be understood that the Borrower shall pay all costs, including costs of counsel, and expenses of the Authority related to the Series 2022B Tax-Exempt Bonds and the financing of the 2024 Project.

Section 12. Repealer. All resolutions, parts of resolutions, and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 13. Application of Uniform Electronic Transactions Act. This Resolution and all documents related hereto or referenced herein may be executed, entered into as provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa.

Passed and approved this 5th day of June, 2024.

Jennifer A. Cooper, Chairperson

ATTEST:

(SEAL)

Deborah Durham, Secretary

EXHIBIT A
ATTACH APPLICATION

Deborah Durham, Director
1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315
(515) 452-0400 – (800) 432-7230

FOR IFA USE ONLY	
Project Number:	<input type="text"/>
Date Received:	<input type="text"/>
Fee Received:	<input type="text"/>
Amount of Request:	<input type="text"/>

Private Activity Bond Application

Part A – Applicant Information

Borrower Details

Borrower's Name:

Street Address:

City, State, Zip:

Point of Contact: Title:

Phone Number: Email:

Organizational Information

Corporate Structure: S Corporation C Corporation Partnership 501(c)(3) Other

If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose.

Date of Incorporation: State of Incorporation:

Principals

If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff. Attach separate list if necessary.

Please confirm:

- Borrower currently qualified to transact business within the State of Iowa.
- Is state certificate of need required? *If yes, attach a copy.*

Part B – Project Information

This Project qualifies for financing pursuant to the Private Activity Bond Program as land, buildings, or improvements suitable for use as one of the following facilities (check one).

- 501(c)(3) entity (please identify):
 - Private college or university
 - Housing facility for elderly or disabled persons
 - Museum or library facility
 - Voluntary nonprofit hospital, clinic or health care facility as defined in Section 135C.1(8) of the Iowa Code.
Please specify: _____
 - Other 501(c)(3) entity. Please specify: _____
- Agricultural processing facility
- Manufacturing facility
- Multifamily housing
- Solid waste facility

Location of the Project

Street Address:

City: County:

State: Zip Code:

General Description of the Project (125-word limit)

Total current FTEs of Applicant: Number of permanent FTEs created by the Project:

Parties Related to the Project

Principal User of the Project:

Seller (if any) of the Project:

Purchaser (if any) or Owner or Lessee of the Project:

Relationship of Project Seller and Purchaser, if any:

Part C – Financing Information

Amount of Request: \$ Anticipated Date of Issuance:

Type of Financing: New Money Refunding Amount for Refunding: \$

Type of Offering: Public Private

Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?

No Yes, in the amount of _____ (There are IRS limitations on eligible reimbursable costs.)

Sources and Uses of Project Funds

Note: Total Sources must match Total Uses.

Sources	Amount	Uses	Amount
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>	<input type="text"/>	\$ <input type="text"/>
Total Sources:	\$ <input type="text"/>	Total Uses:	\$ <input type="text"/>

Application continues on next page.

Part D – Professionals Participating in the Financing

Applications must have Bond Counsel, Borrower’s Counsel, and Underwriter/Financial Institution identified.

Bond Counsel *(an attorney hired by the Borrower to ensure the bonds can be issued on a tax-exempt basis)*

Firm Name:

Contact:

Address:

City: State: Zip:

Phone: Email:

Counsel to the Borrower

Firm Name:

Contact:

Address:

City: State: Zip:

Phone: Email:

Underwriter or Financial Institution Purchasing the Bonds

Firm Name:

Contact:

Address:

City: State: Zip:

Phone: Email:

Counsel to the Underwriter

Firm Name:

Contact:

Address:

City: State: Zip:

Phone: Email:

Trustee (if applicable)

Firm Name:

Contact:

Address:

City: State: Zip:

Phone: Email:

Part E – Fees and Charges

1. A non-refundable application fee must accompany this application at the time of submission to the Authority. For applications for bonds up to \$10 million, the application fee is \$1,000. For applications for bonds over \$10 million, the application fee is \$2,500. The application fee is subtracted from the Issuer's fee at closing.

Applications and the application fee payment may be mailed to the Authority at the following address:

Iowa Finance Authority
Attention: Aaron Smith
1963 Bell Avenue, Suite 200
Des Moines, IA 50315

Alternatively, applications may be submitted electronically through the Authority's website, with the application fee payment sent via wire transfer to:

Wells Fargo Bank California
ABA No. 121000248
for further credit to Iowa Finance Authority
Checking Account No. 3000501562
Attention: Cindy Harris
Reference: PAB Application Fee for [Applicant or Project Name]

2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first \$10 million of bonds and declines after that pursuant to the Issuer fee schedule established by the Authority. Please contact Aaron Smith at (515) 452-0461 or aaron.smith@iowafinance.com for more information.
3. Borrower is required, and with the execution of this application agrees, to pay the fees and expenses of Dorsey & Whitney LLP, who serves as Issuer's Counsel. Bond documents should be sent to David Grossklaus (grossklaus.david@dorsey.com) at Dorsey & Whitney LLP and Aaron Smith (aaron.smith@iowafinance.com) at the Authority.

Signature: Jennifer Pavlovac

By: _____

Title: _____

Date: _____

RESOLUTION
WQ 24-10

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the “Department”), to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the “SRF Program”); and

WHEREAS, the Authority offers loans under the SRF Program as a means of financing all or part of the construction of certain drinking water or wastewater treatment facilities; and

WHEREAS, the construction activities being undertaken meet the requirements of the SRF Program and have been approved by the Department; and

WHEREAS, the Authority offers the SRF loans at below market interest maturing no later than thirty years from execution; and

WHEREAS, the Authority desires to approve SRF Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Director, the Chief Financial Officer, the Chief Operating Officer or the Chief Bond Programs Director of the Authority (each an “Authorized Officer”) to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding SRF Loans to the communities, the terms of each including the not to exceed principal amount, not to exceed interest rate (which interest rate may be reduced as determined in accordance with the SRF Program Intended Use Plan), and maturity date are set forth on Exhibit A attached hereto, and such other restrictions as may be deemed necessary and appropriate by the Authorized Officer.

SECTION 3. The Board authorizes the Authorized Officer to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Authorized Officer, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June, 2024.

Jennifer Cooper, Chairperson

ATTEST:

Deborah Durham, Secretary

(SEAL)

EXHIBIT A
SRF Construction Loans

Borrower	County	Population	Amount	Tax Exempt / Taxable	Interest Rate	Pledge	Term - Years	CW/DW	Description
Akron	Plymouth	1,558	\$1,237,000	Tax Exempt	2.50%	Revenue	20	CW	Treatment Improvements
Algona	Kossuth	5,487	\$30,785,000	Tax Exempt	2.50%	Revenue	20	CW	Treatment Improvements
Coralville	Johnson	22,318	\$3,779,000	Tax Exempt	2.50%	Revenue	20	CW	Transmission Improvements
Coralville	Johnson	22,318	\$1,895,000	Tax Exempt	2.50%	Revenue	20	CW	Transmission Improvements
Guttenberg	Clayton	1,817	\$1,437,000	Tax Exempt	2.50%	Revenue	20	DW	Transmission Improvements
Rudd	Floyd	358	\$220,000	Tax Exempt	2.50%	GO	10	DW	Storage Improvements
Yale	Guthrie	267	\$665,000	Tax Exempt	2.50%	Revenue	20	DW	Source Improvements

\$40,018,000

As of April 1, 2024, the interest rate for standard term tax-exempt SRF Construction Loans is 2.50%, which is calculated as 75% of the average daily Bloomberg BVAL Tax Exempt General Obligation Municipal AAA 20-year yield during the month of March 2024 (the “Base Interest Rate”). The interest rate for standard term taxable SRF loans is calculated in the same manner using the daily Bloomberg BVAL Taxable General Obligation Municipal AAA 20-year yield as the reference rate.

SRF Construction Loans are assessed a loan servicing fee equal to 0.25% per annum of the outstanding principal amount of the loan, paid semiannually. More information on SRF loan interest rates can be found at: <https://iowasrf.com/loan-interest-rates/>.

MEMORANDUM

Subject: Water Quality Regular Agenda Items for June 2024 IFA Board Meeting
From: Aaron Smith, Chief Bond Programs Director (515) 452-0461
To: Iowa Finance Authority Board of Directors
Date: May 29, 2024

WATER QUALITY

WQ 24-11 – Water Quality Financing Program

Overview

The Water Quality Financing Program (“WQFP” or the “Program”), administered by Iowa Finance Authority (“IFA” or the “Authority”) in cooperation with the Iowa Department of Natural Resources (“DNR”) and the Iowa Department of Agriculture and Land Stewardship (“IDALS”), provides financial assistance to point and nonpoint projects that enhance the quality of surface water and groundwater, with higher prioritization given to collaborative efforts.

The fund shall be administered in such a manner as to provide a permanent source of water quality project financial assistance to eligible entities. Financial assistance shall be provided in the form deemed by the authority to be most convenient for the efficient financing of projects.

Each loan application is assessed in three categories:

1. Financial Feasibility (35%)
2. Project Collaboration (30%)
3. Water Quality Benefit (35%)

Eligible Projects

Eligible Projects may include any practices designed to improve water quality in the local area or watershed. This can include improvements to point sources, practices designed to mitigate nonpoint source pollution, or watershed protection projects, but only the parts of the project that have a water quality protection or improvement component may be funded by the Program.

Projects funded by the Program shall use practices identified in the Iowa [Nutrient Reduction Strategy](#). Eligible point source projects typically include the installation of biological nutrient removal technology, or the installation of chemical nutrient removal technology, to meet Nutrient Reduction Strategy point source removal targets. Other point source projects can be considered if they are necessary to achieve nutrient reductions in a phased approach or can help optimize existing technologies to meet Nutrient Reduction Strategy point source removal targets.

Terms

For publicly owned projects, the interest rate is 50% of the prevailing SRF interest rate at the time a complete loan application is submitted; the interest rate for privately owned projects is 3.00%. All loans must be repaid within 20 years of execution. Principal repayments and interest are deposited back into the fund and are available to fund future projects. A one-time loan initiation and servicing fee of 2.00% is assessed upon closing.

This is a resolution to approve a Water Quality Financing Program loan for \$21,270,060 for the City of Algona. The project will upgrade the City's wastewater treatment facility to treat for nitrogen and phosphorus biologically and chemically. Associated sludge handling upgrades are included due to the treatment change. Age-related equipment replacements are also included in this project, but those will be funded through SRF.

Upon Board approval, IFA staff anticipates this loan will close early in before the end of FY24 or early in FY25.

- **Action: Resolution WQ 24-11 – Water Quality Financing Program Loan**

WQ 24-12 – Peoples Savings Bank Loan Participation Extension (Bartles Property, Dickinson County)

Iowa Natural Heritage Foundation (INHF) previously negotiated the purchase of three row-crop parcels totaling 48 acres, with storm drains and tile outlets draining directly from the property into the Big Spirit Lake. Big Spirit Lake is an Outstanding Iowa Water, a Natural Resources and Conservation Service (NRCS) National Water Quality Initiative (NWQI) priority watershed, and source water for the City of Spirit Lake's drinking water.

The property will be restored to wetland and prairie to reduce runoff containing nitrogen, phosphorus, sediment, and other pollutants to Big Spirit Lake. The restoration will help absorb and filter the non-point source pollution that can lead to high nutrient levels in the lake.

IFA entered into a 5-year loan participation agreement with Peoples Savings Bank in November 2019 to facilitate INHF's purchase of the property. The original loan was for \$506,437; the entire balance is outstanding. INHF has requested an extension to the loan participation to continue raising the funds needed to pay off the loan.

WQ 24-12 extends the existing SRF loan participation for five years while INHF completes their fundraising.

- **Action: Resolution WQ 24-12 - Peoples Savings Bank - Bartles Property, Dickinson County**

WQ 24-13 – Peoples Savings Bank Loan Participation Extension (Grossman Property, Warren County)

Iowa Natural Heritage Foundation (INHF) previously negotiated the purchase of approximately 372 acres of land in Warren County for long-term restoration, protection, and future public enjoyment. The property contains 325 acres of filter strips in pollinator habitat enrolled in the Conservation Reserve Program (CRP). The permanent protection of the property will provide lasting water quality benefits to the North River floodplain by creating a more natural floodway with increased infiltration during high water events reducing soil loss and nutrient runoff.

IFA entered into a 5-year loan participation agreement with Peoples Savings Bank in November 2019 to facilitate INHF's purchase of the property. The original loan was for \$1,610,000; the current balance is \$667,000. INHF has requested an extension to the loan participation to continue raising the funds needed to pay off the loan.

WQ 24-13 extends the existing SRF loan participation for five years while INHF completes their fundraising.

- **Action: Resolution WQ 24-13 - Peoples Savings Bank - Grossman Property, Warren County**

**RESOLUTION
WQ 24-11**

WHEREAS, the Iowa Finance Authority (the “Authority”), in cooperation with the Iowa Department of Natural Resources and the Iowa Department of Agriculture and Land Stewardship, Division of Soil Conservation and Water Quality (together, the “Department”), is authorized to undertake the creation, administration and financing of the Water Quality Financing Program (the “Program” or the “WQFP”) established in the Code of Iowa, Sections 16.134, 16.134A, and 16.151 through 16.154 (the “Act”), including, among other things, providing financial assistance to enhance water quality in furtherance of the purposes of the Program; and

WHEREAS, the Authority offers loans under the Program as a means of providing financial assistance to enhance the quality of surface water and groundwater, particularly by financing projects designed to improve water quality by addressing point and nonpoint sources; and

WHEREAS, the construction activities being undertaken meet the requirements of the Program and have been approved by the Authority; and

WHEREAS, the Authority offers WQFP loans that mature no later than twenty years from execution at interest rates negotiated with each loan recipient (the “WQFP Loans”); and

WHEREAS, the Authority desires to approve WQFP Loans to the entities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Director, the Chief Financial Officer, the Chief Operating Officer or the Chief Bond Programs Director of the Authority (each an “Authorized Officer”) to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding WQFP Loans to the communities and in the approximate amounts set forth on Exhibit A attached hereto, each with an interest rate set forth on Exhibit A for a maturity of twenty years, and such other restrictions as may be deemed necessary and appropriate by the Authorized Officer.

SECTION 3. The Board authorizes the Authorized Officer to fund said loan from funds held under the Program, all in the manner deemed necessary and appropriate by the Authorized Officer, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June, 2024.

Jennifer Cooper, Chairperson

ATTEST:

Deborah Durham, Secretary

(SEAL)

Exhibit A

Water Quality Financing Program Loans

Borrower	County	Population	Amount	Interest Rate	Description
City of Algona	Kossuth	5,375	\$21,270,060	1.25%	Eligible Nutrient Reduction Practice(s)

\$21,270,060

Water Quality Financing Program

Application for Financial Assistance



SECTION 1. APPLICANT INFORMATION

Applicant's Name¹:			
Street Address:			
City:		County:	
Contact Person:		Title:	
Phone Number:		Email:	

1. Loan Recipient and Project Owner.

SECTION 2. INFORMATION ABOUT THE PROJECT

WQFP Request ² :	\$
Provide a brief 2-3 sentence description of the Project:	
Project Schedule:	
Design Concept or Preliminary Engineering Report (PER) Completed ³ :	
Plans and Specifications Submitted:	
Plans and Specifications Approved ⁴ :	
Construction Start Date ⁵ :	

2. Amount must match amount in Section 5.

3. Please submit design concept or PER with this application.

4. If the proposed project has received technical approval, please submit documentation.

5. Projects not initiating construction within one year of the date the application is submitted should consider applying at a later date.

Please describe the plan for the maintaining the proposed project, including information on the likely useful life of the project, the party(ies) responsible for maintaining the project, the cost of operation and/or maintenance, and how the costs will be paid. *Attach as a separate document, as necessary.*

SECTION 3. WATER QUALITY BENEFIT

Please briefly describe the proposed project, the water quality issue(s) it will address, and the expected water quality improvement(s) that will result from the project (125-word limit).

Please explain – in simple, easily understood terminology – how the project will use practices identified in the [Iowa Nutrient Reduction Strategy](#) to accomplish the water quality goal(s) identified above.

Please describe how results of the proposed project will be measured (e.g., by quantity of pollution being reduced or the percentage of pollution being reduced).

Please explain whether the results of the proposed project will address identified impairments in the watershed.

SECTION 4. PROJECT COLLABORATION

Please identify any collaborating partner entities involved in the proposed project and briefly describe the roles, responsibilities, qualifications, and financial commitment(s) to the proposed project (if applicable) of each party. Please also describe any formal agreements among the parties, if applicable.

Common collaborating organizations include, but are not limited to:

- Iowa Department of Natural Resources (DNR)
- USDA Natural Resources Conservation Service (NRCS)
- Iowa State Revolving Fund (SRF)
- Iowa Stormwater Education Partnership (ISWEP)
- Nonprofit conservation organizations
- Iowa Department of Agriculture and Land Stewardship (IDALS)
- Iowa Nutrient Iowa Nutrient Research & Education Council (INREC)
- Iowa League of Cities
- City/county/other municipalities

If applicable, describe how the proposed project is part of a larger coordinated effort to improve water quality.

SECTION 5B: FINANCIAL FEASIBILITY – PROJECT BUDGET FOR POINT SOURCE PROJECTS

	Components of the Project		PROJECT TOTAL
	Elements Related to Nutrient Reduction	Other	
Administrative, Financial, & Legal Expenses	33,000.00	\$17,000.00	\$50,000.00
Land and Easements	0.00	\$0.00	\$0.00
Engineering Fees (planning, design, and construction)	1,274,000.00	\$637,000.00	\$1,911,000.00
Construction Costs	11,590,000.00	\$6,286,000.00	\$17,876,000.00
Equipment	7,887,000.00	\$2,707,000.00	\$10,594,000.00
Miscellaneous			\$0.00
Contingency	569,000.00	\$285,000.00	\$854,000.00
Other – Specify:			\$0.00
Project Subtotal:	21,353,000.00	\$9,932,000.00	\$31,285,000.00
Less Funds from Other Sources (identified below): –	(500,000.00)		
WQFP Loan Subtotal:	20,853,000.00		
Plus Loan Initiation Fee¹: +	417,060.00		
Total WQFP Loan Request:	21,270,060.00		

Other Sources of Funds

List Other Sources of Funds:	Secured? ²	Loan/Grant	Source of Repayment ³	Amount
WTFAP	Yes	Grant		\$500,000.00
SRF (for non-eligible items - not related to nutrient reduction)	Yes	Loan	Sewer Service Charges	

Total Other Sources of Funds: \$500,000.00

If the loan will be repaid from any source other than ad valorem taxes (general obligation), a pro forma cash flow analysis showing net revenue is sufficient to cover 110% (1.10x) of projected debt service for all parity debt obligations (same lien and repayment source) must be included with this application.

1. WQFP Loan Subtotal x 0.02
 2. Awarded or under contract.
 3. For all loan sources.

**RESOLUTION
WQ 24-12**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the “DNR”) to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the “SRF Program”); and

WHEREAS, the Authority offers low-interest loans, pass-through loans, linked deposits and purchases of loan participations through local lending institutions under the SRF Program for non-point source projects; and

WHEREAS, the Authority purchased a participation in a loan to the Iowa Natural Heritage Foundation (the “Borrower”) from Peoples Savings Bank on November 1, 2019, in the amount of \$506,437 with a term of five years for a non-point source project under the SRF Program, which is described in Exhibit A; and

WHEREAS, the loan has a balance of \$506,437; and

WHEREAS, the Borrower has requested an extension of the term of the participation for an additional five years; and

WHEREAS, Peoples Savings Bank has agreed to such an extension of the term.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board hereby approves an extension of the loan participation with Peoples Savings Bank for an additional five years and authorizes the Authority to finalize this transaction and to negotiate and complete the necessary documents. The Chief Bond Programs Director is authorized to prepare and execute any necessary documents in connection with the participation in the loan, consistent with the terms of this Resolution.

SECTION 2. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 3. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June, 2024.

ATTEST:

Jennifer Cooper, Chairperson

Deborah Durham, Secretary

(Seal)

EXHIBIT A

Original Project Description:

The Bartels property consists of three row-crop parcels totaling 48 acres, with storm drains and tile outlets draining directly from the property into the Big Spirit Lake. Big Spirit Lake is an Outstanding Iowa Water, a Natural Resources and Conservation Service (NRCS) National Water Quality Initiative (NWQI) priority watershed, and source water for the City of Spirit Lake's drinking water.

The property falls within the ¼-mile priority buffer around Big Spirit Lake needed for source water protection. The Bartels property will be restored to wetland and prairie reducing runoff containing nitrogen, phosphorus, sediment, and other pollutants to Big Spirit Lake. Restoring the Bartels cropland to wetland and prairie will help absorb and filter the non-point source pollution that is leading to the high nutrient levels in the lake.

**RESOLUTION
WQ 24-13**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the “DNR”) to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the “SRF Program”); and

WHEREAS, the Authority offers low-interest loans, pass-through loans, linked deposits and purchases of loan participations through local lending institutions under the SRF Program for non-point source projects; and

WHEREAS, the Authority purchased a participation in a loan to the Iowa Natural Heritage Foundation (the “Borrower”) from Peoples Savings Bank on November 1, 2019, in the amount of \$1,610,000 with a term of five years for a non-point source project under the SRF Program, which is described in Exhibit A; and

WHEREAS, the Borrower has repaid \$943,000 of the loan, leaving a balance of \$667,000; and

WHEREAS, the Borrower has requested an extension of the term of the participation for an additional five years; and

WHEREAS, Peoples Savings Bank has agreed to such an extension of the term.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board hereby approves an extension of the loan participation with Peoples Savings Bank for an additional five years and authorizes the Authority to finalize this transaction and to negotiate and complete the necessary documents. The Chief Bond Programs Director is authorized to prepare and execute any necessary documents in connection with the participation in the loan, consistent with the terms of this Resolution.

SECTION 2. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 3. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June, 2024.

ATTEST:

Jennifer Cooper, Chairperson

Deborah Durham, Secretary

(Seal)

EXHIBIT A

Original Project Description:

The Grossman property consists of approximately 372 acres along the North River in Warren County. It contains approximately 325 acres of filter strips and pollinator habitat enrolled in the Conservation Reserve Program (CRP). The entire property falls within the North River floodplain and is prone to frequent flooding. The remaining cropped acres were planted to CRP as well.

The property has potential for more hydrologic restoration to prevent soil erosion and water runoff that carries non-point source pollution from crop fields. The permanent protection of the Grossman property will provide lasting water quality benefits to the North River floodplain by creating a more natural floodway with increased infiltration during high water events reducing soil loss and nutrient runoff.

MEMORANDUM

Subject: Private Activity Bond Items for June 2024 IFA Board Meeting
From: Aaron Smith, Chief Bond Programs Director (515) 452-0461
To: Iowa Finance Authority Board of Directors
Date: May 29, 2024

PRIVATE ACTIVITY BOND PROGRAM

PAB 20-02 – Union at Wiley Apartments Project

This is an amending resolution authorizing amendments to the Bond Financing Agreement related to IFA Multifamily Housing Revenue Bonds issued in June 2021 for Union at Wiley, L.P. (the “Borrower”). The Borrower and the Lender are requesting to extend the maturity date by six months from June 8, 2024 to December 8, 2024.

- **Action: Resolution PAB 20-02B-2**

RESOLUTION PAB 20-02B-2

Resolution authorizing the execution of a First Amendment to Bond Financing Agreement relating to the Authority's Multifamily Housing Revenue Bonds, Series 2021B (Union at Wiley Apartments Project)

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa, duly organized and existing under and by virtue of the Constitution and the laws of the State of Iowa, (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue revenue bonds to be used to pay the cost of defraying the cost of acquiring, constructing, improving and equipping certain projects described in the Act, including any project for which tax exempt financing is authorized by the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority has previously issued its \$4,700,000 aggregate principal amount of Multifamily Housing Revenue Bonds, Series 2021B (Union at Wiley Apartments Project) (the "Bonds"); and

WHEREAS, the proceeds of the Bonds were loaned to the Borrower pursuant to the Bond Financing Agreement dated as of June 1, 2021 (the "Agreement") among the Authority, Union at Wiley, LP (the "Borrower") and Cedar Rapids Bank and Trust Company, as bondholder (the "Lender") for the purpose of making loans to finance the costs of an approximately 180-unit multifamily housing facility and related improvements located just west of Wiley Rd. SW and 22nd Street in Cedar Rapids, Iowa, funding interest during construction, funding any necessary reserves, and paying for costs associated with the issuance of the Bonds (the "Project"); and

WHEREAS, the Lender purchased the Bonds; and

WHEREAS, the Borrower and the Lender have requested the Authority to approve and enter into a First Amendment to Bond Financing Agreement (the "First Amendment") substantially in the form submitted to the Authority for the purpose of extending the maturity date with respect to the Bonds from June 8, 2024 to December 8, 2024 and to make certain other amendments; and

NOW THEREFORE, Be It Resolved by the Board of the Authority, as follows:

1. Execution and Approval of First Amendment. The First Amendment is hereby authorized and approved in substantially the form submitted to the Board, with such variations therein as may be made at the time of execution thereof as approved by the Director, the Chief Financial Officer, the Chief Operating Officer or the Chief Bond Programs Director (each an "Authorized Officer") and counsel to the Authority, and any Authorized Officer is hereby authorized and directed to execute and deliver the First Amendment in the name and on behalf of the Authority in substantially the form as has been submitted to and considered by the Board with such changes therein as determined to be necessary or desirable by bond counsel and counsel to the Authority.

2. Further Actions. Any Authorized Officer is hereby authorized to execute and deliver any and all agreements, instruments and documents related to the First Amendment as deemed required by bond counsel and acceptable to counsel to the Authority, including without limitation accepting, acknowledging, and consenting to revisions or amendments to, or restatements of, any other documents relating to the First Amendment, and to take such further actions as may be necessary to effectuate the intent and purpose of this Resolution.

3. Not Obligations of the Authority. The Bonds shall remain limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of Borrower pursuant to the Agreement, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to pecuniary liability of the State of Iowa or the Authority or charge against its general credit or general funds.

4. Costs. It is to be understood that the Borrower shall pay all costs, including costs of counsel, and expenses of the Authority related to the First Amendment.

5. Severability. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

6. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

7. Application of Uniform Electronic Transactions Act. This Resolution and all documents related hereto or referenced herein may be executed, entered into as provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa

Passed and approved this 5th day of June, 2024.

Jennifer Cooper, Chairperson

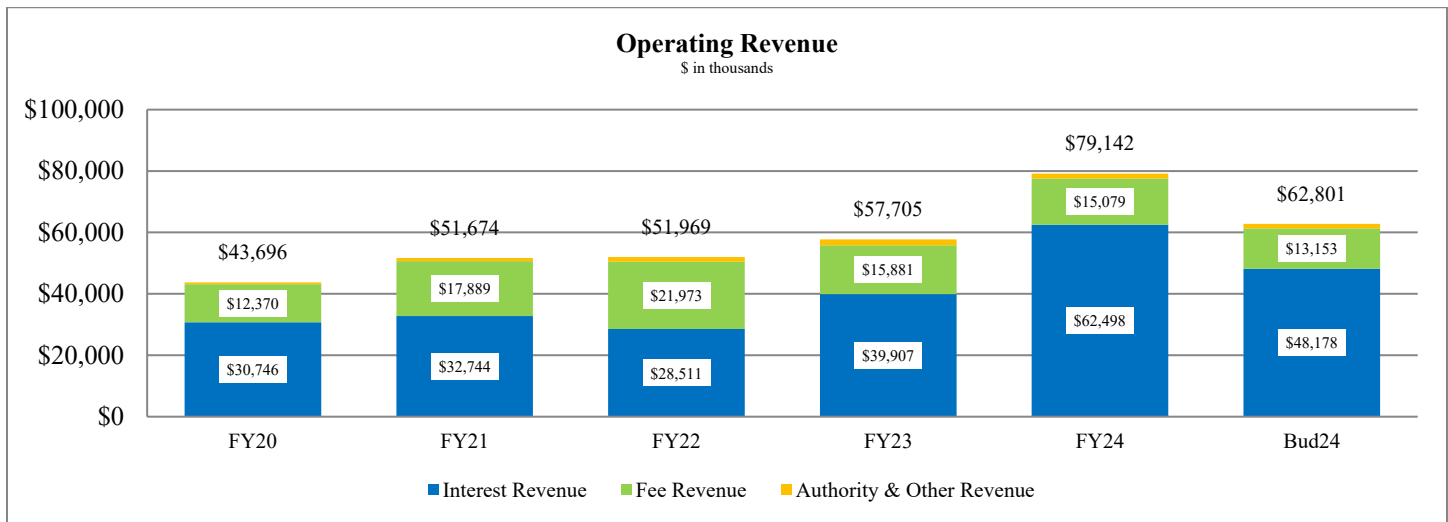
ATTEST:

(SEAL)

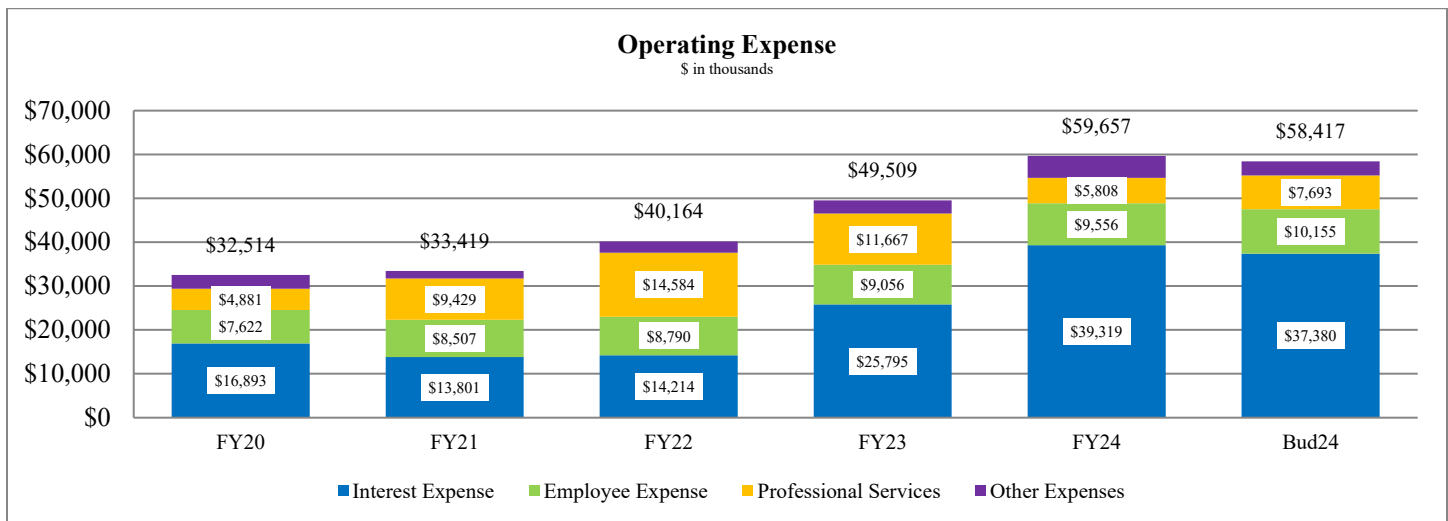
Deborah Durham, Secretary

To: IFA Board of Directors
 From: Jen Pulford
 Date: May 14, 2024
 Re: April 2024 YTD Consolidated Financial Results

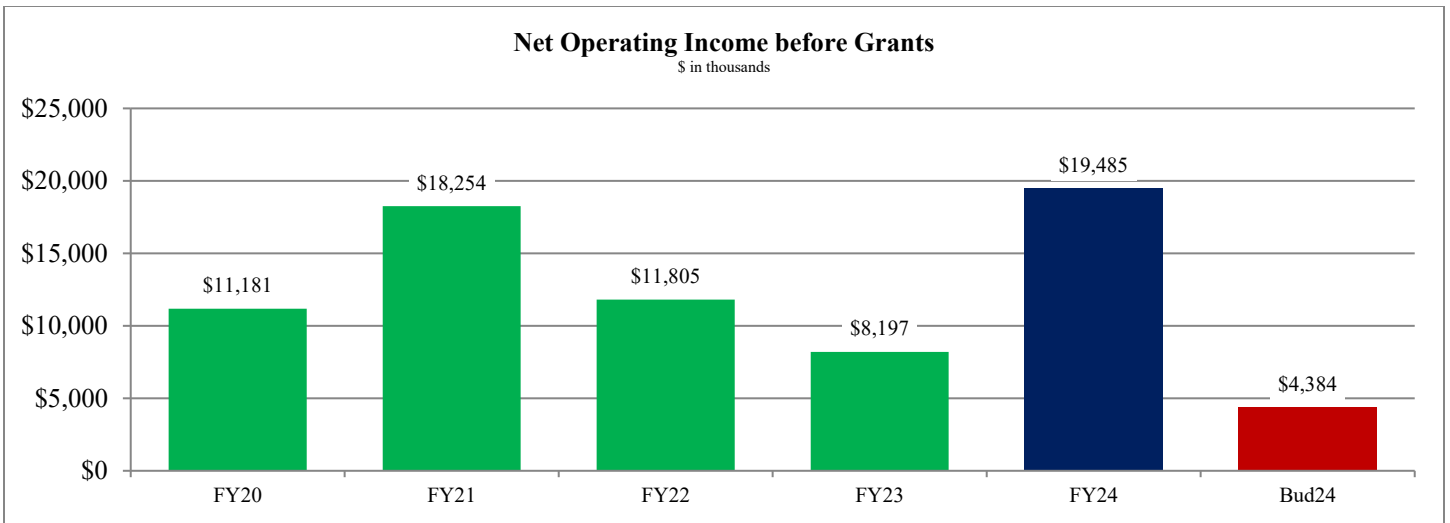
The Housing Authority operated favorably to budget through the start of the fourth quarter; operating revenues continue to be favorable to plan while operating expenses are unfavorable to plan.



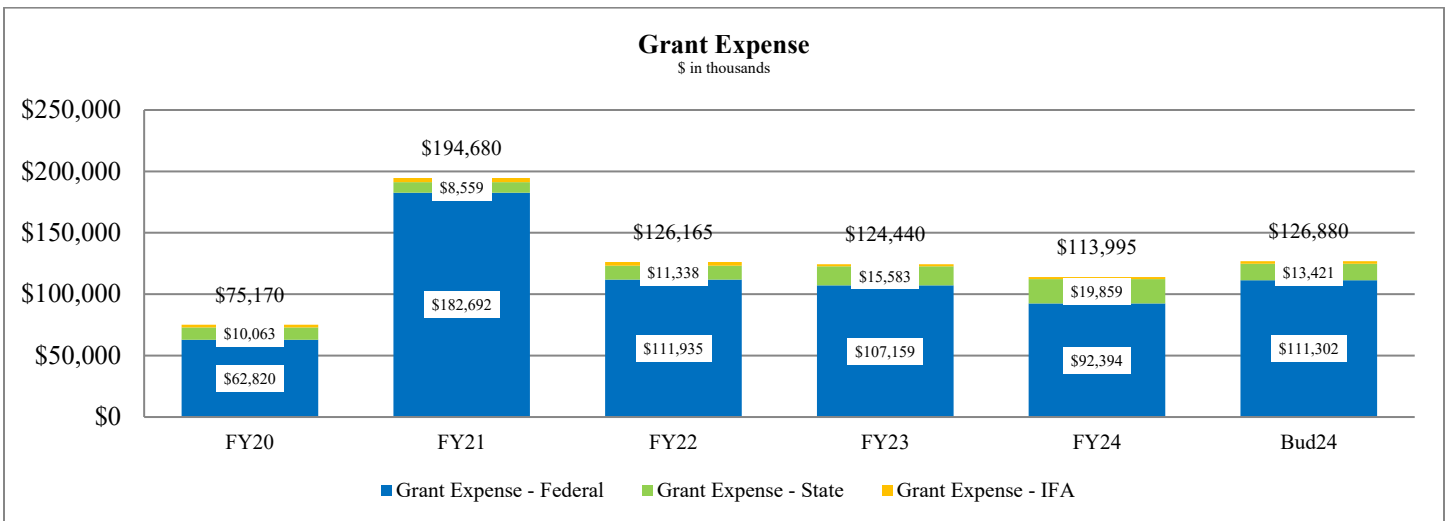
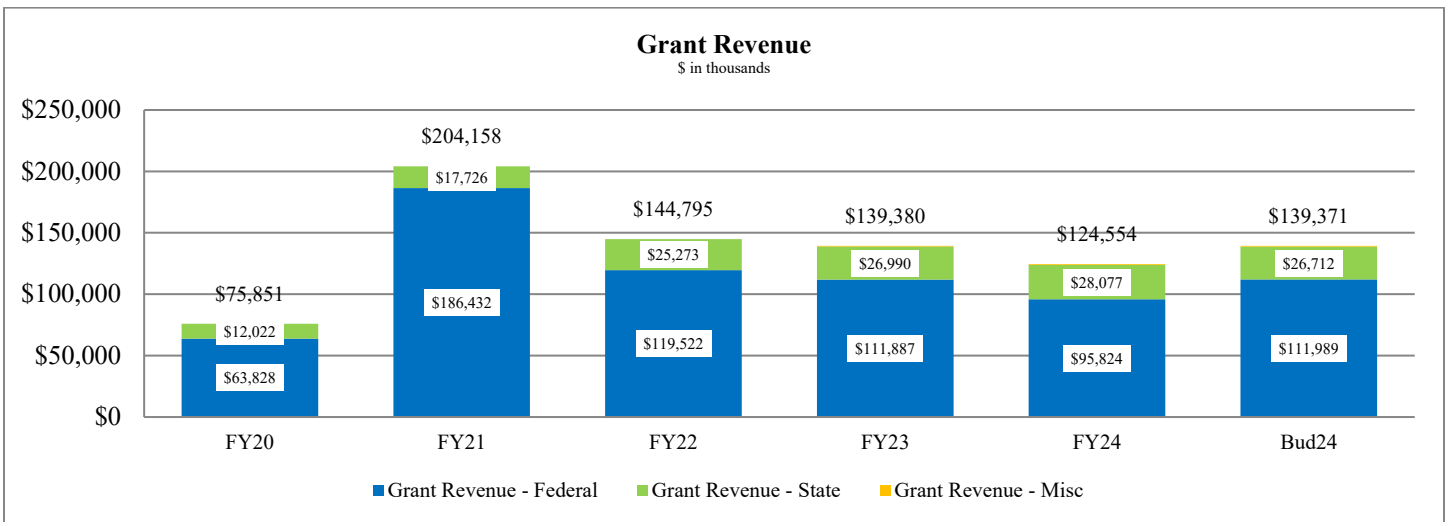
Operating revenue exceeded budget by \$16,341 or 26% and exceeded last year. Interest revenue earned from higher than anticipated interest earnings rates and additional cash on hand related to the Emergency Rental Assistance federal programs accounts for the majority of this favorable variance. Fee revenue was \$1,926 above budget due mainly to Service Acquisition Revenue in the Homeownership program and LIHTC reservation fees.



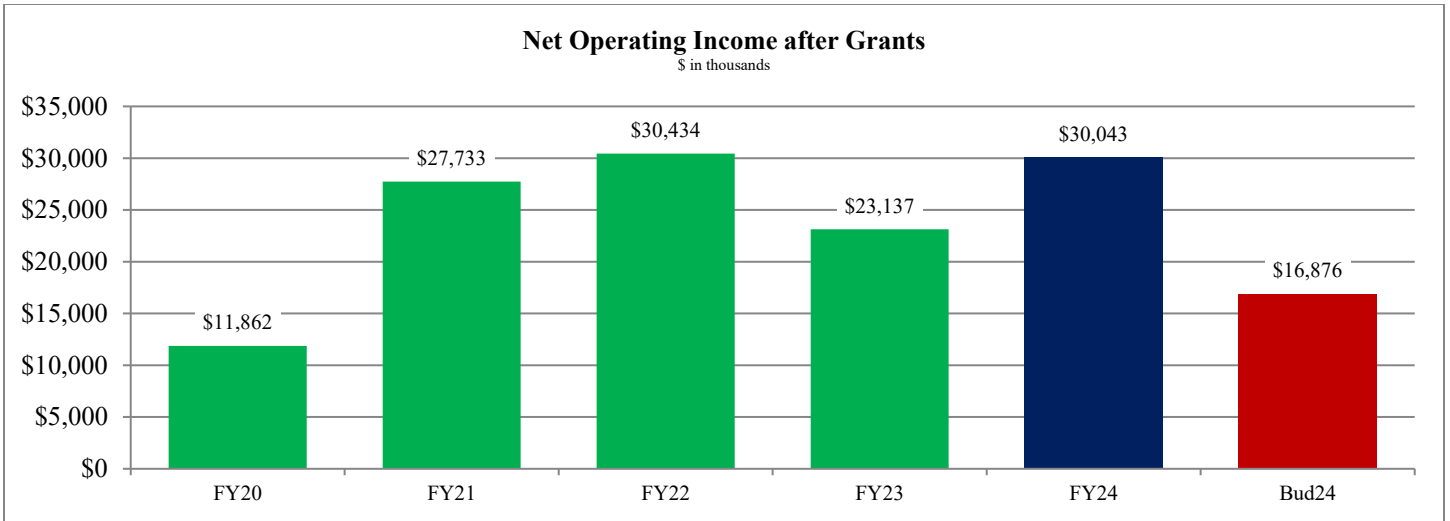
Operating expenses were above budget by \$1,240 or 2% and were above last year. Interest expense and Claims and Loss expense are both unfavorable to budget, with an offsetting favorable variance in Professional Services due to the delayed timing of consultant fees related to the EMS software project.



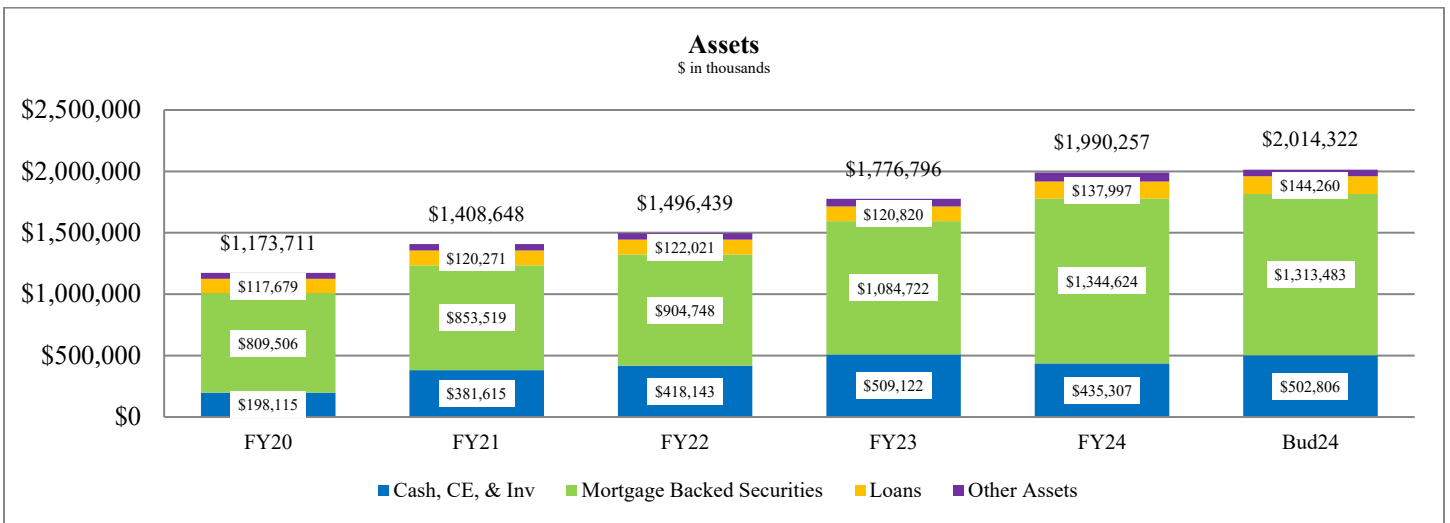
As a result, NOIBG was \$15,101 favorable to budget.



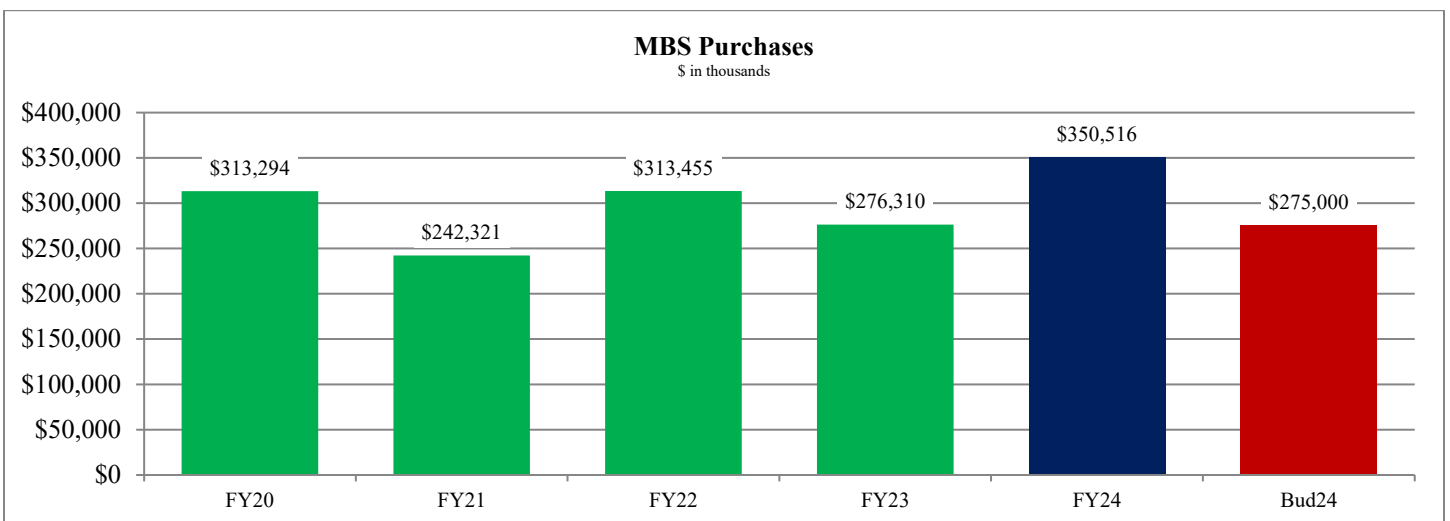
Net grant income was \$1,932 unfavorable to budget.



As a result, NOIAG was \$13,167 favorable to budget.

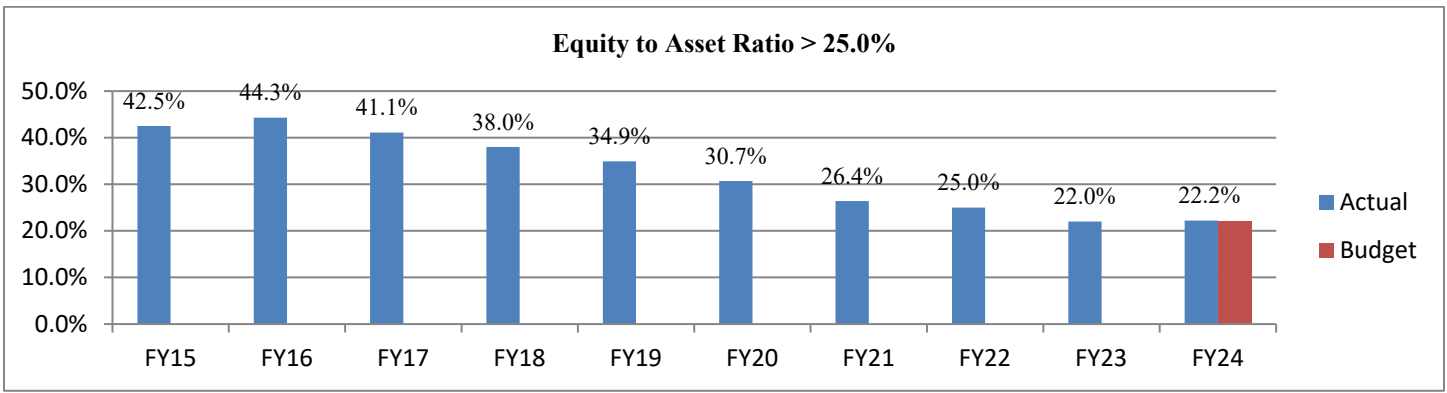


Total Assets have increased \$213,461 since last year.

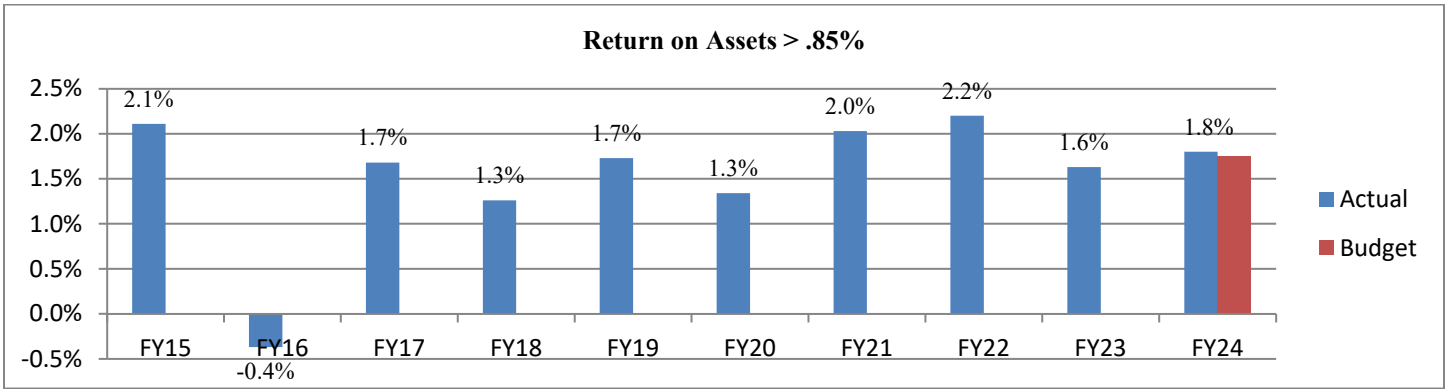


MBS purchases exceed budget by \$75,516.

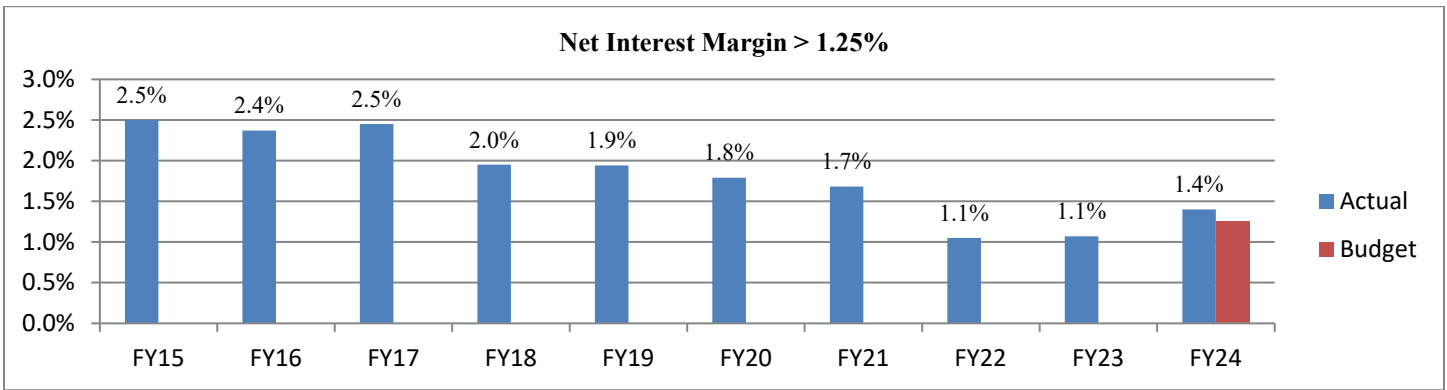
Housing Authority Long-Term Measures



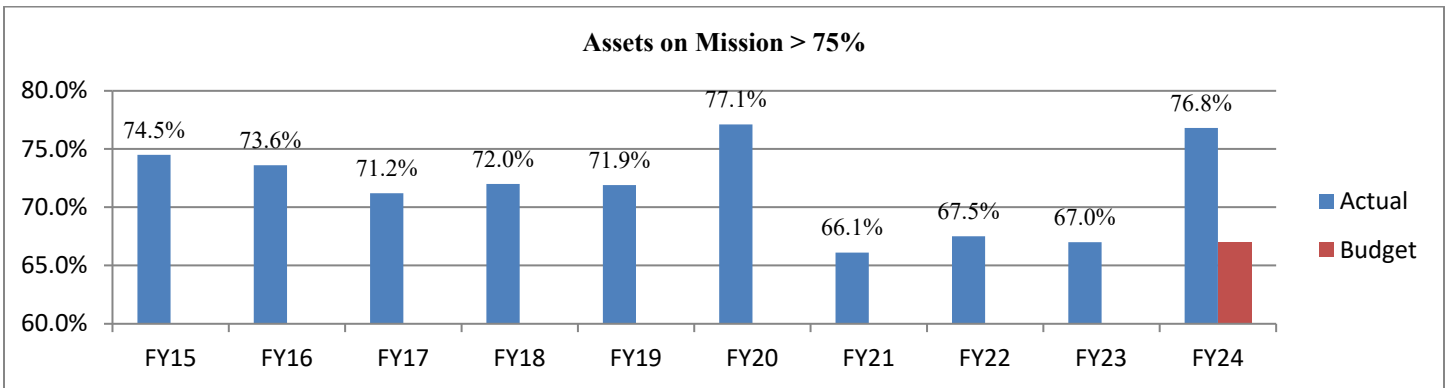
This ratio is an indicator of the Housing Authority’s financial strength and ability to increase debt to acquire assets.



This ratio represents the rate of return on the Housing Authority’s assets.



This is the rate of interest earned, after interest expense is deducted, on the Housing Authority’s cash, cash equivalents, investments, MBS, and loans.



This ratio is the percentage of MBS and Loans (Mission Assets) to the Housing Authority’s total assets.

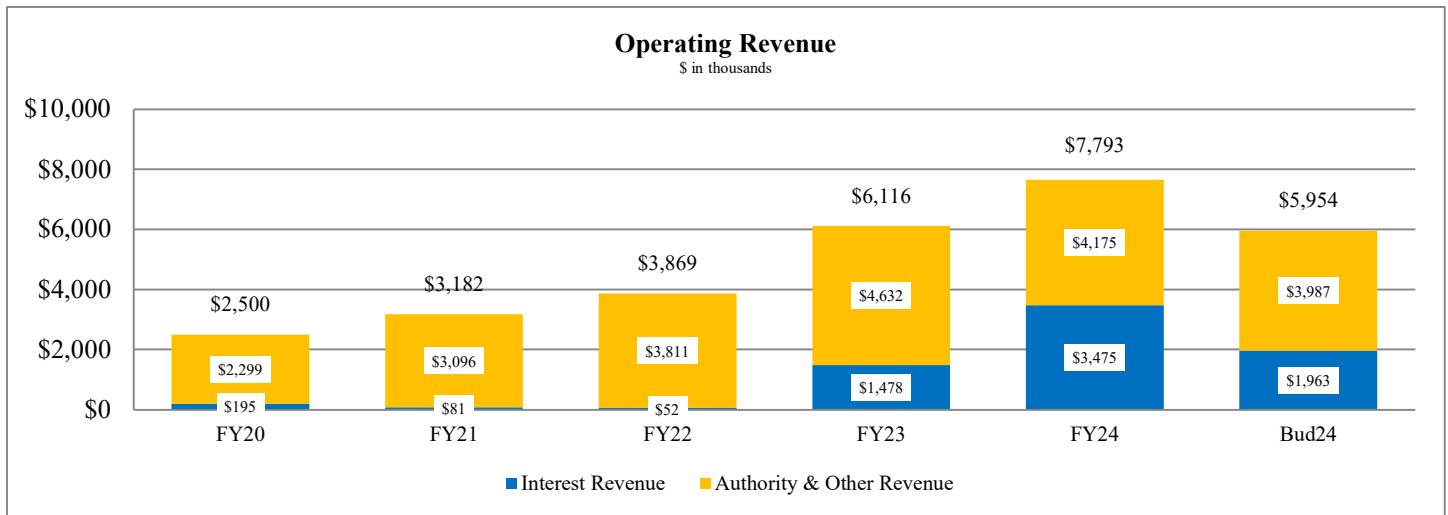
Balance Sheet	Housing Authority (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	435,307,329	502,806,338	(67,499,009)	-13.4	509,121,712	(73,814,383)	-14.5
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	1,316,861,957	1,285,406,380	31,455,578	2.4	1,060,267,042	256,594,916	24.2
Line of Credit	27,762,281	28,076,304	(314,023)	-1.1	24,455,047	3,307,234	13.5
Loans - net of reserve for losses	137,997,351	144,260,118	(6,262,768)	-4.3	120,820,009	17,177,342	14.2
Capital Assets (net of accumulated depreciation)	13,157,780	13,989,883	(832,103)	-5.9	13,261,686	(103,906)	-0.8
Other Assets	55,875,826	36,425,332	19,450,494	53.4	45,347,424	10,528,402	23.2
Deferred Outflows	3,294,749	3,357,475	(62,726)	-1.9	3,523,234	(228,485)	-6.5
Total Assets and Deferred Outflows	1,990,257,274	2,014,321,831	(24,064,557)	-1.2	1,776,796,154	213,461,120	12.0
Liabilities, Deferred Inflows, and Equity							
Debt	1,519,414,694	1,511,075,440	8,339,254	0.6	1,216,732,079	302,682,614	24.9
Interest Payable	15,787,084	48,326,310	(32,539,226)	-67.3	9,245,319	6,541,765	70.8
Unearned Revenue	87,010,840	62,687,869	24,322,971	38.8	162,926,723	(75,915,883)	-46.6
Escrow Deposits	10,587,401	10,244,032	343,369	3.4	12,119,694	(1,532,292)	-12.6
Reserves for Claims	1,873,423	1,795,317	78,106	4.4	1,683,846	189,577	11.3
Accounts Payable & Accrued Liabilities	3,340,524	2,703,700	636,824	23.6	4,493,658	(1,153,134)	-25.7
Other Liabilities	4,521,046	7,652,497	(3,131,451)	-40.9	1,483,046	3,038,000	204.8
Deferred Inflows	18,427,909	1,414,528	17,013,380	1202.8	17,478,072	949,837	5.4
Total Liabilities and Deferred Inflows	1,660,962,921	1,645,899,694	15,063,227	0.9	1,426,162,437	234,800,484	16.5
Equity							
YTD Earnings(Loss)	(6,411,448)	16,875,572	(23,287,020)	-138.0	4,938,642	(11,350,090)	-229.8
Prior Years Earnings	335,705,801	351,487,826	(15,782,025)	-4.5	345,663,223	(9,957,422)	-2.9
Transfers	(0)	58,739	(58,739)	-100.0	31,852	(31,852)	-100.0
Total Equity	329,294,353	368,422,137	(39,127,784)	-10.6	350,633,717	(21,339,364)	-6.1
Total Liabilities, Deferred Inflows, and Equity	1,990,257,274	2,014,321,831	(24,064,557)	-1.2	1,776,796,154	213,461,120	12.0

Income Statement	Housing Authority (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	6,904,223	5,230,139	1,674,084	32.0	4,669,025	2,235,198	47.9	62,497,721	48,177,650	14,320,071	29.7	39,906,840	22,590,881	56.6
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,289,792	1,115,093	174,699	15.7	1,108,814	180,977	16.3	15,079,305	13,152,607	1,926,698	14.6	15,880,646	(801,341)	-5.0
Other Revenue	118,892	125,943	(7,051)	-5.6	396,578	(277,686)	-70.0	1,564,730	1,471,197	93,533	6.4	1,917,644	(352,915)	-18.4
Total Operating Revenue	8,312,907	6,471,175	1,841,732	28.5	6,174,417	2,138,490	34.6	79,141,756	62,801,454	16,340,302	26.0	57,705,131	21,436,626	37.1
Operating Expense														
Interest Expense	4,476,647	3,951,465	525,182	13.3	3,668,335	808,312	22.0	39,319,464	37,379,717	1,939,746	5.2	25,795,411	13,524,053	52.4
Authority Expense	-	-	-	0.0	-	-	0.0	(0)	-	(0)	0.0	(0)	(0)	8.6
Employee Expense	1,006,601	951,673	54,928	5.8	848,636	157,965	18.6	9,555,772	10,154,702	(598,930)	-5.9	9,055,825	499,947	5.5
Shared Expense	178,878	224,968	(46,090)	-20.5	238,768	(59,890)	-25.1	2,623,018	2,882,829	(259,811)	-9.0	2,553,291	69,727	2.7
Marketing Expense	18,690	46,475	(27,785)	-59.8	6,190	12,500	201.9	766,223	914,745	(148,522)	-16.2	464,597	301,626	64.9
Professional Services	502,292	734,613	(232,321)	-31.6	337,396	164,896	48.9	5,808,182	7,693,108	(1,884,926)	-24.5	11,667,005	(5,858,823)	-50.2
Claim and Loss Expense	568,462	(1,051)	569,513	-54172.2	(188,329)	756,790	-401.8	2,246,667	(15,411)	2,262,079	-14678.3	402,088	1,844,579	458.7
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	(49,191)	(48,153)	(1,038)	2.2	(13,278)	(35,912)	270.5	(540,509)	(456,640)	(83,870)	18.4	(246,517)	(293,993)	119.3
Overhead Allocation	(13,010)	(12,267)	(744)	6.1	(17,510)	4,500	-25.7	(121,908)	(135,557)	13,649	-10.1	(183,129)	61,221	-33.4
Total Operating Expense	6,689,368	5,847,723	841,646	14.4	4,880,207	1,809,161	37.1	59,656,909	58,417,494	1,239,415	2.1	49,508,571	10,148,337	20.5
Net Operating Income (Loss) Before Grants	1,623,539	623,452	1,000,086	160.4	1,294,210	329,328	25.4	19,484,848	4,383,961	15,100,887	344.5	8,196,559	11,288,288	137.7
Net Grant (Income) Expense														
Grant Revenue	(11,305,834)	(12,703,117)	1,397,283	-11.0	(10,522,451)	(783,383)	7.4	(124,553,686)	(139,371,434)	14,817,747	-10.6	(139,379,548)	14,825,861	-10.6
Grant Expense	11,076,941	12,584,338	(1,507,397)	-12.0	15,240,648	(4,163,708)	-27.3	113,995,221	126,879,822	(12,884,601)	-10.2	124,439,508	(10,444,287)	-8.4
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(228,893)	(118,779)	(110,113)	92.7	4,718,198	(4,947,091)	-104.9	(10,558,465)	(12,491,611)	1,933,146	-15.5	(14,940,039)	4,381,574	-29.3
Net Operating Income (Loss) After Grants	1,852,432	742,232	1,110,200	149.6	(3,423,988)	5,276,419	-154.1	30,043,313	16,875,572	13,167,741	78.0	23,136,599	6,906,714	29.9
Other Non-Operating (Income) Expense	34,615,222	-	34,615,222	0.0	(3,189,162)	37,804,384	-1185.4	36,454,761	-	36,454,761	0.0	18,197,957	18,256,804	100.3
Net Income (Loss)	(32,762,791)	742,232	(33,505,023)	-4514.1	(234,826)	(32,527,965)	13852.0	(6,411,448)	16,875,572	(23,287,020)	-138.0	4,938,642	(11,350,090)	-229.8
IFA Home Dept Staff Count	81	102	(21)	-20.4	87	(6)	-6.9	83	102	(19)	-18.3	84	(1)	-1.2
FTE Staff Count	80	101	(20)	-20.1	85	(5)	-5.4	83	101	(17)	-17.3	84	(0)	-0.5

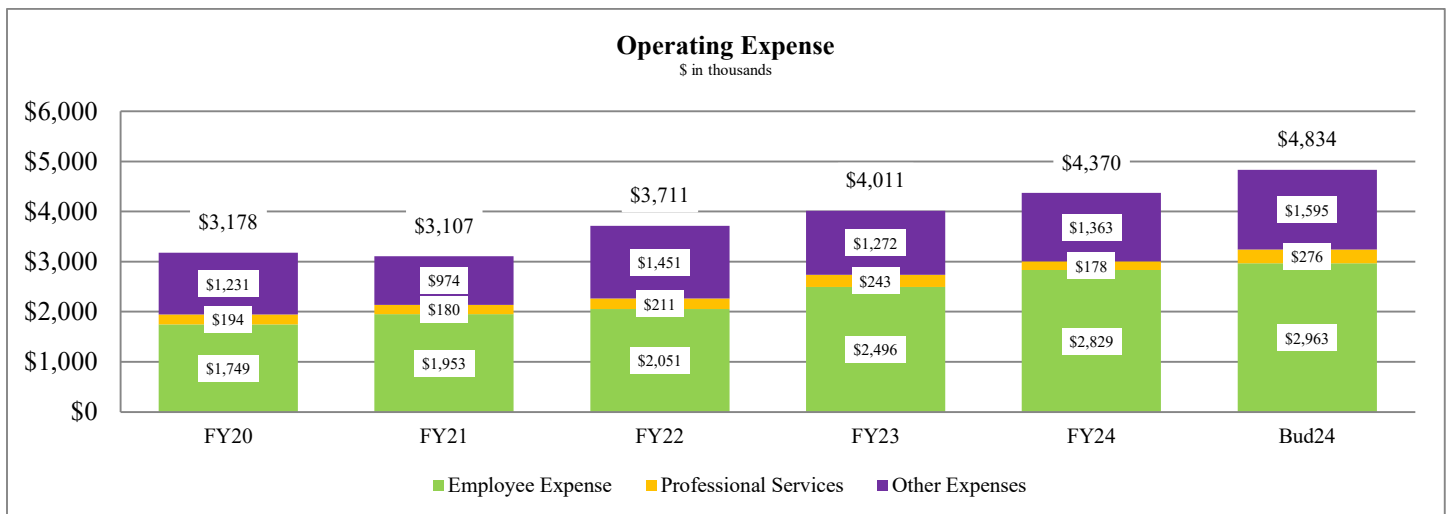
To: IFA Board of Directors
 From: Dan Stout
 Date: May 13, 2024
 Re: April 2024 YTD Overhead Depts Financial Results

Overhead Departments (\$ in thousands)

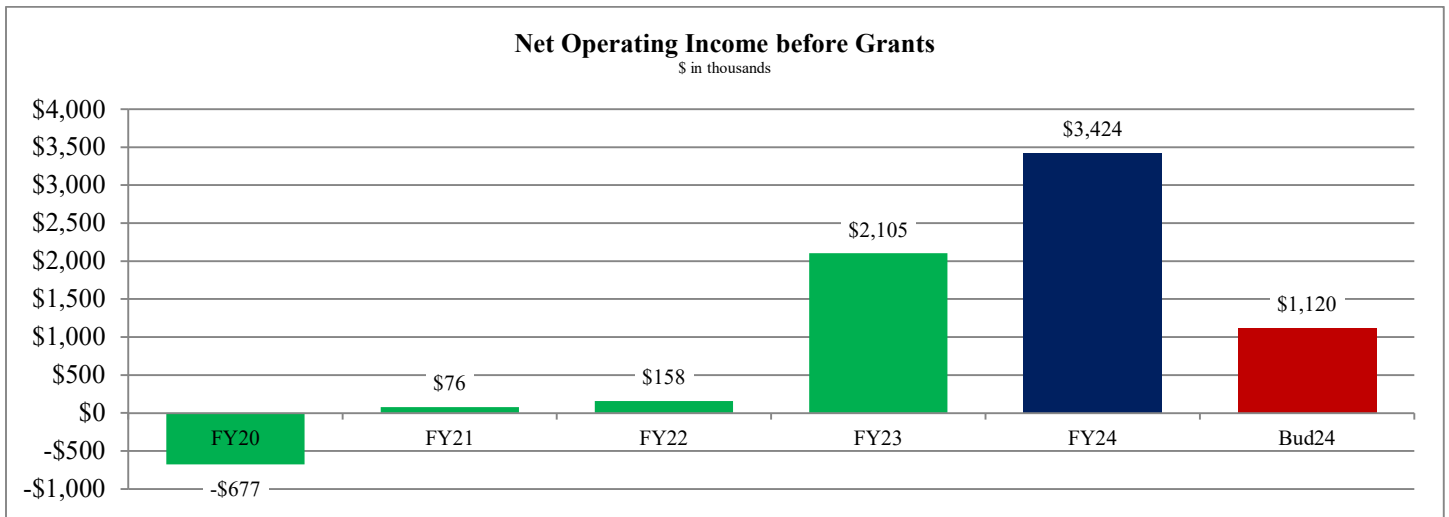
The Overhead Departments are operating favorable to budget through April 2024.



Operating Revenue was \$1,839 or 30.9% favorable to budget and \$1,677 or 27.4% favorable to last year. Interest Revenue was \$1,512 favorable to budget and \$1,997 favorable to last year. Interest revenue earned from cash on hand related to the Emergency Rental Assistance federal programs accounts for the majority of this favorable variance.



Operating Expense was \$464 or 9.6% favorable to budget, but \$359 or 8.9% unfavorable to last year. The majority of the increase over the prior year was Employee Expenses but it was favorable to the FY24 budget along with Professional Services and Other Expenses.



As a result, NOIBG was \$2,304 favorable to budget and \$1,319 favorable to last year.

General Fund Liquidity

IFA will maintain a minimum of 3 months of budgeted expenses in the form of cash and cash equivalents in the GF. For FY24 this will be \$3.0MM. The current short-term liquidity for April 2024 was \$5.18MM.

IFA will maintain a minimum of 12 months of budgeted expenses in the form of cash and cash equivalents, investments, and mortgage-backed securities, plus \$3.5 million in additional liquidity to further reduce liquidity risk and ensure liquidity targets are sufficient to meet potential adverse market changes. For FY24 this will be \$15.3MM. The current long-term liquidity for April 2024 was \$20.72MM.

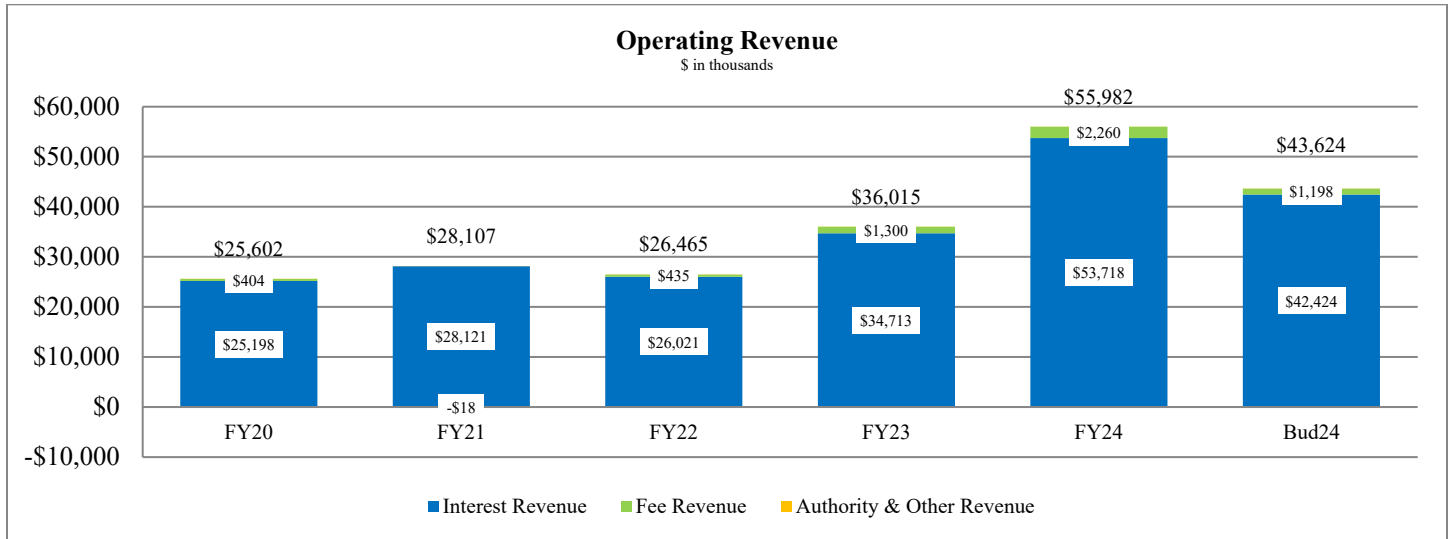
Balance Sheet	Overhead (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	19,744,805	15,926,144	3,818,661	24.0	14,716,225	5,028,580	34.2
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	656,609	658,992	(2,383)	-0.4	837,409	(180,800)	-21.6
Line of Credit	-	500,000	(500,000)	-100.0	-	-	0.0
Loans - net of reserve for losses	326,751	328,246	(1,495)	-0.5	344,881	(18,129)	-5.3
Capital Assets (net of accumulated depreciation)	13,157,780	13,989,883	(832,103)	-5.9	13,261,686	(103,906)	-0.8
Other Assets	2,178,072	2,177,532	540	0.0	2,372,834	(194,762)	-8.2
Deferred Outflows	1,106,088	976,523	129,565	13.3	976,523	129,565	13.3
Total Assets and Deferred Outflows	37,170,106	34,557,321	2,612,785	7.6	32,509,557	4,660,549	14.3
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	238,000	(83,224)	321,224	-386.0	284,243	(46,243)	-16.3
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	2,256,867	786,806	1,470,062	186.8	2,575,804	(318,936)	-12.4
Other Liabilities	3,383,956	5,957,536	(2,573,580)	-43.2	843,135	2,540,821	301.4
Deferred Inflows	864,806	314,198	550,608	175.2	3,886,180	(3,021,374)	-77.7
Total Liabilities and Deferred Inflows	6,743,630	6,975,315	(231,686)	-3.3	7,589,362	(845,732)	-11.1
Equity							
YTD Earnings(Loss)	3,398,145	4,119,666	(721,521)	-17.5	3,078,688	319,457	10.4
Prior Years Earnings	26,141,135	24,277,587	1,863,548	7.7	21,340,080	4,801,055	22.5
Transfers	887,196	(815,248)	1,702,444	-208.8	501,427	385,769	76.9
Total Equity	30,426,476	27,582,006	2,844,470	10.3	24,920,195	5,506,281	22.1
Total Liabilities, Deferred Inflows, and Equity	37,170,106	34,557,321	2,612,785	7.6	32,509,557	4,660,549	14.3

Income Statement	Overhead (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	277,418	187,236	90,182	48.2	40,375	237,043	587.1	3,474,603	1,962,843	1,511,761	77.0	1,478,260	1,996,343	135.0
Authority Revenue	-	-	-	0.0	-	-	0.0	2,655,719	2,597,479	58,240	2.2	2,788,907	(133,188)	-4.8
Fee Revenue	-	400	(400)	-100.0	-	-	0.0	143,755	4,000	139,755	3493.9	6,198	137,557	2219.3
Other Revenue	120,458	117,943	2,514	2.1	388,334	(267,876)	-69.0	1,519,147	1,389,197	129,950	9.4	1,842,968	(323,821)	-17.6
Total Operating Revenue	397,876	305,579	92,296	30.2	428,709	(30,833)	-7.2	7,793,225	5,953,518	1,839,706	30.9	6,116,333	1,676,892	27.4
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	274,370	276,410	(2,040)	-0.7	240,671	33,699	14.0	2,829,356	2,962,921	(133,565)	-4.5	2,495,911	333,446	13.4
Shared Expense	158,353	199,673	(41,320)	-20.7	215,228	(56,875)	-26.4	2,046,720	2,366,467	(319,747)	-13.5	2,066,972	(20,252)	-1.0
Marketing Expense	2,299	20,292	(17,993)	-88.7	2,619	(320)	-12.2	442,772	553,667	(110,895)	-20.0	407,397	35,375	8.7
Professional Services	21,720	26,789	(5,069)	-18.9	16,683	5,037	30.2	177,509	275,760	(98,251)	-35.6	242,691	(65,182)	-26.9
Claim and Loss Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	(49,026)	(55,778)	6,752	-12.1	(19,297)	(29,728)	154.1	(539,059)	(533,070)	(5,990)	1.1	(315,465)	(223,594)	70.9
Overhead Allocation	(56,166)	(69,386)	13,220	-19.1	(123,345)	67,179	-54.5	(587,684)	(791,893)	204,209	-25.8	(886,559)	298,874	-33.7
Total Operating Expense	351,550	397,999	(46,449)	-11.7	332,560	18,991	5.7	4,369,614	4,833,852	(464,239)	-9.6	4,010,947	358,666	8.9
Net Operating Income (Loss) Before Grants	46,326	(92,420)	138,746	-150.1	96,149	(49,824)	-51.8	3,423,611	1,119,666	2,303,945	205.8	2,105,386	1,318,225	62.6
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	(3,000,000)	3,000,000	-100.0	(1,000,000)	1,000,000	-100.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	(3,000,000)	3,000,000	-100.0	(1,000,000)	1,000,000	-100.0
Net Operating Income (Loss) After Grants	46,326	(92,420)	138,746	-150.1	96,149	(49,824)	-51.8	3,423,611	4,119,666	(696,055)	-16.9	3,105,386	318,225	10.2
Other Non-Operating (Income) Expense	18,802	-	18,802	0.0	(2,954)	21,756	-736.5	25,466	-	25,466	0.0	26,698	(1,232)	-4.6
Net Income (Loss)	27,524	(92,420)	119,944	-129.8	99,103	(71,579)	-72.2	3,398,145	4,119,666	(721,521)	-17.5	3,078,688	319,457	10.4
IFA Home Dept Staff Count	22	35	(13)	-36.6	26	(4)	-15.4	23	35	(12)	-33.1	23	-	0.0
FTE Staff Count	19	29	(10)	-35.0	21	(2)	-11.5	20	29	(9)	-30.0	19	1	7.0

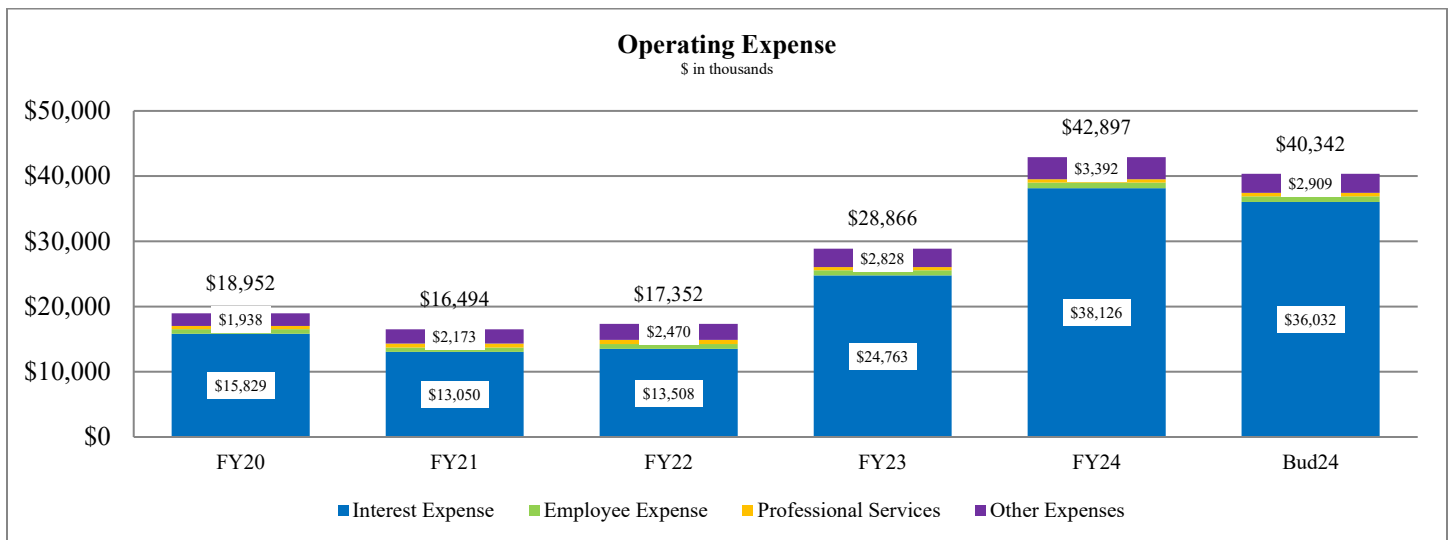
To: IFA Board of Directors
 From: David Morrison
 Date: May 14, 2024
 Re: April 2024 YTD Single Family Financial Results

Single Family Results (\$ in thousands)

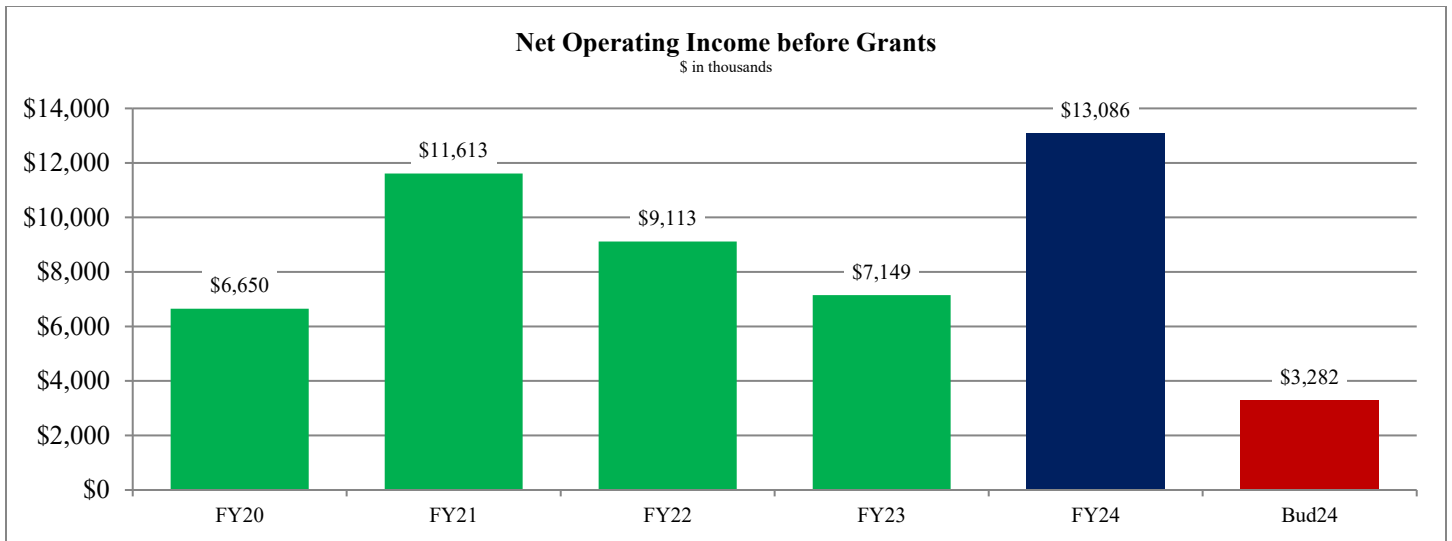
Single Family program operated favorably to budget for the first ten months of FY2024. Note: Single Family has issued bonds in September for \$99.5M, December for \$90.1M, and March for \$99.9M.



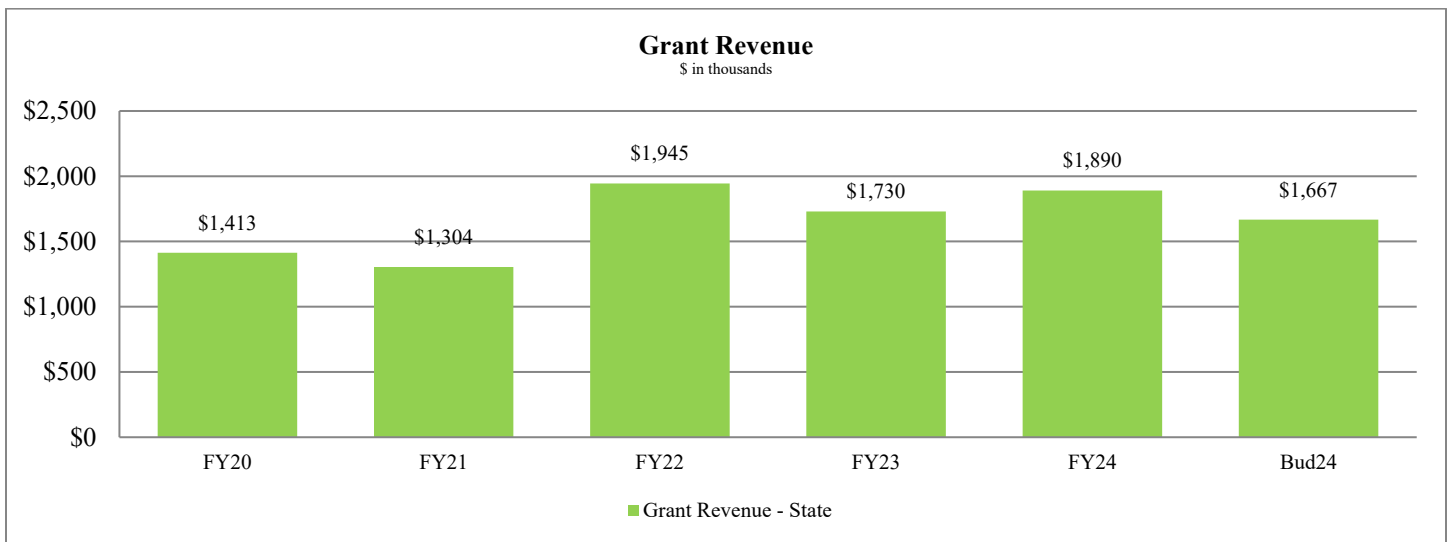
Operating Revenue was \$12,358 or 28.3% favorable to budget and \$19,967 or 55.4% favorable to last year. Interest Revenue was \$11,294 or 26.6% favorable to budget primarily due to higher mortgage rates and earnings on investments. Fee Revenue was \$1,062 or 88.6% favorable to budget due to higher Loan Servicing and Risk Based Pricing fees from Idaho.



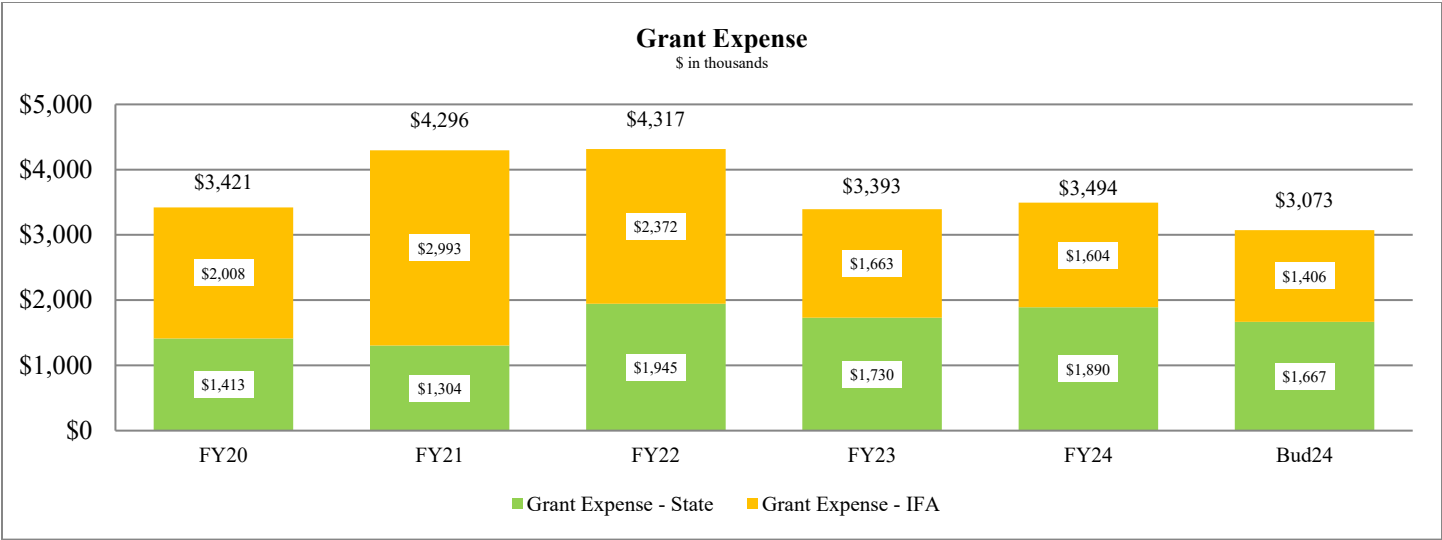
Operating Expense was unfavorable to budget by \$2,555 or 6.3% and unfavorable to last year by \$14,031 or 48.6%. Interest Expense accounts for \$2,094 of the unfavorable variance due to higher interest costs on bonds. Claim and Loss expense was also increased related to loan reserves of \$254 for a foreclosure and \$116 for 2nd Mortgages.



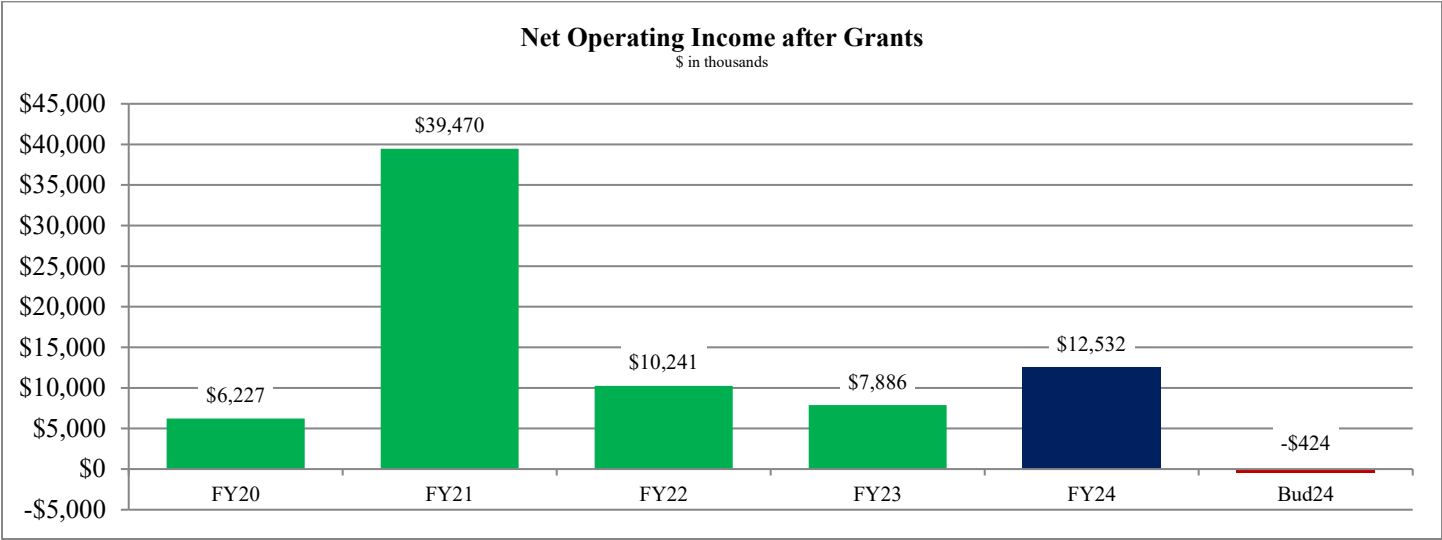
NOIBG was favorable to budget by \$9,804 and \$5,937 favorable to last year.



Grant Revenue was \$223 or 13.4% favorable to budget and \$160 or 9.3% favorable to last year. Grant Revenue is solely made up of military DPA.



Grant Expense was unfavorable \$421 to budget and \$101 to last year. Grant Expense - State is made up of Military DPA grants. Grant Expense – IFA is made up of DPA amortization.

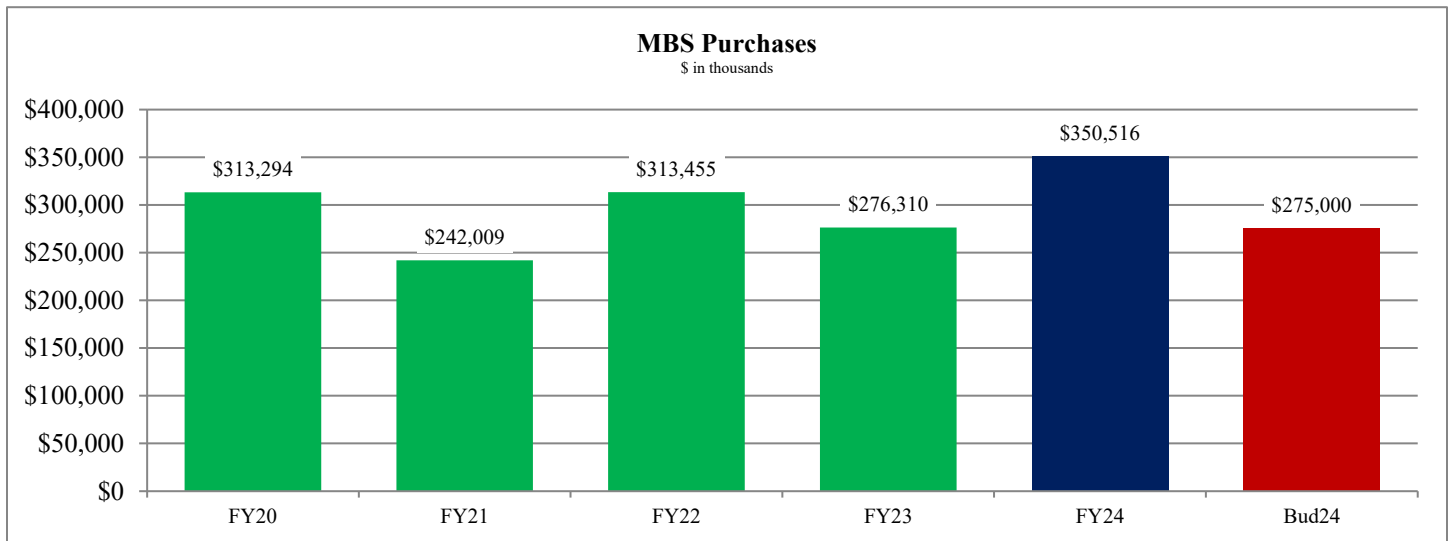


Net Operating Income After Grants was favorable to budget by \$12,956 and favorable to last year by \$4,646. The YTD negative budget amount is reflective of 3 planned \$1.0M transfers to General Fund. As of April close, transfers were not needed.

MBS YTD Activity (\$ in thousands)

Series	Purchased	Sold	Net	DPA Grant	Funds Available
RHF Security (034)	-	-	-	-	11,060
RHF Program (053)	-	-	-	133	3,649
Retired MBS (058)	1,926	-	1,926	-	14,618
2015 ABC - 2022 C (059 thru 077)	-	-	-	-	66,063
2023 AB (078)	7,701	-	7,701	28	2,994
2023 CD (079) *	85,968	-	85,968	253	5,524
2023 EF (080) *	52,553	-	52,553	160	2,329
2023 GH (081) *	45,693	-	45,693	110	2,437
2024 AB (082) *	13,429	-	13,429	70	52,675
SF Warehouse Acct (054)	143,246	(15,396)	127,850	-	39,162
Total Single Family	350,516	(15,396)	335,120	753	200,511

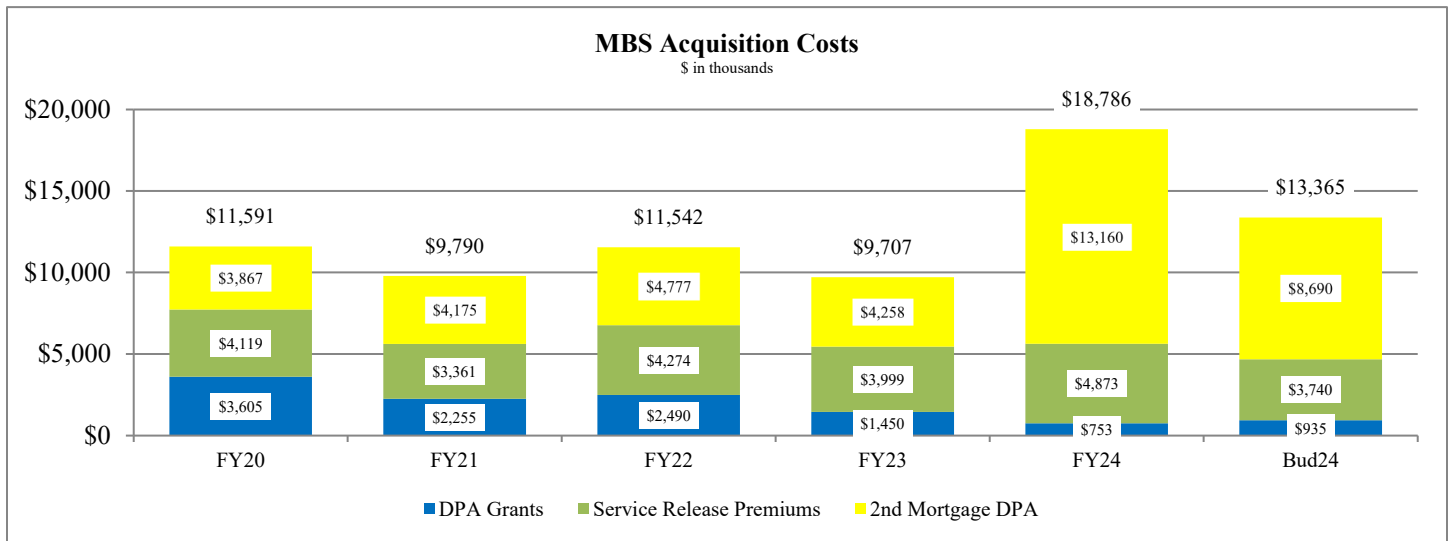
*Bond proceeds available for MBS purchases.



MBS Purchases were \$75,516 favorable to budget.

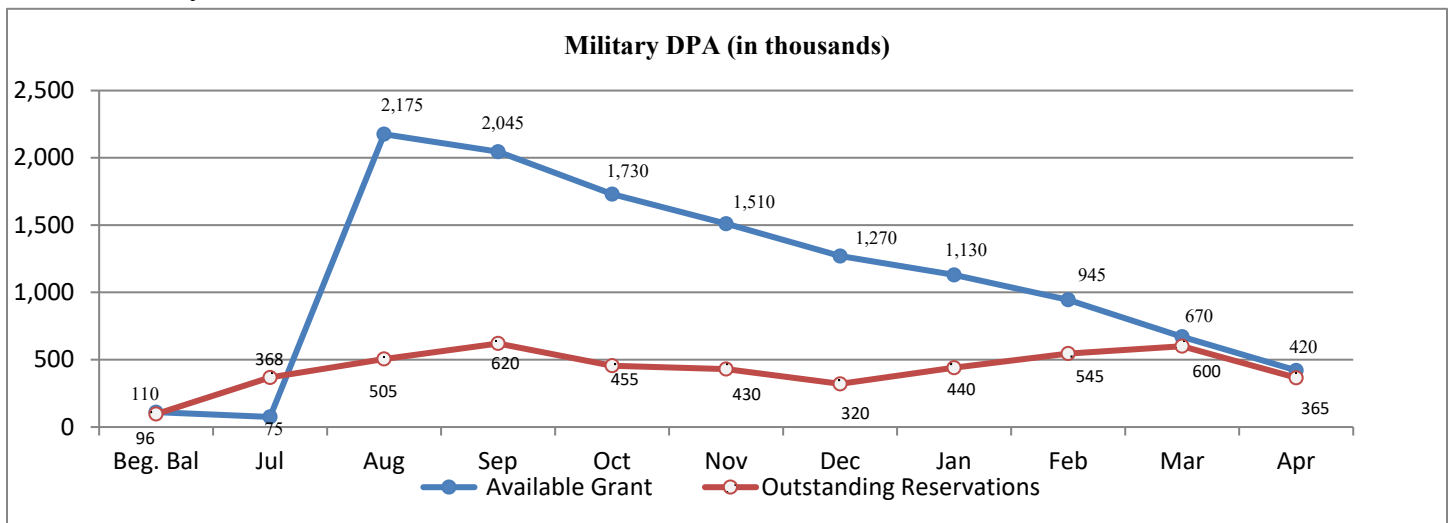
SF Portfolio Analysis (\$ in thousands)

Description	6/30/23 Balance	Additions	Reduction	YTD FY24	
				Balance	Chg
Mortgage Backed Sec - Cost	1,181,265	335,119	(71,330)	1,445,054	22%
Other SF Loans (net of reserve)	587	0	(258)	329	-44%
SF Second Mortgage DPA (net of reserve)	21,474	13,724	(895)	34,304	60%
Warehouse Loans - LOC	19,617	364,903	(356,758)	27,762	42%
Subtotal	1,222,944	713,746	(429,241)	1,507,449	23%
MBS - FMVA	(92,662)	-	(36,187)	(128,849)	39%
Total Portfolio	1,130,282	713,746	(465,428)	1,378,600	22%

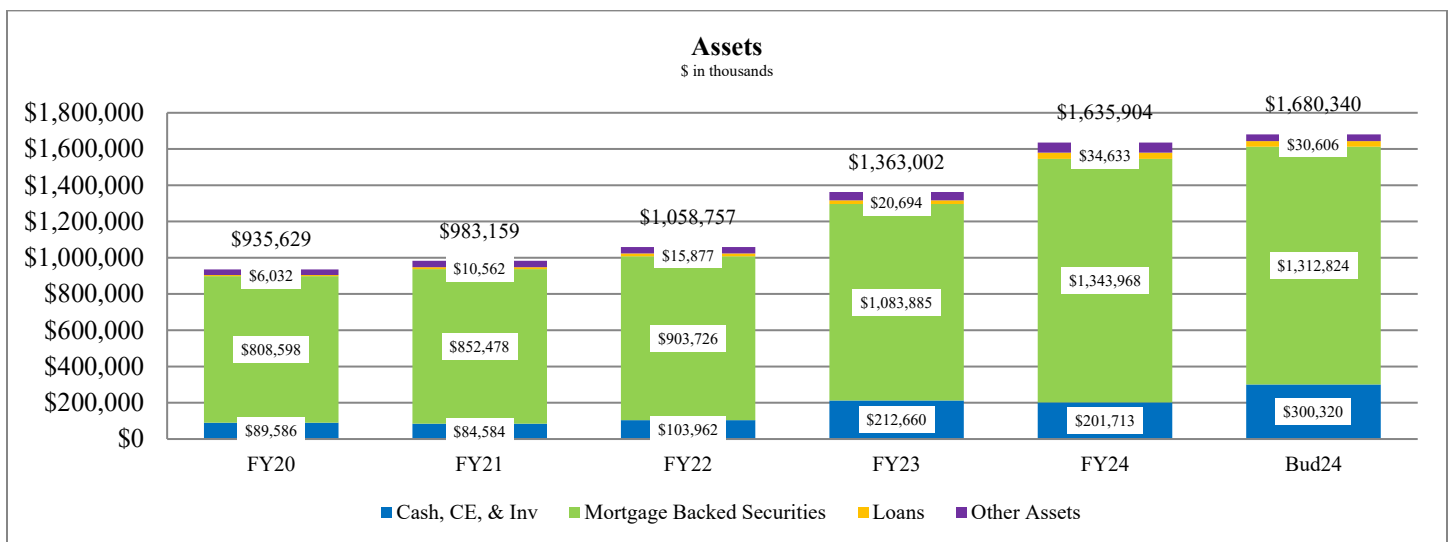


MBS Acquisition Costs are unfavorable to budget because of more 2nd Mortgage Loan activity and Service Release Premiums than planned.

Other Activity



Total disbursements to date \$1,890, available grants \$420 and carry-over reservations of \$96.



Total assets and deferred outflows were 2.6% below budget.

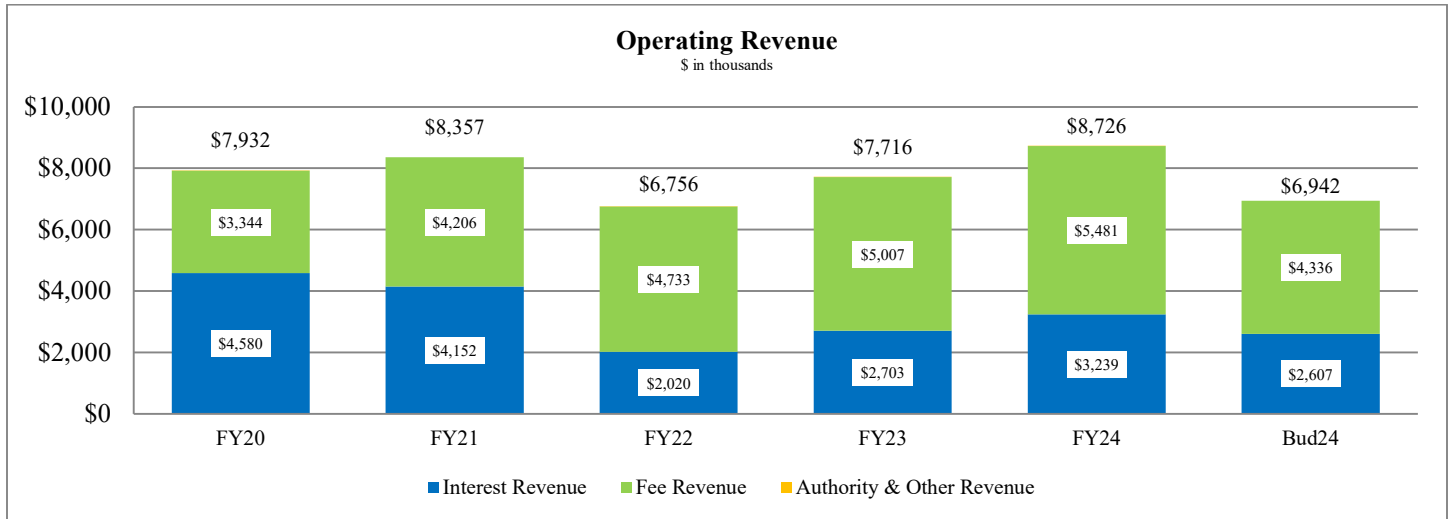
Balance Sheet	Single Family (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	201,712,599	300,319,510	(98,606,911)	-32.8	212,659,554	(10,946,954)	-5.1
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	1,316,205,348	1,284,747,387	31,457,961	2.4	1,059,429,633	256,775,716	24.2
Line of Credit	27,762,281	28,076,304	(314,023)	-1.1	24,455,047	3,307,234	13.5
Loans - net of reserve for losses	34,632,561	30,606,397	4,026,163	13.2	20,694,411	13,938,150	67.4
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	53,722,628	34,567,057	19,155,571	55.4	43,574,134	10,148,493	23.3
Deferred Outflows	1,868,266	2,023,447	(155,181)	-7.7	2,189,206	(320,940)	-14.7
Total Assets and Deferred Outflows	1,635,903,683	1,680,340,103	(44,436,420)	-2.6	1,363,001,985	272,901,698	20.0
Liabilities, Deferred Inflows, and Equity							
Debt	1,488,928,909	1,479,615,051	9,313,858	0.6	1,184,992,371	303,936,537	25.6
Interest Payable	15,657,462	48,168,264	(32,510,803)	-67.5	9,107,470	6,549,992	71.9
Unearned Revenue	419,714	(1,681,952)	2,101,667	-125.0	349,714	70,000	20.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	(256,439)	189,794	(446,233)	-235.1	372,660	(629,099)	-168.8
Other Liabilities	195,342	299,975	(104,633)	-34.9	299,975	(104,633)	-34.9
Deferred Inflows	17,251,035	962,007	16,289,028	1693.2	12,480,228	4,770,807	38.2
Total Liabilities and Deferred Inflows	1,522,196,023	1,527,553,139	(5,357,116)	-0.4	1,207,602,418	314,593,605	26.1
Equity							
YTD Earnings(Loss)	(23,897,001)	(423,721)	(23,473,279)	5539.8	(10,288,349)	(13,608,652)	132.3
Prior Years Earnings	136,296,000	151,905,522	(15,609,522)	-10.3	164,707,820	(28,411,820)	-17.2
Transfers	1,308,661	1,305,163	3,498	0.3	980,096	328,565	33.5
Total Equity	113,707,660	152,786,964	(39,079,304)	-25.6	155,399,567	(41,691,906)	-26.8
Total Liabilities, Deferred Inflows, and Equity	1,635,903,683	1,680,340,103	(44,436,420)	-2.6	1,363,001,985	272,901,698	20.0

Income Statement	Single Family (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	6,095,301	4,680,567	1,414,734	30.2	4,155,712	1,939,589	46.7	53,717,900	42,424,059	11,293,841	26.6	34,712,509	19,005,391	54.8
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	247,430	119,823	127,607	106.5	182,337	65,093	35.7	2,260,062	1,198,230	1,061,831	88.6	1,300,399	959,662	73.8
Other Revenue	-	-	-	0.0	-	-	0.0	4,500	2,000	2,500	125.0	2,000	2,500	125.0
Total Operating Revenue	6,342,731	4,800,390	1,542,341	32.1	4,338,049	2,004,682	46.2	55,982,462	43,624,289	12,358,173	28.3	36,014,909	19,967,553	55.4
Operating Expense														
Interest Expense	4,356,497	3,824,258	532,238	13.9	3,575,069	781,428	21.9	38,126,413	36,031,994	2,094,419	5.8	24,762,836	13,363,577	54.0
Authority Expense	-	-	-	0.0	-	-	0.0	2,532,860	2,474,811	58,049	2.3	2,663,372	(130,512)	-4.9
Employee Expense	93,204	78,556	14,648	18.6	72,698	20,505	28.2	877,403	847,467	29,936	3.5	794,574	82,828	10.4
Shared Expense	1,109	3,165	(2,056)	-65.0	3,100	(1,991)	-64.2	93,809	94,100	(291)	-0.3	90,343	3,466	3.8
Marketing Expense	16,113	20,417	(4,304)	-21.1	-	16,113	0.0	288,335	284,217	4,119	1.4	6,815	281,520	4130.9
Professional Services	60,468	86,545	(26,077)	-30.1	57,344	3,124	5.4	500,719	553,366	(52,647)	-9.5	480,047	20,672	4.3
Claim and Loss Expense	25,062	-	25,062	0.0	-	25,062	0.0	435,681	-	435,681	0.0	14,600	421,081	2884.1
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	3,677	4,750	(1,073)	-22.6	10,647	(6,970)	-65.5	41,439	55,880	(14,441)	-25.8	53,119	(11,681)	-22.0
Total Operating Expense	4,556,128	4,017,690	538,439	13.4	3,718,859	837,270	22.5	42,896,659	40,341,834	2,554,825	6.3	28,865,707	14,030,952	48.6
Net Operating Income (Loss) Before Grants	1,786,603	782,701	1,003,902	128.3	619,191	1,167,413	188.5	13,085,803	3,282,455	9,803,348	298.7	7,149,202	5,936,601	83.0
Net Grant (Income) Expense														
Grant Revenue	(250,000)	(166,667)	(83,333)	50.0	(135,000)	(115,000)	85.2	(1,890,000)	(1,666,667)	(223,333)	13.4	(1,729,832)	(160,168)	9.3
Grant Expense	408,676	307,011	101,665	33.1	305,164	103,512	33.9	3,493,509	3,072,843	420,666	13.7	3,393,232	100,277	3.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	(1,050,000)	2,300,000	(3,350,000)	-145.7	(2,400,000)	1,350,000	-56.3
Total Net Grant (Income) Expense	158,676	140,344	18,332	13.1	170,164	(11,488)	-6.8	553,509	3,706,177	(3,152,668)	-85.1	(736,600)	1,290,109	-175.1
Net Operating Income (Loss) After Grants	1,627,927	642,356	985,571	153.4	449,026	1,178,901	262.5	12,532,294	(423,721)	12,956,016	-3057.7	7,885,802	4,646,492	58.9
Other Non-Operating (Income) Expense														
Other Non-Operating (Income) Expense	34,596,421	-	34,596,421	0.0	(3,186,208)	37,782,629	-1185.8	36,429,295	-	36,429,295	0.0	18,174,151	18,255,144	100.4
Net Income (Loss)	(32,968,494)	642,356	(33,610,850)	-5232.4	3,635,234	(36,603,728)	-1006.9	(23,897,001)	(423,721)	(23,473,279)	5539.8	(10,288,349)	(13,608,652)	132.3
IFA Home Dept Staff Count	7	6	1	16.7	6	1	16.7	6	6	0	5.0	6	0	5.0
FTE Staff Count	9	8	1	11.0	8	2	19.6	8	8	0	1.3	8	0	5.7

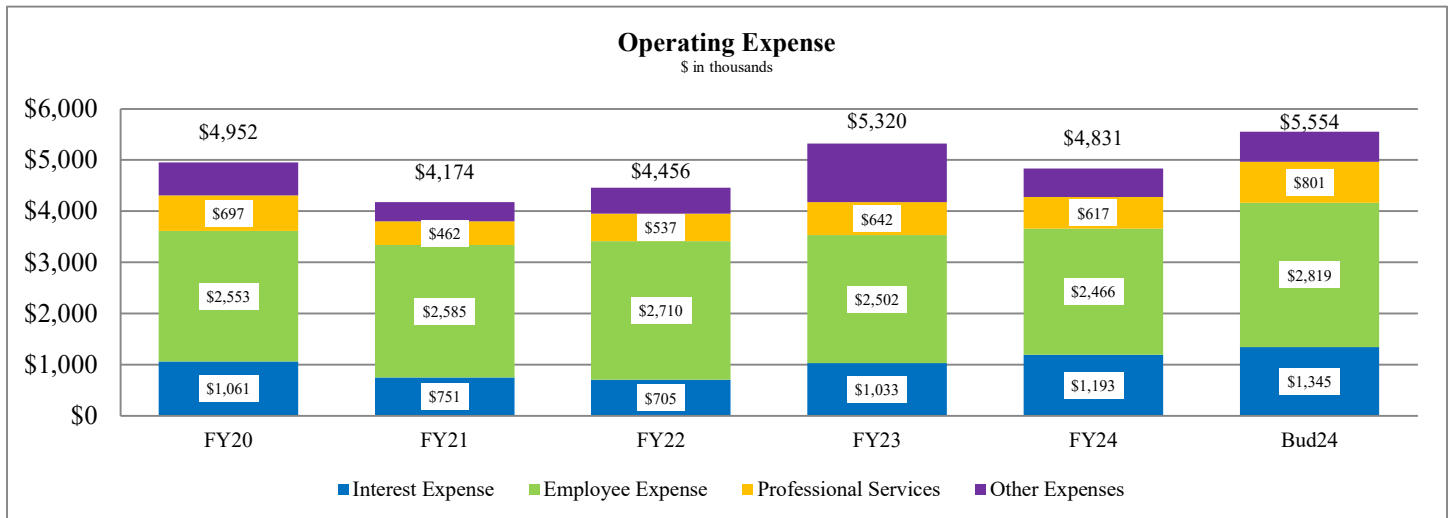
To: IFA Board Members
 From: Andy Gjerstad
 Date: May 09, 2024
 Re: April 2024 YTD Multi-Family Financial Results

Multi-Family Results (\$ in thousands)

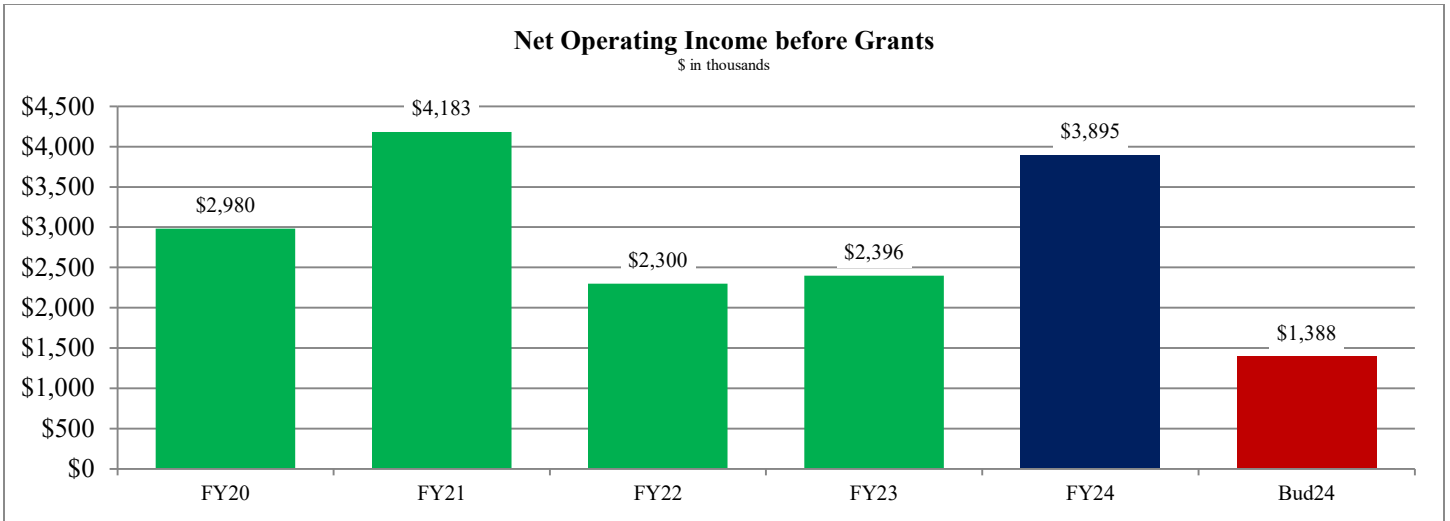
Multi-Family programs are operating favorable to budget through April 2024.



Operating Revenue was \$1,784 or 25.7% above budget and \$1,010 or 13.1% above last year. Fee revenue was \$1,145 above budget due mainly to increased LIHTC reservation fees of \$860. Interest revenue was \$632 above budget due to the higher interest rate environment.



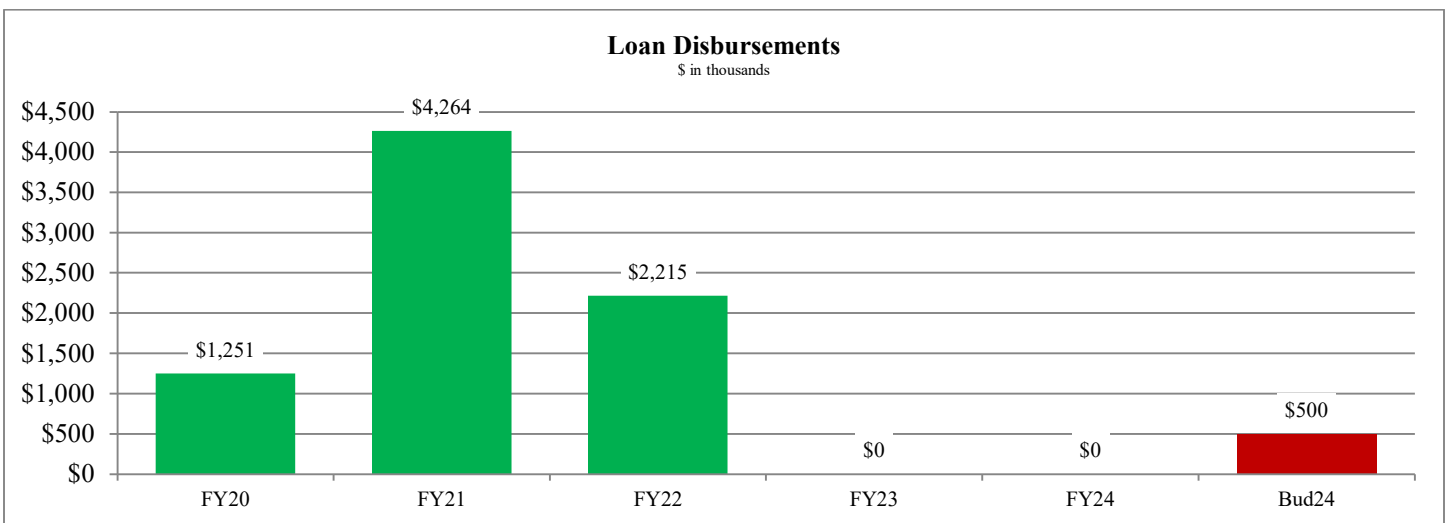
Operating Expense was \$723 or 13.0% below budget and \$489 or 9.2% below last year. The Other Expense variance to prior year is due to an unplanned Multi-family loan payoff, which resulted in release of the loan reserve held for that loan. Employee expense was below budget due to open positions in the Section 8 program.



NOIBG was \$2,507 above budget and \$1,499 above last year.

MF Portfolio Analysis (\$ in whole dollars)

	#	6/30/2023	Additions	Transfers	Reductions	End Bal	CHG	#
Multifamily Program Loans	36	27,307,627	0	0	(3,991,748)	23,315,879	-15%	34
Multifamily Loans	5	30,886,814	0	0	(579,464)	30,307,350	-2%	5
	41	58,194,441	0	0	(4,571,212)	53,623,229		39
Loan Reserves		(1,837,000)	(381,000)	0	370,000	(1,848,000)	1%	
Capitalized Interest Reserves		0	0	0	0	0	0%	
Total Portfolio		56,357,441	(381,000)	0	(4,201,212)	51,775,229	-8%	



MF Commitments (\$ in whole dollars)

	Commitment Date	Original Commitment	03/31/2024 Balance	Monthly Activity	04/30/2024 Balance	Remaining Commitment
Grants						
Mobile Response Team - FY24	10/2/2023	100,000	100,000	0	100,000	100,000
ICARE	12/1/2023	475,200	470,294	(4,065)	466,229	466,229
Comm Fndn Greater DSM Hsg Assistance	1/3/2024	100,000	0	0	0	0
Total Grants		675,200	570,294	(4,065)	566,229	566,229
Construction Loans						
Total Construction		0	0	0	0	0
Permanent Loans						
MF-XX-XXX - Grace Creek Snr Apts	6/1/2022	500,000	0	0	0	500,000
MF-XX-XXX - Westown Crossing Snr Apts	6/1/2022	1,400,000	0	0	0	1,400,000
MF-XX-XXX - Hiawatha Arro LLC	7/5/2023	1,995,000	0	0	0	1,995,000
MF-XX-XXX - The Crossing Apts	7/5/2023	2,300,000	0	0	0	2,300,000
MF-XX-XXX - NEX Senior	7/5/2023	1,850,000	0	0	0	1,850,000
Total Permanent		8,045,000	0	0	0	8,045,000

Balance Sheet	Multi Family (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	35,745,296	30,450,201	5,295,095	17.4	29,655,470	6,089,826	20.5
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	51,775,229	55,573,750	(3,798,521)	-6.8	56,763,088	(4,987,859)	-8.8
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	274,510	251,854	22,656	9.0	109,531	164,979	150.6
Deferred Outflows	11,169	89,379	(78,209)	-87.5	89,379	(78,209)	-87.5
Total Assets and Deferred Outflows	87,806,204	86,365,184	1,441,020	1.7	86,617,468	1,188,736	1.4
Liabilities, Deferred Inflows, and Equity							
Debt	30,485,785	31,460,389	(974,604)	-3.1	31,739,708	(1,253,923)	-4.0
Interest Payable	129,622	155,629	(26,007)	-16.7	137,849	(8,227)	-6.0
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	10,027,749	9,498,355	529,393	5.6	9,675,708	352,041	3.6
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	19,804	61,112	(41,307)	-67.6	28,803	(8,998)	-31.2
Other Liabilities	11,169	89,379	(78,209)	-87.5	89,379	(78,209)	-87.5
Deferred Inflows	69,163	51,258	17,905	34.9	51,258	17,905	34.9
Total Liabilities and Deferred Inflows	40,743,293	41,316,122	(572,829)	-1.4	41,722,705	(979,412)	-2.3
Equity							
YTD Earnings(Loss)	3,756,345	638,394	3,117,951	488.4	2,399,070	1,357,275	56.6
Prior Years Earnings	45,314,639	44,686,900	627,739	1.4	43,943,612	1,371,027	3.1
Transfers	(2,008,072)	(276,231)	(1,731,841)	627.0	(1,447,918)	(560,154)	38.7
Total Equity	47,062,912	45,049,062	2,013,850	4.5	44,894,763	2,168,148	4.8
Total Liabilities, Deferred Inflows, and Equity	87,806,204	86,365,184	1,441,020	1.7	86,617,468	1,188,736	1.4

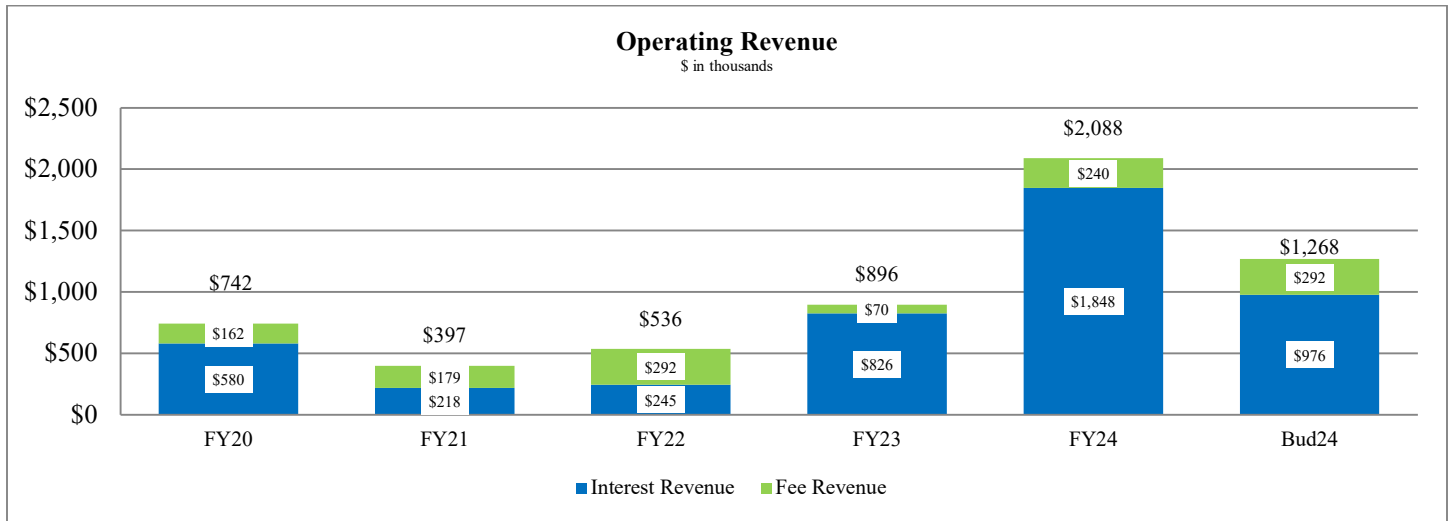
Income Statement	Multi Family (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	327,945	253,723	74,223	29.3	302,454	25,491	8.4	3,238,711	2,606,648	632,063	24.2	2,703,087	535,624	19.8
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	396,260	352,457	43,802	12.4	392,884	3,375	0.9	5,480,532	4,335,580	1,144,952	26.4	5,006,840	473,692	9.5
Other Revenue	-	-	-	0.0	2,000	(2,000)	-100.0	6,500	-	6,500	0.0	6,000	500	8.3
Total Operating Revenue	724,205	606,180	118,025	19.5	697,338	26,867	3.9	8,725,742	6,942,228	1,783,515	25.7	7,715,926	1,009,816	13.1
Operating Expense														
Interest Expense	120,150	126,790	(6,640)	-5.2	93,266	26,884	28.8	1,193,051	1,345,432	(152,381)	-11.3	1,032,575	160,476	15.5
Authority Expense	-	-	-	0.0	-	-	0.0	122,859	122,668	191	0.2	125,535	(2,676)	-2.1
Employee Expense	291,298	262,893	28,405	10.8	234,314	56,984	24.3	2,465,816	2,819,116	(353,299)	-12.5	2,501,674	(35,858)	-1.4
Shared Expense	583	743	(160)	-21.6	295	288	97.5	218,310	156,111	62,199	39.8	144,613	73,696	51.0
Marketing Expense	-	10	(10)	-100.0	-	-	0.0	-	125	(125)	-100.0	3,811	(3,811)	-100.0
Professional Services	72,790	83,636	(10,846)	-13.0	54,090	18,700	34.6	616,990	801,382	(184,392)	-23.0	641,565	(24,575)	-3.8
Claim and Loss Expense	-	-	-	0.0	(2,000)	2,000	-100.0	11,000	-	11,000	0.0	528,000	(517,000)	-97.9
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	(165)	-	(165)	0.0	(295)	130	-44.1	(1,450)	180	(1,630)	-905.6	(1,400)	(50)	3.6
Overhead Allocation	20,333	27,214	(6,882)	-25.3	46,442	(26,110)	-56.2	204,321	308,822	(104,501)	-33.8	343,139	(138,818)	-40.5
Total Operating Expense	504,989	501,287	3,702	0.7	426,112	78,876	18.5	4,830,897	5,553,834	(722,938)	-13.0	5,319,512	(488,615)	-9.2
Net Operating Income (Loss) Before Grants	219,216	104,893	114,323	109.0	271,226	(52,009)	-19.2	3,894,846	1,388,394	2,506,452	180.5	2,396,414	1,498,432	62.5
Net Grant (Income) Expense														
Grant Revenue	(6,010,724)	(5,700,000)	(310,724)	5.5	(5,891,896)	(118,828)	2.0	(59,621,229)	(57,000,000)	(2,621,229)	4.6	(59,477,894)	(143,336)	0.2
Grant Expense	6,014,789	5,700,000	314,789	5.5	5,891,896	122,893	2.1	59,759,730	57,750,000	2,009,730	3.5	59,478,130	281,600	0.5
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	4,065	-	4,065	0.0	-	4,065	0.0	138,501	750,000	(611,499)	-81.5	237	138,264	58359.0
Net Operating Income (Loss) After Grants	215,152	104,893	110,258	105.1	271,226	(56,074)	-20.7	3,756,345	638,394	3,117,951	488.4	2,396,177	1,360,168	56.8
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	(2,893)	2,893	-100.0
Net Income (Loss)	215,152	104,893	110,258	105.1	271,226	(56,074)	-20.7	3,756,345	638,394	3,117,951	488.4	2,399,070	1,357,275	56.6
IFA Home Dept Staff Count	23	29	(6)	-19.3	24	(1)	-4.2	24	29	(5)	-15.8	26	(2)	-6.6
FTE Staff Count	18	28	(9)	-33.0	23	(5)	-20.7	21	28	(7)	-24.5	22	(2)	-7.5

To: IFA Board Members
 From: Linda Day
 Date: May 8, 2024
 Re: April 2024, YTD Financial Results

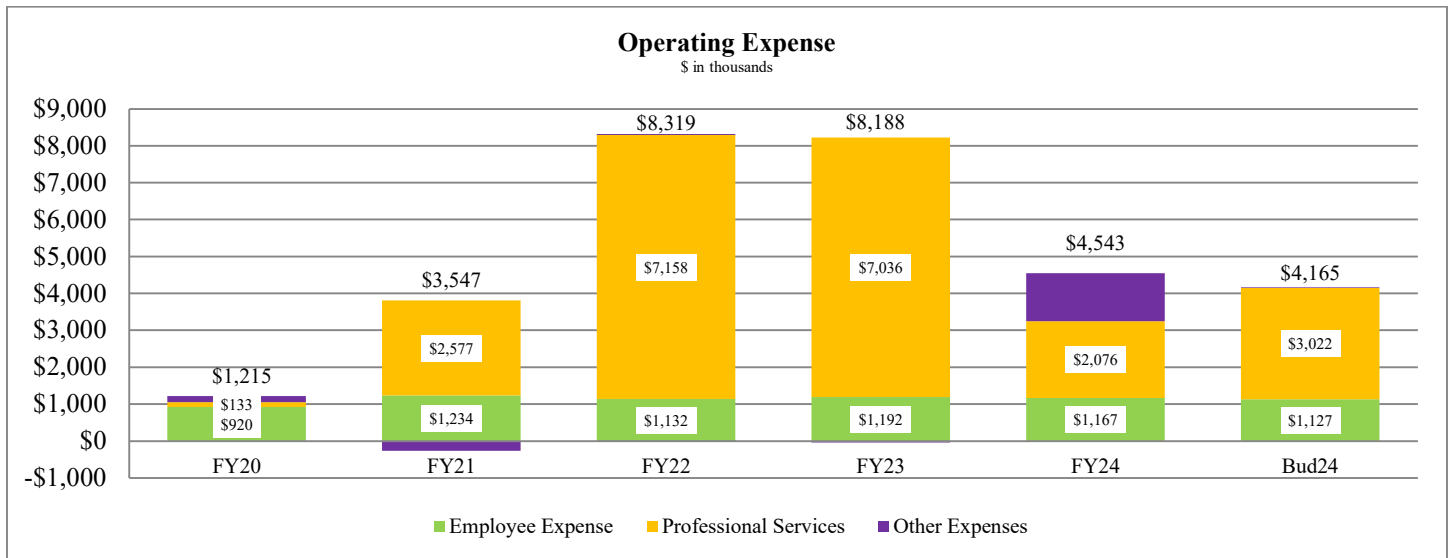


Federal and State Programs (\$ in thousands)

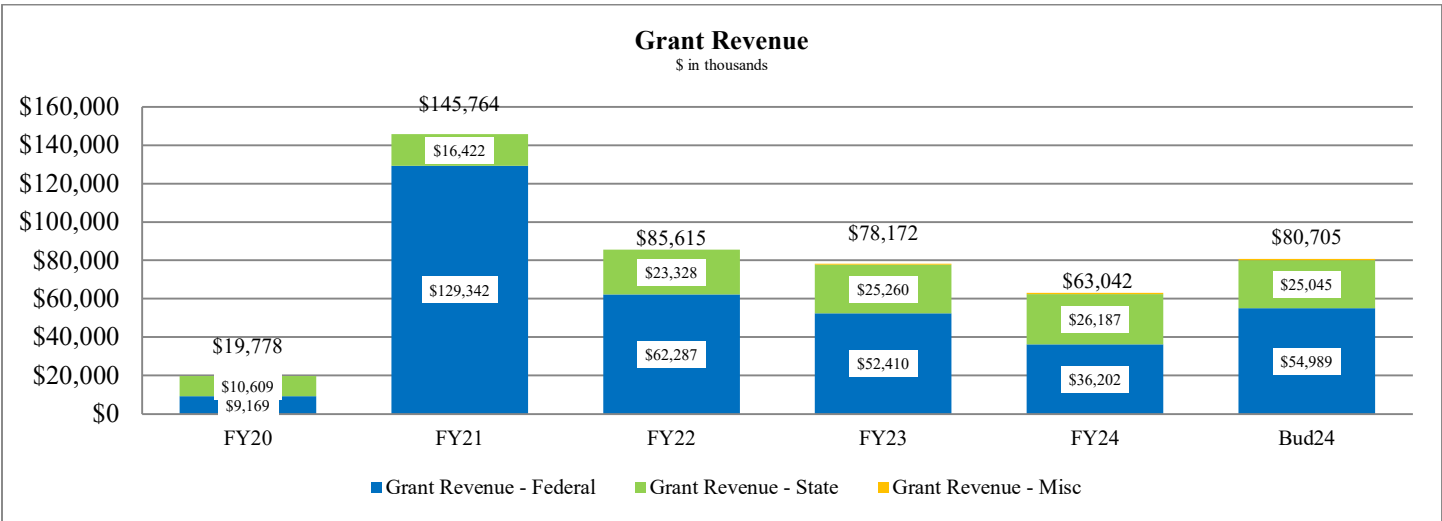
Federal and State programs are operating unfavorable to budget as of April 2024.



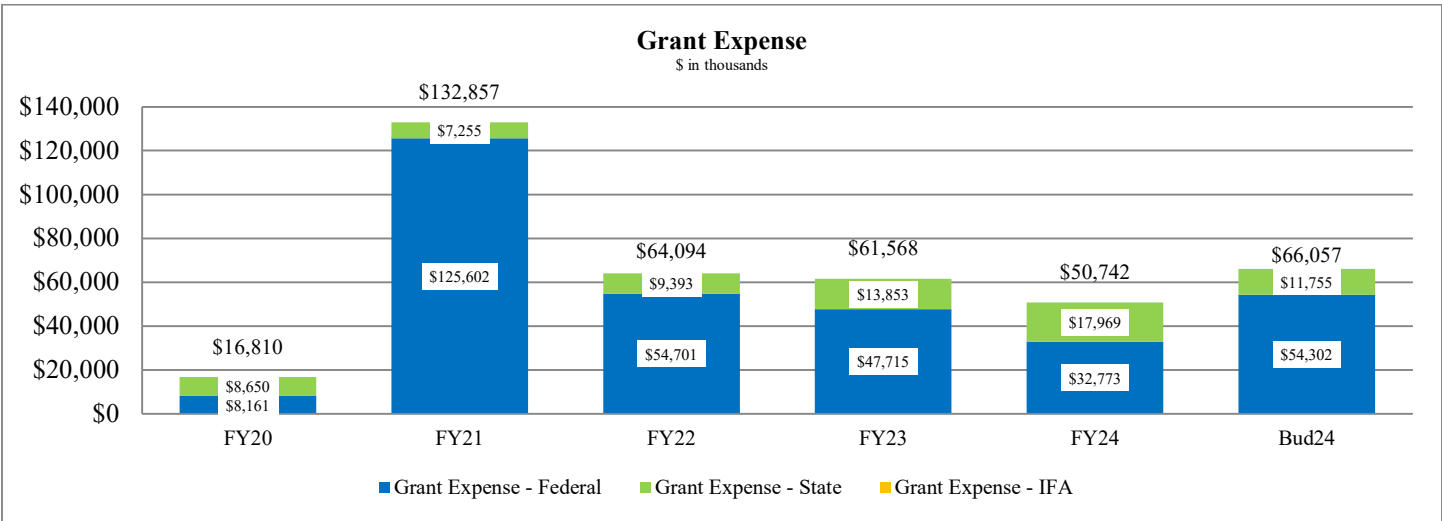
Operating Revenue was favorable to budget by \$820 and prior year by \$1,192. Interest revenue was \$872 above budget, which was derived from the State Housing Trust Fund and Title Guaranty.



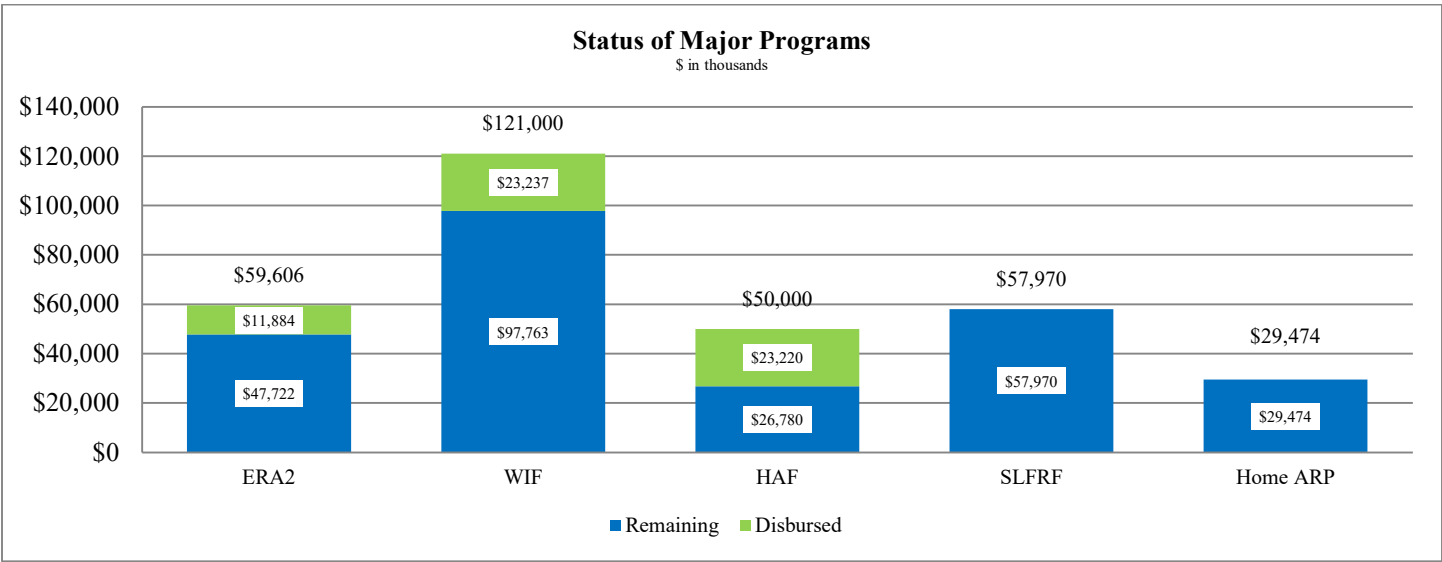
Operating Expense was greater than budgeted by \$378, but favorable to prior year by \$3,645. Professional Services expenses were below budget by \$946, due to reduced Consultants Fees in the Homeowners Assistance Fund Program. Other Expenses increased by \$1,284 due to an increase in Claim and Loss Expenses related to disbursements of forgivable loans in the Community Housing Program. FY23 Professional Services included a \$6,735 accrual, which was required by the federal government in accordance with closing out the funding from the emergency rental assistance one (ERA1) program, known as IRUAP at IFA.



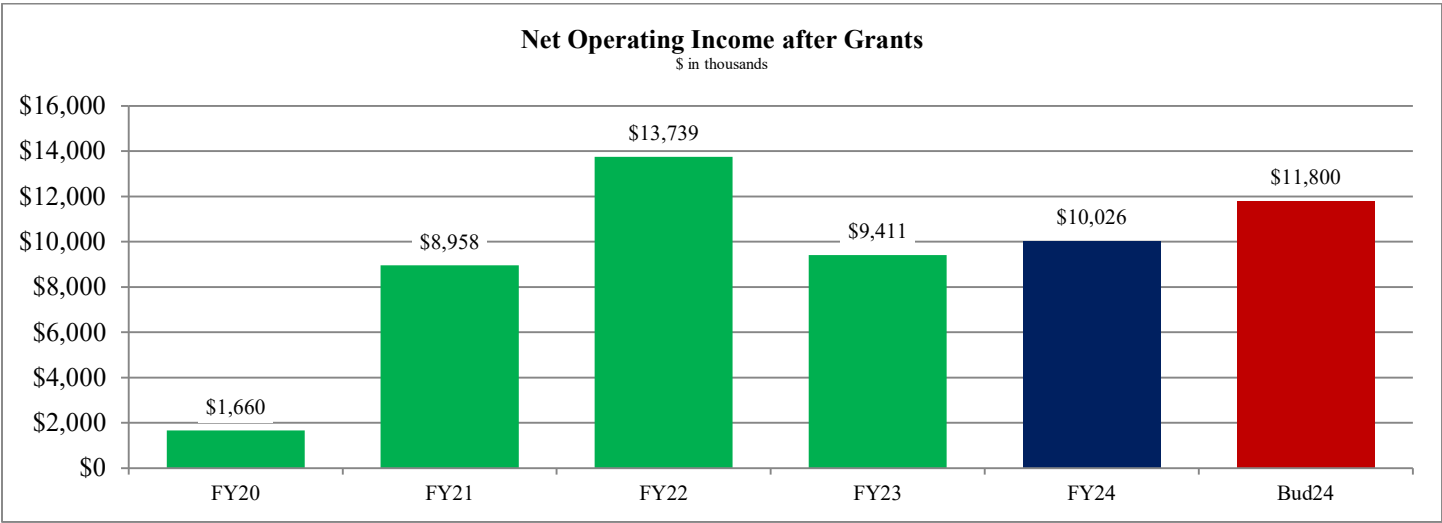
Grant Revenue was less than budgeted by \$17,663 or 21.9%, which is largely due to the below-mentioned programs disbursing less than expected, and the inflows from real estate transfer tax being less than anticipated. Grant Revenue was less than prior year by \$15,130 or 19.4%.



Grant expense was \$15,315 or 23.2% less than budgeted and \$10,826 or 17.6% lower than prior year. The Federal difference of \$21,529 from current year to budget is largely due to the below programs disbursing less than expected. The following are the significant variances between budgeted and fiscal year 2024 actuals: Water Infrastructure Funds (WIF) \$11,198 and Homeowner’s Assistance Fund (HAF) \$9,750. The State difference is related to \$5,282 of Water Quality Loans (WQFA) disbursed in FY24 but budgeted in FY23.

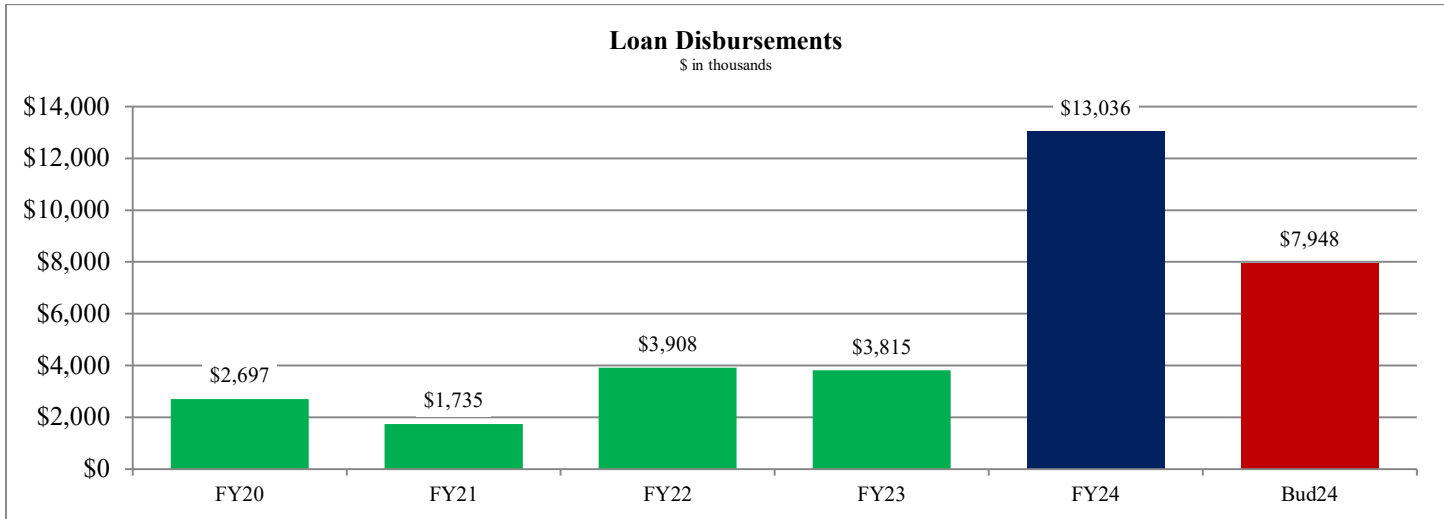


ERA2 consists of Rapid Rehousing Project (RRH), Refugee Resettlement Assistance (RRA), and Coordinated Entry (CE). All the below-mentioned programs are still in the planning phase. SLFRF, which consists of the Home Rehab Block Grant, ARPA LIHTC, and Iowa Home Grant. Home ARP is for the Home American Rescue Plan.



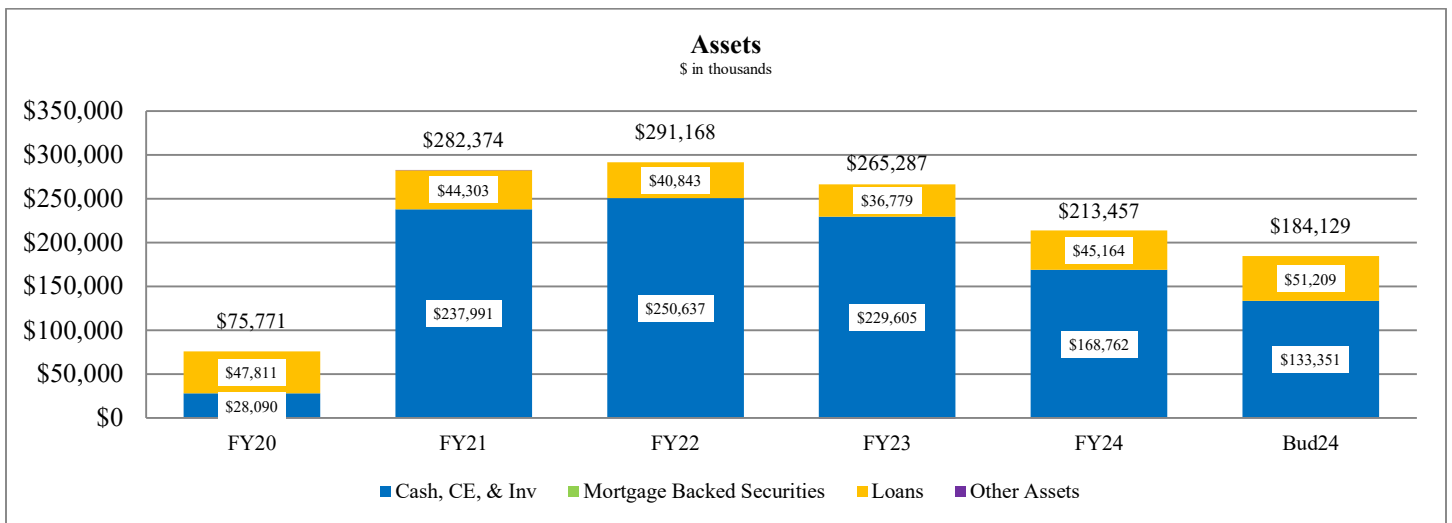
NOIAG was unfavorable to budget by \$1,774 and was favorable to prior year by \$614. The variance is largely related to the State Housing Trust Fund receiving less than budgeted and the Water Quality Program (grants) disbursing \$5,086 over budgeted amounts.

FSP Loan Portfolio by Series	June 30, 2023		Additions	Payments	Ending Balance		
	#	Balance			Balance	Chg	#
500-047 SHTF - Loans	10	1,740,659	-	(91,019)	1,649,640	-5.2%	9
500-047 SHTF - Cash Flow Loans	1	217,609	-	(100)	217,509	0.0%	1
500-049 Senior Living Trust Lns	14	6,804,799	2,000,000	(208,403)	8,596,396	26.3%	15
500-050 Home & Comm Tr Lns	7	1,296,527	-	(118,690)	1,177,837	-9.2%	7
500-051 Transitional Housing Lns	2	715,617	-	(39,226)	676,392	-5.5%	2
500-057 TCAP Loans	12	17,752,255	-	(47,062)	17,705,193	-0.3%	12
500-058 HOME Loans	199	112,501,084	4,489,865	(2,715,729)	114,275,220	1.6%	204
500-062 CHS Loans	8	658,695	1,264,064	(16,747)	1,906,012	189.4%	11
500-067 Water Quality Loans (WQFA)	0	-	5,281,650	-	5,281,650	NA	2
Total Portfolio before Cap Int & Reserves		141,687,245	13,035,579	(3,236,975)	151,485,848	6.9%	
Loan Capitalized Interest Reserve		(7,638,000)	-	(140,000)	(7,778,000)	1.8%	
Loan Reserves		(97,212,000)	-	(1,332,000)	(98,544,000)	1.4%	
Total Portfolio	253	36,837,245	13,035,579	(4,708,975)	45,163,848	22.6%	263



Loan disbursements are above budget by \$5,088 and above prior year by \$9,221, with \$5,282 in WQRF water loans being disbursed that were budgeted for FY23.

Revolving Loan Fund Commitments (\$ in whole dollars)							
Cash, Cash Equiv & Investments							State Loan Funds
	SLT 049						86,390
	HCBS 050						73,403
	THF 051						2,724,316
	CHS 062						952,693
							3,836,802
		Commitment Date	Original Commitment	03/31/2024 Balance	Monthly Activity	4/30/2024 Balance	Remaining Commitment
Loan Commitments							
	Graceview Courtyard Phase II	9/8/2021	1,000,000	-	-	-	-
	Vive	9/8/2021	1,000,000	1,000,000	-	1,000,000	1,000,000
	Shenandoah Senior Villas	9/8/2021	1,000,000	1,000,000	-	1,000,000	1,000,000
	NISHNA	2/28/2023	1,242,000	432,695	178,430	254,265	254,265
	Hope Haven	9/11/2023	405,000	73,128	-	73,128	73,128
Total Commitments			4,647,000	2,505,823	178,430	2,327,393	2,327,393
Net Funds Available							1,509,410



Assets are 15.9% ahead of budget. The large assets in Cash & CE are derived from the Emergency Rental Assistance II Programs (ERA 2) at \$47,117, Water Infrastructure Fund at \$17,131, and Homeowner Assistance Fund at \$26,020.

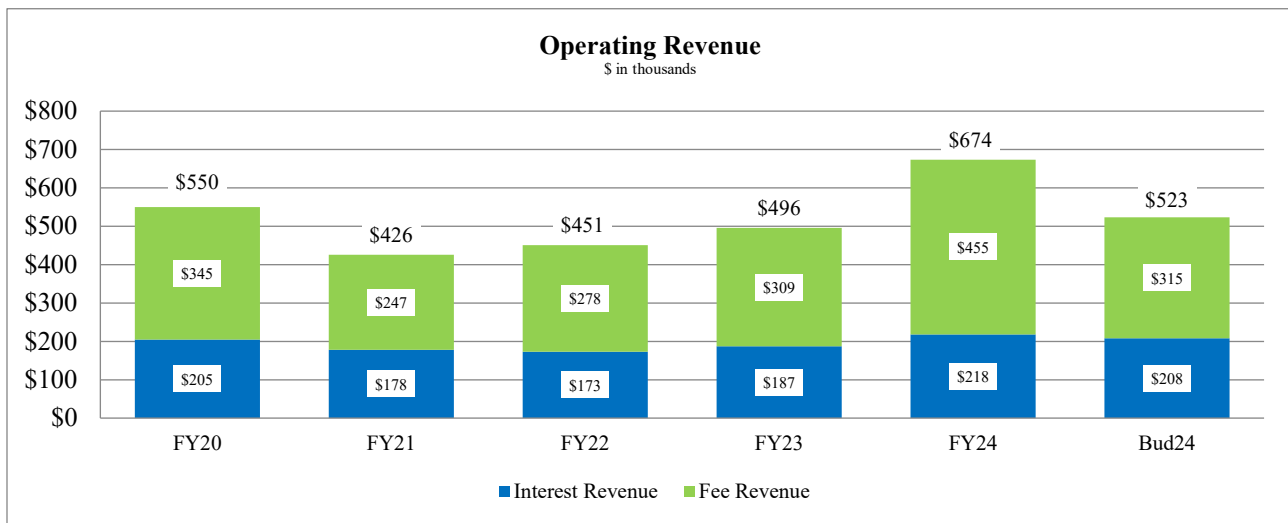
Balance Sheet	Federal and State Grant Programs (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	168,761,515	133,351,179	35,410,336	26.6	229,605,405	(60,843,889)	-26.5
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	45,163,848	51,208,703	(6,044,855)	-11.8	36,779,494	8,384,354	22.8
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	(468,049)	(430,391)	(37,659)	8.7	(1,098,127)	630,078	-57.4
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	213,457,314	184,129,492	29,327,822	15.9	265,286,773	(51,829,458)	-19.5
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	98,557,154	64,453,046	34,104,108	52.9	162,292,766	(63,735,612)	-39.3
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	-	205,138	(205,138)	-100.0	220,000	(220,000)	-100.0
Other Liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	98,557,154	64,658,184	33,898,970	52.4	162,512,766	(63,955,612)	-39.4
Equity							
YTD Earnings(Loss)	10,025,986	11,800,482	(1,774,496)	-15.0	9,411,460	614,526	6.5
Prior Years Earnings	105,061,959	107,825,772	(2,763,812)	-2.6	93,364,299	11,697,660	12.5
Transfers	(187,785)	(154,945)	(32,840)	21.2	(1,753)	(186,032)	10615.1
Total Equity	114,900,161	119,471,309	(4,571,148)	-3.8	102,774,007	12,126,154	11.8
Total Liabilities, Deferred Inflows, and Equity	213,457,314	184,129,492	29,327,822	15.9	265,286,773	(51,829,458)	-19.5

Income Statement	Federal and State Grant Programs (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	180,706	87,230	93,475	107.2	149,870	30,836	20.6	1,848,102	975,898	872,204	89.4	826,172	1,021,930	123.7
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	24,500	29,167	(4,667)	-16.0	2,500	22,000	880.0	239,978	291,670	(51,692)	-17.7	70,082	169,896	242.4
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	205,206	116,397	88,808	76.3	152,370	52,836	34.7	2,088,080	1,267,568	820,512	64.7	896,254	1,191,826	133.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	118,628	104,935	13,692	13.0	101,751	16,876	16.6	1,166,510	1,126,667	39,843	3.5	1,192,496	(25,986)	-2.2
Shared Expense	598	751	(154)	-20.5	685	(88)	-12.8	10,501	9,333	1,168	12.5	11,164	(663)	-5.9
Marketing Expense	-	417	(417)	-100.0	-	-	0.0	3,839	4,167	(327)	-7.9	4,386	(546)	-12.5
Professional Services	174,885	280,671	(105,787)	-37.7	25,237	149,648	593.0	2,075,855	3,022,154	(946,299)	-31.3	7,035,545	(4,959,690)	-70.5
Claim and Loss Expense	150,000	(12,000)	162,000	-1350.0	(178,000)	328,000	-184.3	1,181,000	(120,000)	1,301,000	-1084.2	(199,000)	1,380,000	-693.5
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	25	(25)	-100.0	-	-	0.0	-	250	(250)	-100.0	-	-	0.0
Overhead Allocation	9,813	10,763	(950)	-8.8	16,015	(6,202)	-38.7	104,863	122,303	(17,440)	-14.3	143,879	(39,016)	-27.1
Total Operating Expense	453,923	385,562	68,361	17.7	(34,312)	488,235	-1422.9	4,542,569	4,164,874	377,694	9.1	8,188,470	(3,645,901)	-44.5
Net Operating Income (Loss) Before Grants	(248,717)	(269,165)	20,448	-7.6	186,682	(435,399)	-233.2	(2,454,489)	(2,897,306)	442,817	-15.3	(7,292,216)	4,837,727	-66.3
Net Grant (Income) Expense														
Grant Revenue	(5,045,110)	(6,836,450)	1,791,341	-26.2	(4,495,554)	(549,555)	12.2	(63,042,457)	(80,704,767)	17,662,310	-21.9	(78,171,822)	15,129,365	-19.4
Grant Expense	4,653,476	6,577,326	(1,923,851)	-29.2	9,043,588	(4,390,112)	-48.5	50,741,982	66,056,979	(15,314,997)	-23.2	61,568,146	(10,826,165)	-17.6
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	(180,000)	(50,000)	(130,000)	260.0	(100,000)	(80,000)	80.0
Total Net Grant (Income) Expense	(391,634)	(259,124)	(132,510)	51.1	4,548,034	(4,939,667)	-108.6	(12,480,475)	(14,697,788)	2,217,313	-15.1	(16,703,676)	4,223,200	-25.3
Net Operating Income (Loss) After Grants	142,917	(10,041)	152,957	-1523.3	(4,361,352)	4,504,268	-103.3	10,025,986	11,800,482	(1,774,496)	-15.0	9,411,460	614,526	6.5
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	142,917	(10,041)	152,957	-1523.3	(4,361,352)	4,504,268	-103.3	10,025,986	11,800,482	(1,774,496)	-15.0	9,411,460	614,526	6.5
IFA Home Dept Staff Count	7	9	(2)	-22.2	8	(1)	-12.5	8	9	(1)	-15.6	7	0	4.1
FTE Staff Count	11	11	(0)	-2.7	10	1	13.2	11	11	(0)	-4.0	11	(0)	-2.8

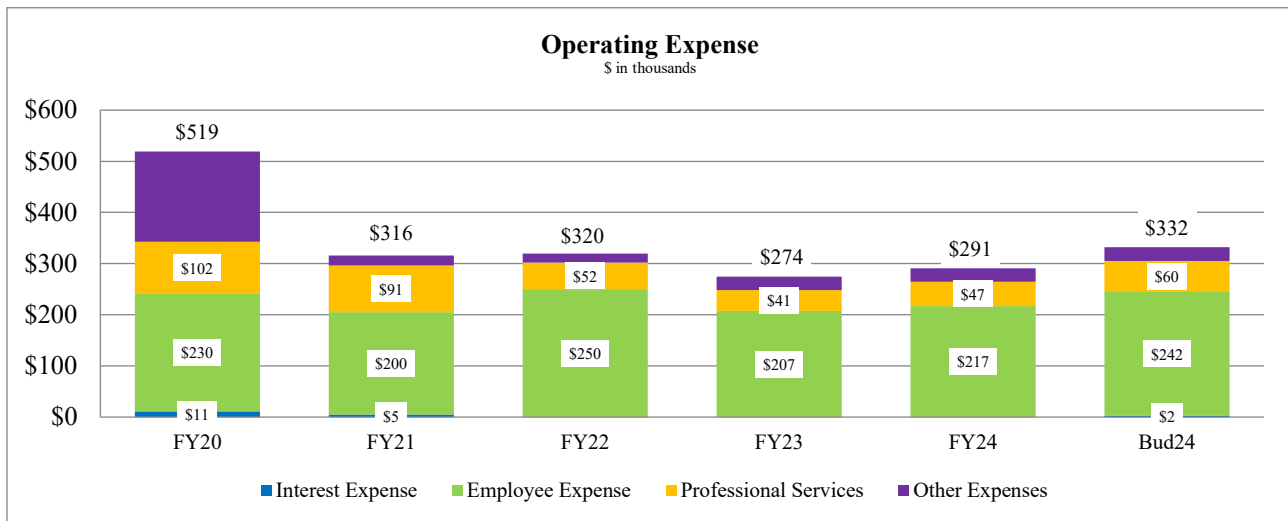
To: IFA and IADD Board Members
 From: Becky Wu
 Date: May 13, 2024
 Re: April 2024 YTD IADD Financial Results

Iowa Agricultural Development Division Results (\$ in thousands)

IADD Net Operating Income was favorable to budget as of April FY24.

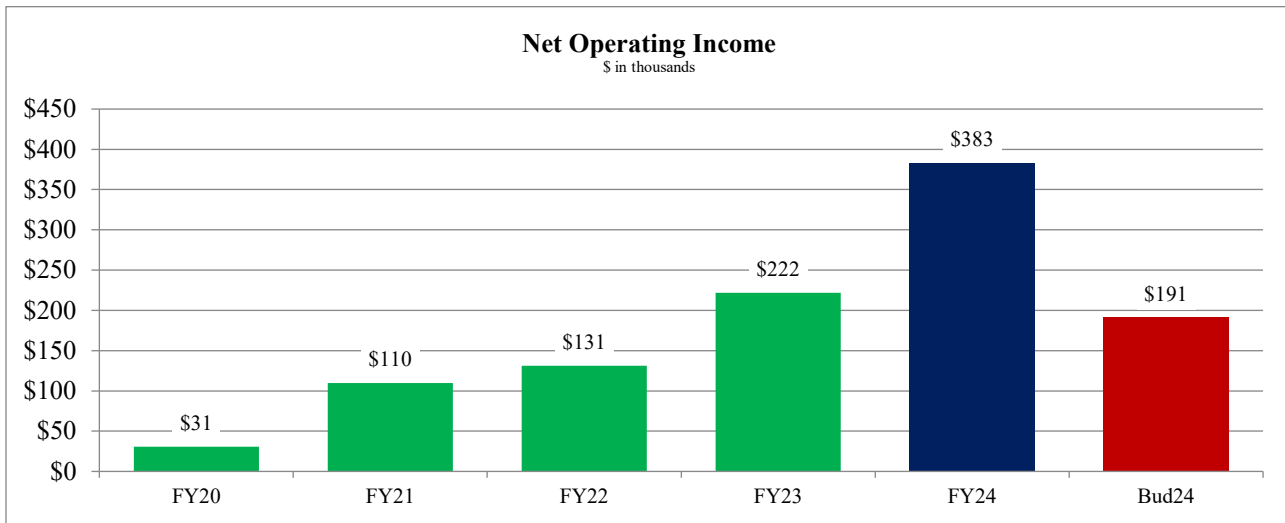


Operating Revenue was \$151 or 28.8% favorable to budget and \$178 or 35.8% favorable to last year. Fee Revenue favorable to budget primarily due to BFLP Fee Revenue was \$168 or 81% favorable to budget. Interest Revenue was \$10 or 4.9% favorable to budget.

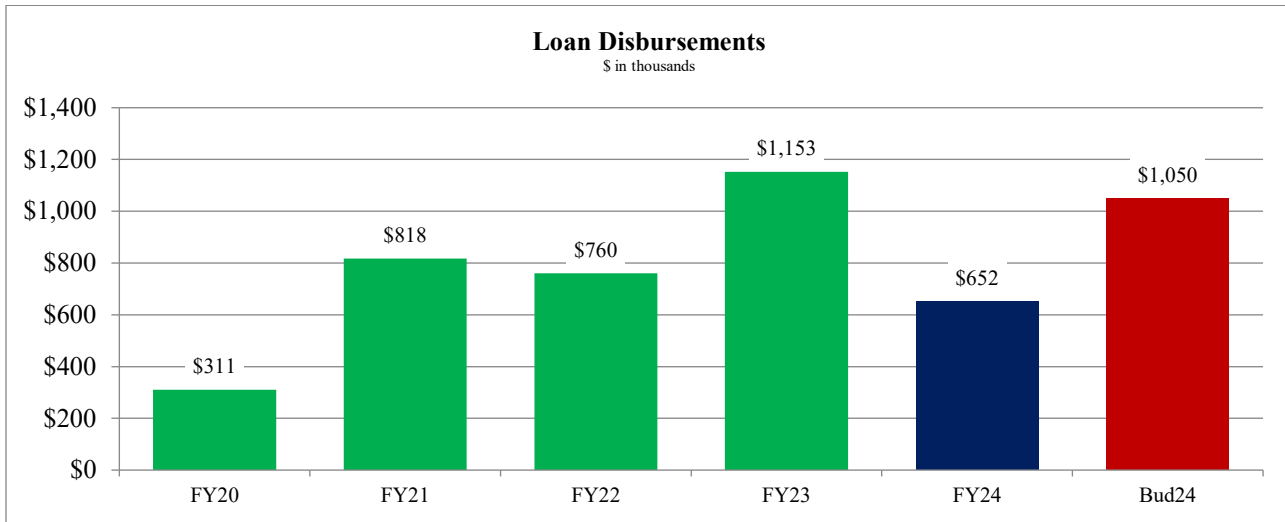


Operating Expense was \$41 or 12.5% favorable to budget, but \$17 or 5.9% unfavorable to last year.

Employee Expense was \$25 or 10.4% favorable to budget; Professional Services Expense was \$13 or 21.8% favorable to budget.



Net Income was \$192 or 100.4% favorable to budget and \$161 or 72.8% favorable to last year.



Notes:

- There was \$882 available for administrative expenses.
- Restricted Rural Rehab Trust funds (LPP loan funds, includes cash and LPP loan repayments) balance was \$625.
- There were four LPP loans closed in FY24.
- The LPP loan balance was \$6,161. Loan balance net of reserves was \$6,099 and reserve was \$61.

LPP Loan Commitments

LPP	Bank	Commitment Date	Anticipated Closing Date	Original Commitment (\$ in actual)
P0324	Premier Bank	4/3/2024	5/30/2024	187,500
Total Commitment				187,500

Balance Sheet	Agriculture Development Division (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	1,419,508	1,294,097	125,411	9.7	854,339	565,170	66.2
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	6,098,961	6,543,021	(444,060)	-6.8	6,238,134	(139,173)	-2.2
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	94,648	59,740	34,907	58.4	72,740	21,908	30.1
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	7,613,118	7,896,859	(283,742)	-3.6	7,165,212	447,905	6.3
Liabilities, Deferred Inflows, and Equity							
Debt	-	500,000	(500,000)	-100.0	-	-	0.0
Interest Payable	-	2,417	(2,417)	-100.0	-	-	0.0
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	4,000	3,658	342	9.3	4,805	(805)	-16.8
Other Liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	4,000	506,075	(502,075)	-99.2	4,805	(805)	-16.8
Equity							
YTD Earnings(Loss)	383,152	191,187	191,965	100.4	221,732	161,420	72.8
Prior Years Earnings	7,225,966	7,199,598	26,368	0.4	6,938,676	287,290	4.1
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	7,609,118	7,390,785	218,333	3.0	7,160,407	448,710	6.3
Total Liabilities, Deferred Inflows, and Equity	7,613,118	7,896,859	(283,742)	-3.6	7,165,212	447,905	6.3

Income Statement	Agriculture Development Division (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	22,853	21,383	1,470	6.9	20,615	2,238	10.9	218,405	208,202	10,203	4.9	186,812	31,593	16.9
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	45,874	40,583	5,291	13.0	46,779	(904)	-1.9	455,248	314,833	140,414	44.6	309,236	146,011	47.2
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	68,727	61,966	6,761	10.9	67,393	1,334	2.0	673,652	523,035	150,617	28.8	496,048	177,604	35.8
Operating Expense														
Interest Expense	-	417	(417)	-100.0	-	-	0.0	-	2,292	(2,292)	-100.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	21,697	21,659	38	0.2	17,750	3,947	22.2	217,094	242,192	(25,098)	-10.4	207,433	9,661	4.7
Shared Expense	538	150	388	258.3	475	63	13.2	6,241	2,400	3,841	160.0	2,085	4,156	199.4
Marketing Expense	-	400	(400)	-100.0	-	-	0.0	8,233	4,000	4,233	105.8	3,100	5,132	165.6
Professional Services	4,347	6,046	(1,699)	-28.1	5,089	(743)	-14.6	47,294	60,458	(13,164)	-21.8	40,832	6,463	15.8
Claim and Loss Expense	1,000	949	51	5.4	2,000	(1,000)	-50.0	-	4,589	(4,589)	-100.0	5,128	(5,128)	-100.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	955	1,353	(398)	-29.4	3,155	(2,199)	-69.7	11,639	15,917	(4,278)	-26.9	15,739	(4,100)	-26.0
Total Operating Expense	28,537	30,973	(2,437)	-7.9	28,470	67	0.2	290,501	331,848	(41,348)	-12.5	274,317	16,184	5.9
Net Operating Income (Loss) Before Grants	40,190	30,993	9,198	29.7	38,924	1,267	3.3	383,152	191,187	191,965	100.4	221,732	161,420	72.8
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	40,190	30,993	9,198	29.7	38,924	1,267	3.3	383,152	191,187	191,965	100.4	221,732	161,420	72.8
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	40,190	30,993	9,198	29.7	38,924	1,267	3.3	383,152	191,187	191,965	100.4	221,732	161,420	72.8
IFA Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	-	0.0	1	1	66.7
FTE Staff Count	2	2	0	1.3	2	0	7.2	2	2	(0)	-0.4	2	0	0.6

Income Statement	Agriculture Development Division (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Income														
Interest Revenue - Loans	17,843	18,580	(737)	-4.0%	17,672	171	1%	178,220	182,542	(4,321)	-2%	168,631	9,589	6%
Interest Revenue - CE & Inv	5,009	2,803	2,207	78.7%	2,943	2,067	70%	40,184	25,660	14,524	57%	18,181	22,004	121%
Fee Inc - BFLP	32,512	20,833	11,678	56.1%	36,879	(4,367)	-12%	376,383	208,333	168,049	81%	223,847	152,535	68%
Fee Inc - LPP	2,913	1,750	1,163	66.4%	3,000	(88)	-3%	10,265	17,500	(7,235)	-41%	12,439	(2,174)	-17%
Fee Inc - BFTC	10,450	18,000	(7,550)	-41.9%	6,900	3,550	51%	68,600	89,000	(20,400)	-23%	72,950	(4,350)	-6%
Fee Inc - BFCH TC	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Total Operating Income	68,727	61,966	6,761	10.9%	67,393	1,334	2%	673,652	523,035	150,617	29%	496,048	177,604	36%
Operating Expense														
Employee Expense	21,697	21,659	38	0.2%	17,750	3,947	22%	217,094	242,192	(25,098)	-10%	207,433	9,661	5%
Shared Expense	538	150	388	258.3%	475	63	13%	6,241	2,400	3,841	160%	2,085	4,156	199%
Marketing Expense	-	400	(400)	-100.0%	-	-	0%	8,233	4,000	4,233	106%	3,100	5,132	166%
Professional Services	4,347	6,046	(1,699)	-28.1%	5,089	(743)	-15%	47,294	60,458	(13,164)	-22%	40,832	6,463	16%
Claim and Loss Expense	1,000	949	51	5.4%	2,000	(1,000)	-50%	-	4,589	(4,589)	-100%	5,128	(5,128)	-100%
Operating Expense	28,537	30,973	(2,437)	-7.9%	28,470	67	0%	290,501	331,848	(41,348)	-12%	274,317	16,184	6%
Net Grant (Income) Expense	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Net Income (Loss)	40,190	30,993	9,198	29.7%	38,924	1,267	3%	383,152	191,187	191,965	100%	221,732	161,420	73%

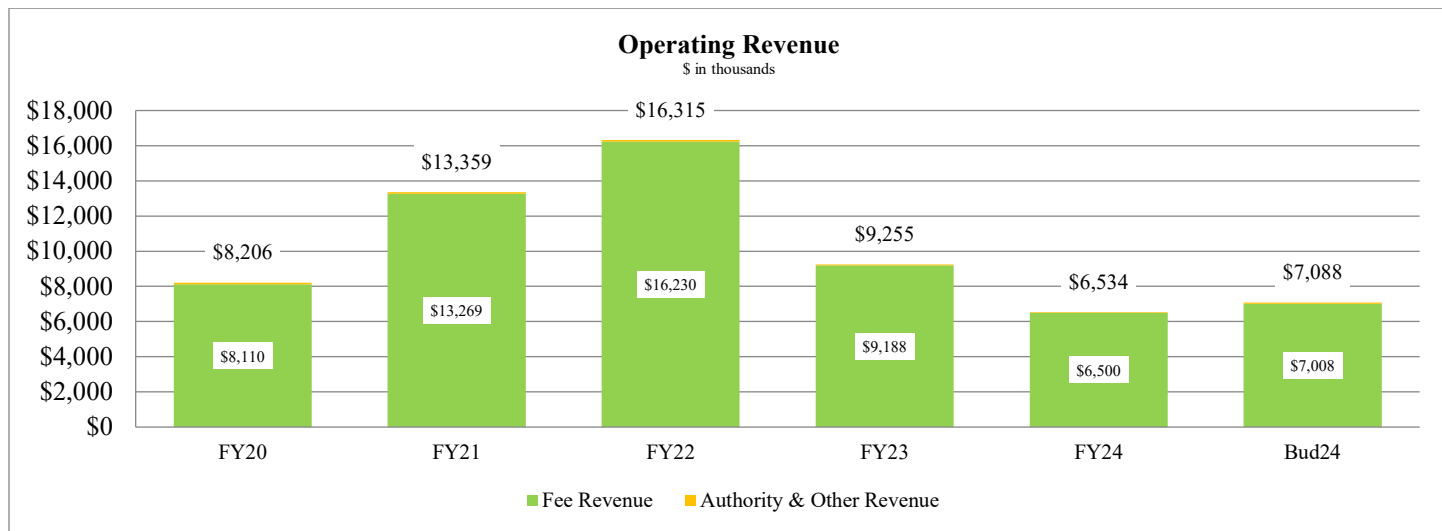
Balance Sheet	Admin	RRTF	Total
Assets			
Cash & Cash Equivalents	877,982	541,526	1,419,508
Investments	-	-	-
Loans - net of reserves	86,524	6,012,437	6,098,961
Other Assets	(23,227)	117,875	94,648
Total Assets	941,279	6,671,838	7,613,118
Liabilities and Equity			
A/P - STATE	-	-	-
A/P - IFA	-	-	-
A/P - MISC	4,000	-	4,000
Total Liabilities	4,000	-	4,000
Current Years Earnings	194,611	188,541	383,152
Prior Years Earnings	742,668	6,483,298	7,225,966
Equity	937,279	6,671,838	7,609,118
Total Liabilities and Equity	941,279	6,671,838	7,613,118



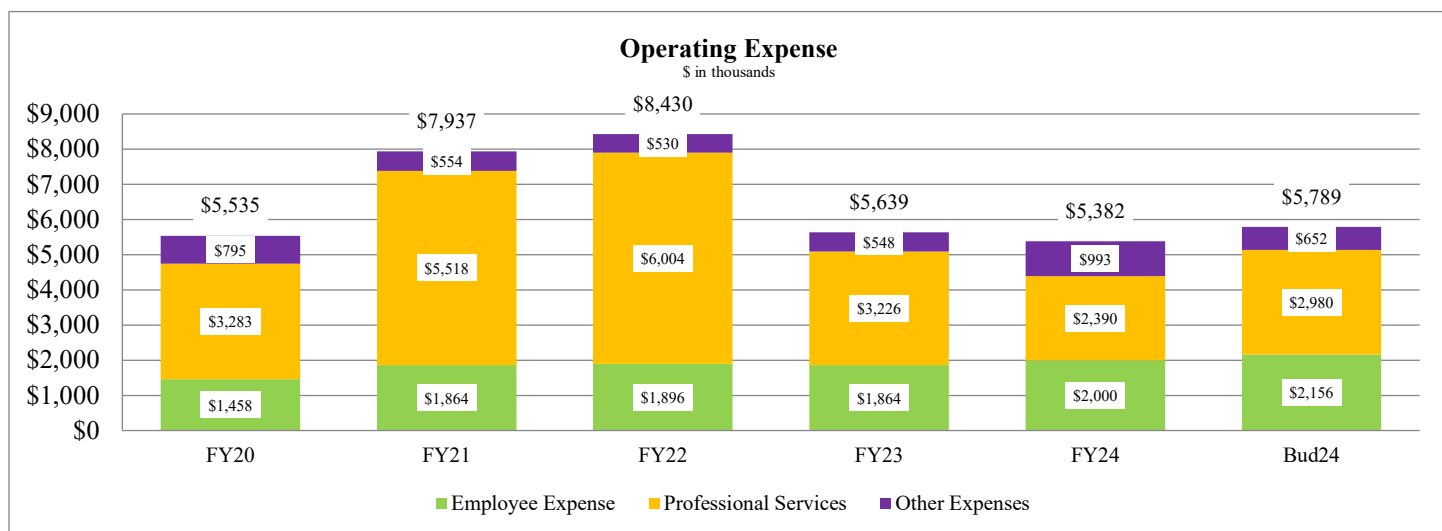
To: IFA & ITG Board Members
 From: Michelle Bodie
 Date: May 9, 2024
 RE: April 2024 YTD Iowa Title Guaranty Financial Results

Iowa Title Guaranty (ITG) Financial Results (\$ in thousands)

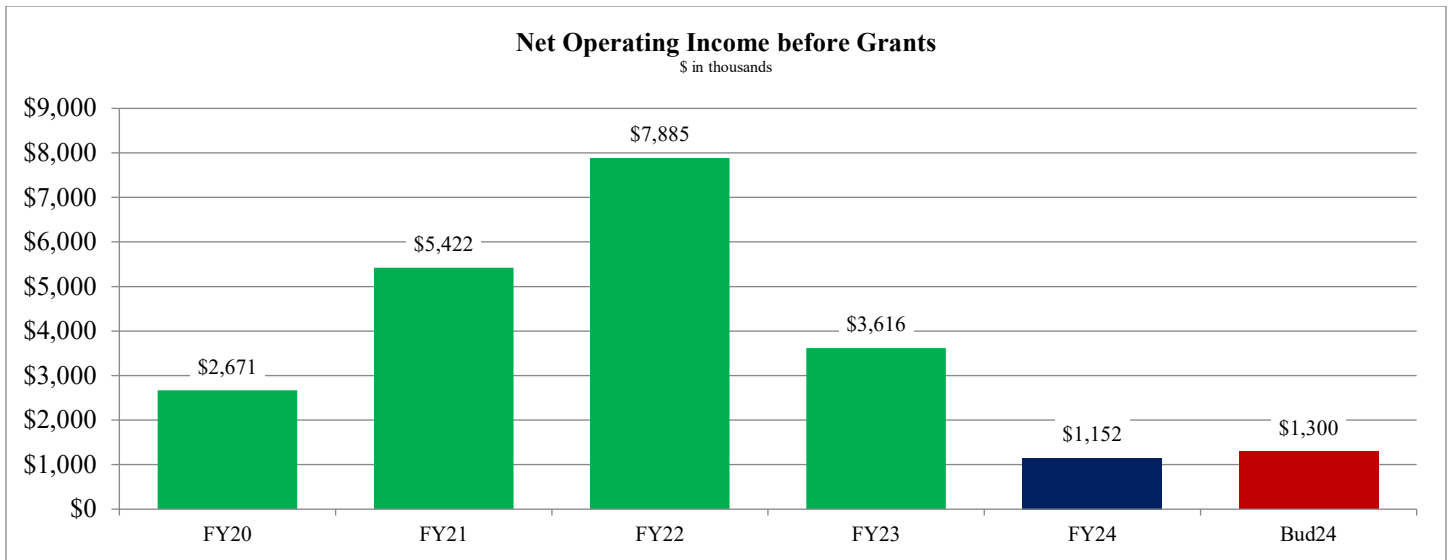
ITG operated unfavorably compared to budget through April 2024.



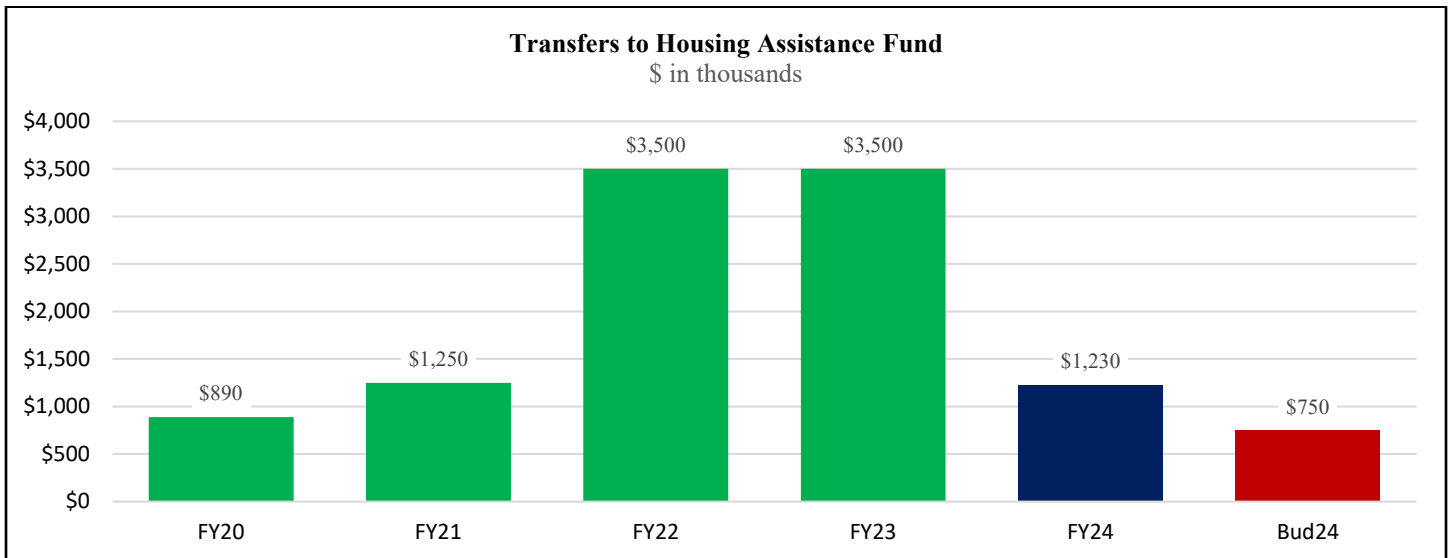
Operating revenue was \$554 or 7.8% below budget and \$2,721 or 29.4% behind last year. Fiscal year-to-date revenue was \$6,534 of which \$5,740 was generated from residential transactions and \$794 from commercial transactions.



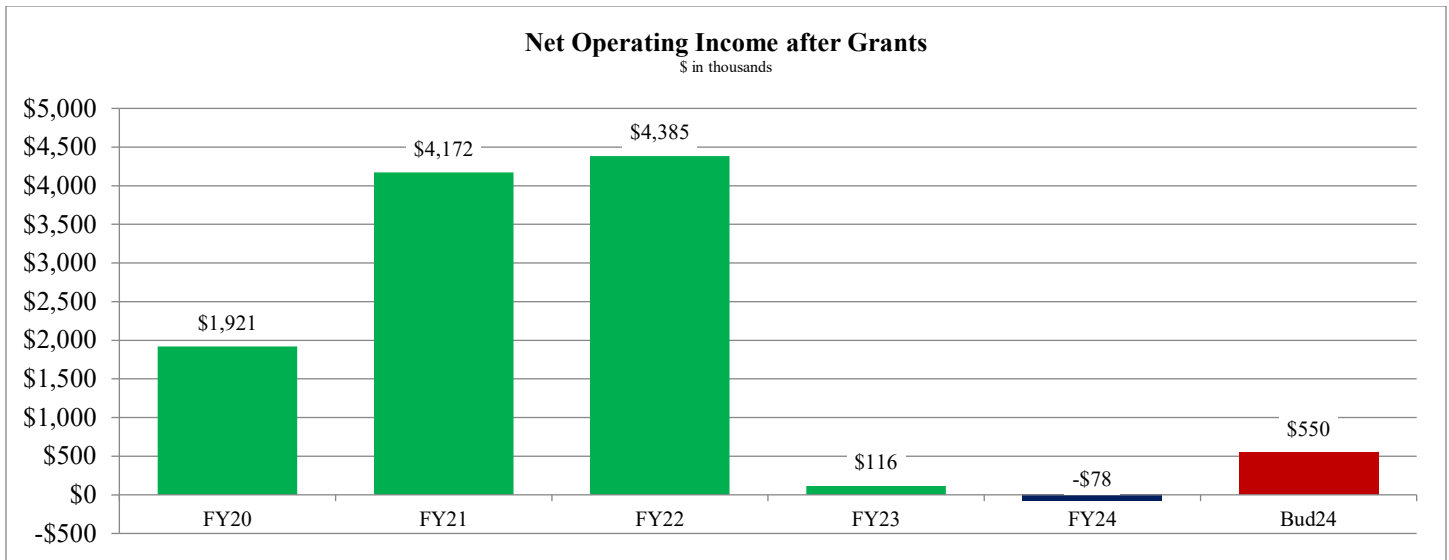
Operating expense was \$407 or 7.0% favorable to budget and \$257 or 4.5% favorable to last year. All expense categories were favorable to budget by a combined \$926, with one exception. Claims and Loss Expense in the Other Expenses group exceeded budget and last year by \$519 and \$566, respectively, due to two large claims filed this fiscal year.



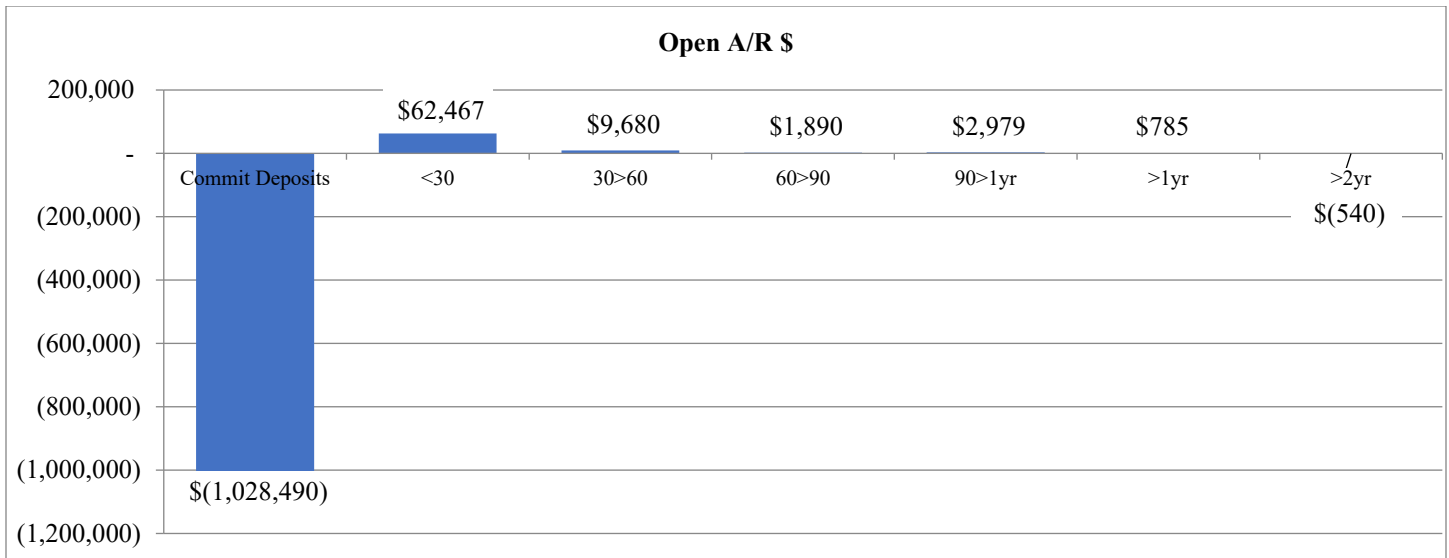
Net Operating Income before Grants (NOIBG) was unfavorable by \$148 to budget and \$2,464 to prior year.



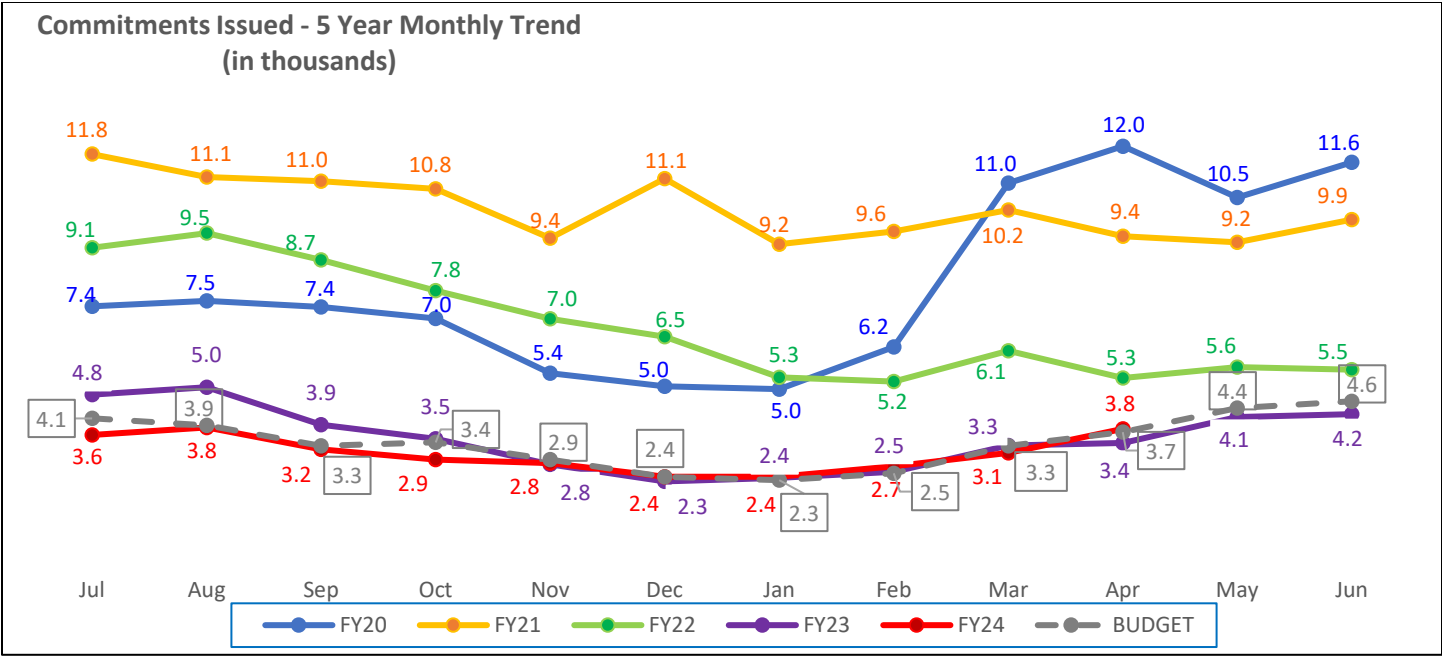
Transfers to HAF from ITG occur quarterly. Actual transfers for the fiscal year-to-date of \$1,230 are above budget but below last year. Per State Code, the interest earned on ITG funds held by the state treasurer is deposited directly to the State Housing Trust Fund (SHTF) monthly. Interest earned on ITG funds in April of \$69 was deposited with SHTF for a fiscal year-to-date contribution total of \$731.



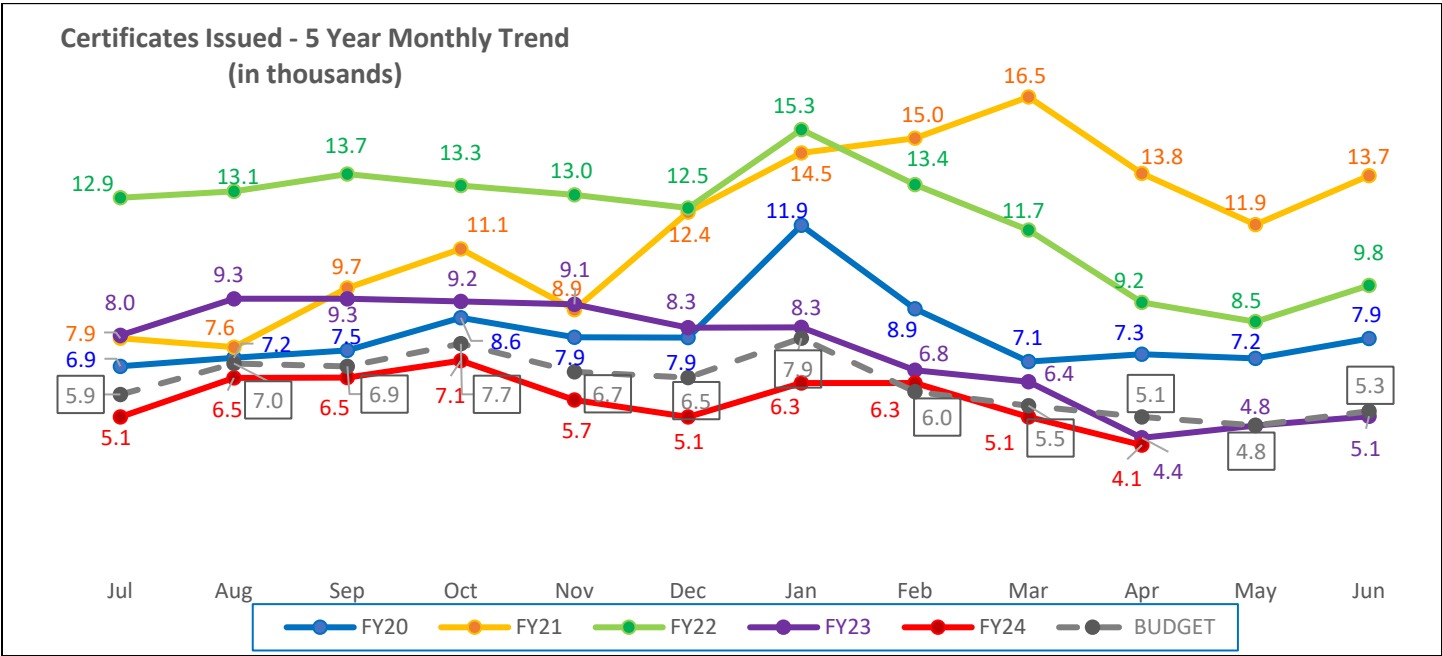
Net Operating Income after Grants (NOIAG) was unfavorable to budget by \$628 and unfavorable to last year by \$194.



During the month of April, receivables decreased 8% (\$77.3 vs \$83.7) and commitments increased 6% (\$1,028 vs \$967). The average fiscal year-to-date month-end balance for receivables was \$90 and commitments was \$1,266. The lower balances in both categories are due, in part, to ITG's continued efforts to resolve aged files.



Year-to-date actual commitments of 30.8 compare to 31.8 budget and 33.9 in prior year.



Year-to-date actual certificates of 57.8 compare to 65.2 budget and 78.9 in prior year.

Balance Sheet	Iowa Title Guaranty Division (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	20,127,633	21,465,205	(1,337,572)	-6.2	21,630,721	(1,503,087)	-6.9
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	-	-	-	0.0	-	-	0.0
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	74,019	(200,460)	274,479	-136.9	316,312	(242,294)	-76.6
Deferred Outflows	309,225	268,126	41,099	15.3	268,126	41,099	15.3
Total Assets and Deferred Outflows	20,510,877	21,532,871	(1,021,994)	-4.7	22,215,159	(1,704,282)	-7.7
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	559,653	745,677	(186,024)	-24.9	2,443,986	(1,884,333)	-77.1
Reserves for Claims	1,873,423	1,795,317	78,106	4.4	1,683,846	189,577	11.3
Accounts Payable & Accrued Liabilities	1,316,291	1,457,193	(140,902)	-9.7	1,291,587	24,704	1.9
Other Liabilities	930,578	1,305,607	(375,029)	-28.7	250,557	680,021	271.4
Deferred Inflows	242,905	87,065	155,840	179.0	1,060,406	(817,501)	-77.1
Total Liabilities and Deferred Inflows	4,922,850	5,390,859	(468,009)	-8.7	6,730,381	(1,807,531)	-26.9
Equity							
YTD Earnings(Loss)	(78,075)	549,565	(627,640)	-114.2	116,042	(194,117)	-167.3
Prior Years Earnings	15,666,102	15,592,447	73,655	0.5	15,368,736	297,366	1.9
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	15,588,027	16,142,011	(553,985)	-3.4	15,484,778	103,249	0.7
Total Liabilities, Deferred Inflows, and Equity	20,510,877	21,532,871	(1,021,994)	-4.7	22,215,159	(1,704,282)	-7.7

Income Statement	Iowa Title Guaranty Division (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	575,728	572,662	3,066	0.5	484,315	91,413	18.9	6,499,731	7,008,294	(508,563)	-7.3	9,187,891	(2,688,160)	-29.3
Other Revenue	(1,566)	8,000	(9,566)	-119.6	6,244	(7,809)	-125.1	34,583	80,000	(45,417)	-56.8	66,676	(32,094)	-48.1
Total Operating Revenue	574,163	580,662	(6,499)	-1.1	490,559	83,604	17.0	6,534,314	7,088,294	(553,980)	-7.8	9,254,568	(2,720,254)	-29.4
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	207,405	207,220	184	0.1	181,450	25,955	14.3	1,999,593	2,156,339	(156,747)	-7.3	1,863,737	135,855	7.3
Shared Expense	17,699	20,485	(2,787)	-13.6	18,985	(1,286)	-6.8	247,437	254,419	(6,981)	-2.7	238,113	9,324	3.9
Marketing Expense	279	4,940	(4,661)	-94.4	3,571	(3,292)	-92.2	23,044	68,570	(45,526)	-66.4	39,088	(16,044)	-41.0
Professional Services	168,083	250,926	(82,843)	-33.0	178,953	(10,870)	-6.1	2,389,814	2,979,987	(590,173)	-19.8	3,226,325	(836,511)	-25.9
Claim and Loss Expense	392,399	10,000	382,399	3824.0	(10,329)	402,728	-3899.1	618,986	100,000	518,986	519.0	53,360	565,627	1060.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	7,600	(7,600)	-100.0	6,314	(6,314)	-100.0	0	76,000	(76,000)	-100.0	70,348	(70,348)	-100.0
Overhead Allocation	8,377	13,040	(4,662)	-35.8	29,576	(21,198)	-71.7	103,515	153,415	(49,900)	-32.5	147,554	(44,039)	-29.8
Total Operating Expense	794,242	514,211	280,031	54.5	408,520	385,722	94.4	5,382,389	5,788,729	(406,340)	-7.0	5,638,526	(256,137)	-4.5
Net Operating Income (Loss) Before Grants	(220,079)	66,451	(286,530)	-431.2	82,039	(302,119)	-368.3	1,151,925	1,299,565	(147,640)	-11.4	3,616,042	(2,464,117)	-68.1
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	1,230,000	750,000	480,000	64.0	3,500,000	(2,270,000)	-64.9
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	1,230,000	750,000	480,000	64.0	3,500,000	(2,270,000)	-64.9
Net Operating Income (Loss) After Grants	(220,079)	66,451	(286,530)	-431.2	82,039	(302,119)	-368.3	(78,075)	549,565	(627,640)	-114.2	116,042	(194,117)	-167.3
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(220,079)	66,451	(286,530)	-431.2	82,039	(302,119)	-368.3	(78,075)	549,565	(627,640)	-114.2	116,042	(194,117)	-167.3
IFA Home Dept Staff Count	20	22	(2)	-7.0	21	(1)	-4.8	20	22	(2)	-7.0	21	(1)	-3.4
FTE Staff Count	21	23	(2)	-7.9	21	(0)	-1.3	21	23	(2)	-7.5	21	(0)	-0.9

Income Statement	800-020 Residential													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	424,983	510,150	(85,167)	-16.7	459,870	(34,887)	-7.6	5,740,091	6,395,975	(655,884)	-10.3	8,348,191	(2,608,100)	-31.2
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	424,983	510,150	(85,167)	-16.7	459,870	(34,887)	-7.6	5,740,091	6,395,975	(655,884)	-10.3	8,348,191	(2,608,100)	-31.2
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	165,210	169,955	(4,745)	-2.8	144,146	21,064	14.6	1,590,381	1,746,289	(155,908)	-8.9	1,493,444	96,937	6.5
Shared Expense	17,293	19,925	(2,632)	-13.2	18,610	(1,318)	-7.1	235,182	238,484	(3,301)	-1.4	223,404	11,779	5.3
Marketing Expense	279	4,390	(4,111)	-93.6	3,571	(3,292)	-92.2	13,093	50,970	(37,877)	-74.3	32,338	(19,245)	-59.5
Professional Services	168,083	250,426	(82,343)	-32.9	178,953	(10,870)	-6.1	2,389,814	2,979,487	(589,673)	-19.8	3,224,238	(834,424)	-25.9
Claim and Loss Expense	392,399	10,000	382,399	3824.0	(10,329)	402,728	-3899.1	618,986	100,000	518,986	519.0	53,360	565,627	1060.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	350	(350)	-100.0	220	(220)	-100.0	-	3,500	(3,500)	-100.0	4,742	(4,742)	-100.0
Overhead Allocation	6,772	10,651	(3,879)	-36.4	24,581	(17,809)	-72.5	83,623	125,306	(41,683)	-33.3	122,634	(39,011)	-31.8
Total Operating Expense	750,036	465,697	284,340	61.1	359,752	390,284	108.5	4,931,079	5,244,035	(312,956)	-6.0	5,154,159	(223,081)	-4.3
Net Operating Income (Loss) Before Grants	(325,053)	44,453	(369,507)	-831.2	100,118	(425,171)	-424.7	809,012	1,151,940	(342,928)	-29.8	3,194,032	(2,385,019)	-74.7
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	1,230,000	750,000	480,000	64.0	3,500,000	(2,270,000)	-64.9
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	1,230,000	750,000	480,000	64.0	3,500,000	(2,270,000)	-64.9
Net Operating Income (Loss) After Grants	(325,053)	44,453	(369,507)	-831.2	100,118	(425,171)	-424.7	(420,988)	401,940	(822,928)	-204.7	(305,968)	(115,019)	37.6
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(325,053)	44,453	(369,507)	-831.2	100,118	(425,171)	-424.7	(420,988)	401,940	(822,928)	-204.7	(305,968)	(115,019)	37.6
IFA Home Dept Staff Count	16	18	(2)	-8.6	17	(1)	-5.9	16	18	(2)	-8.6	17	(1)	-5.3
FTE Staff Count	17	19	(2)	-8.8	17	(0)	-0.7	17	19	(2)	-8.6	17	(0)	-1.2

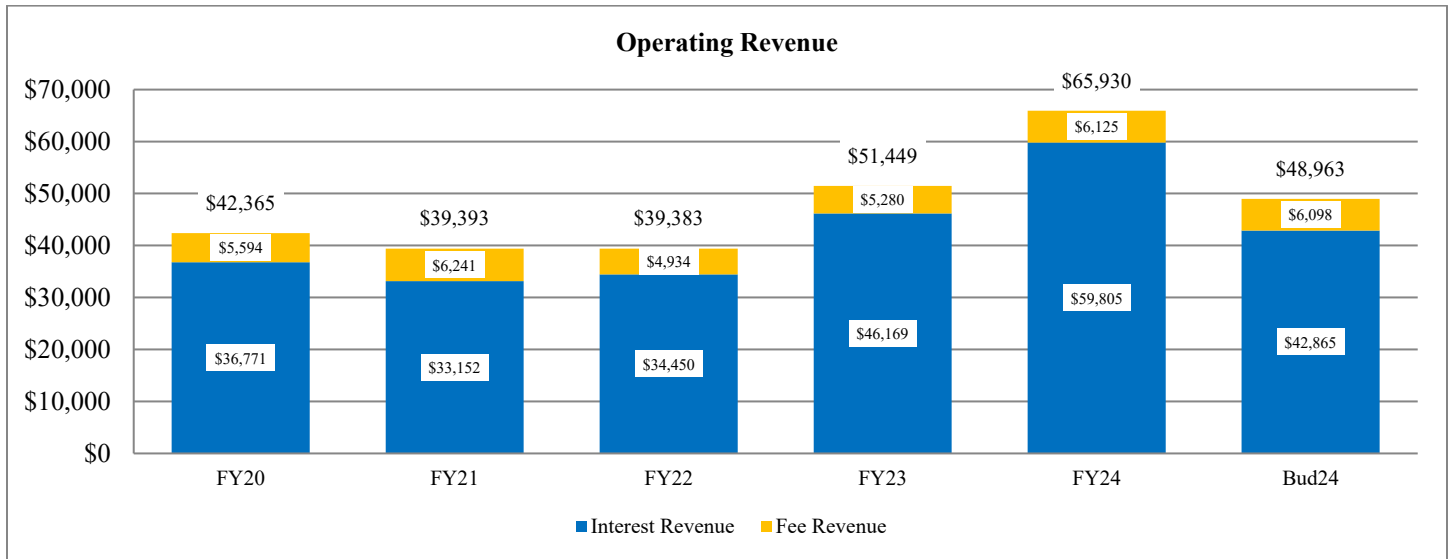
Income Statement	800-030 Commercial													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	150,745	62,512	88,233	141.1	24,445	126,300	516.7	759,640	612,319	147,321	24.1	839,700	(80,060)	-9.5
Other Revenue	(1,566)	8,000	(9,566)	-119.6	6,244	(7,809)	-125.1	34,583	80,000	(45,417)	-56.8	66,676	(32,094)	-48.1
Total Operating Revenue	149,180	70,512	78,668	111.6	30,689	118,491	386.1	794,223	692,319	101,904	14.7	906,377	(112,154)	-12.4
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	42,195	37,266	4,929	13.2	37,304	4,890	13.1	409,212	410,050	(839)	-0.2	370,293	38,919	10.5
Shared Expense	406	560	(154)	-27.6	374	31	8.4	12,255	15,935	(3,680)	-23.1	14,710	(2,455)	-16.7
Marketing Expense	-	550	(550)	-100.0	-	-	0.0	9,951	17,600	(7,649)	-43.5	6,750	3,201	47.4
Professional Services	-	500	(500)	-100.0	-	-	0.0	-	500	(500)	-100.0	2,087	(2,087)	-100.0
Claim and Loss Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	7,250	(7,250)	-100.0	6,094	(6,094)	-100.0	0	72,500	(72,500)	-100.0	65,606	(65,606)	-100.0
Overhead Allocation	1,606	2,389	(784)	-32.8	4,995	(3,389)	-67.9	19,892	28,109	(8,217)	-29.2	24,920	(5,028)	-20.2
Total Operating Expense	44,206	48,515	(4,309)	-8.9	48,767	(4,561)	-9.4	451,310	544,695	(93,384)	-17.1	484,367	(33,056)	-6.8
Net Operating Income (Loss) Before Grants	104,974	21,997	82,977	377.2	(18,078)	123,052	-680.7	342,912	147,625	195,288	132.3	422,010	(79,097)	-18.7
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	104,974	21,997	82,977	377.2	(18,078)	123,052	-680.7	342,912	147,625	195,288	132.3	422,010	(79,097)	-18.7
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	104,974	21,997	82,977	377.2	(18,078)	123,052	-680.7	342,912	147,625	195,288	132.3	422,010	(79,097)	-18.7
IFA Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	0	5.3
FTE Staff Count	4	4	(0)	-3.6	4	(0)	-3.8	4	4	(0)	-2.8	4	0	0.4



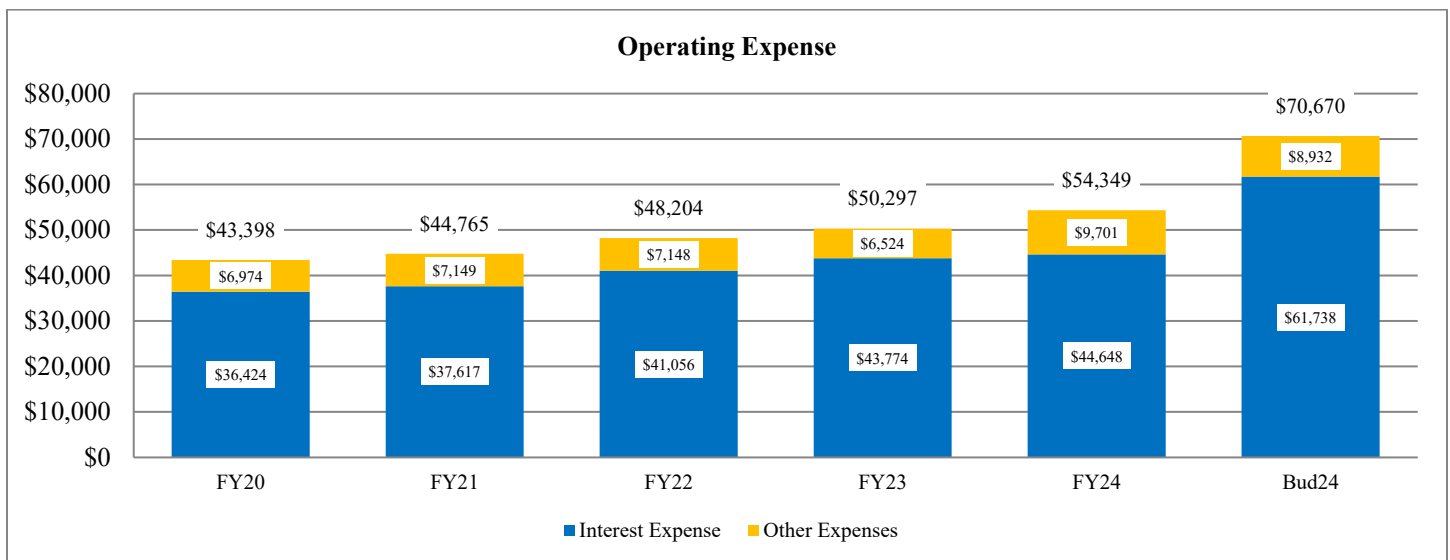
To: IFA Board Members
 From: Tawnya Jacobs
 Date: May 14, 2024
 Re: April 2024 YTD Financial Results

State Revolving Fund Results (\$ in thousands)

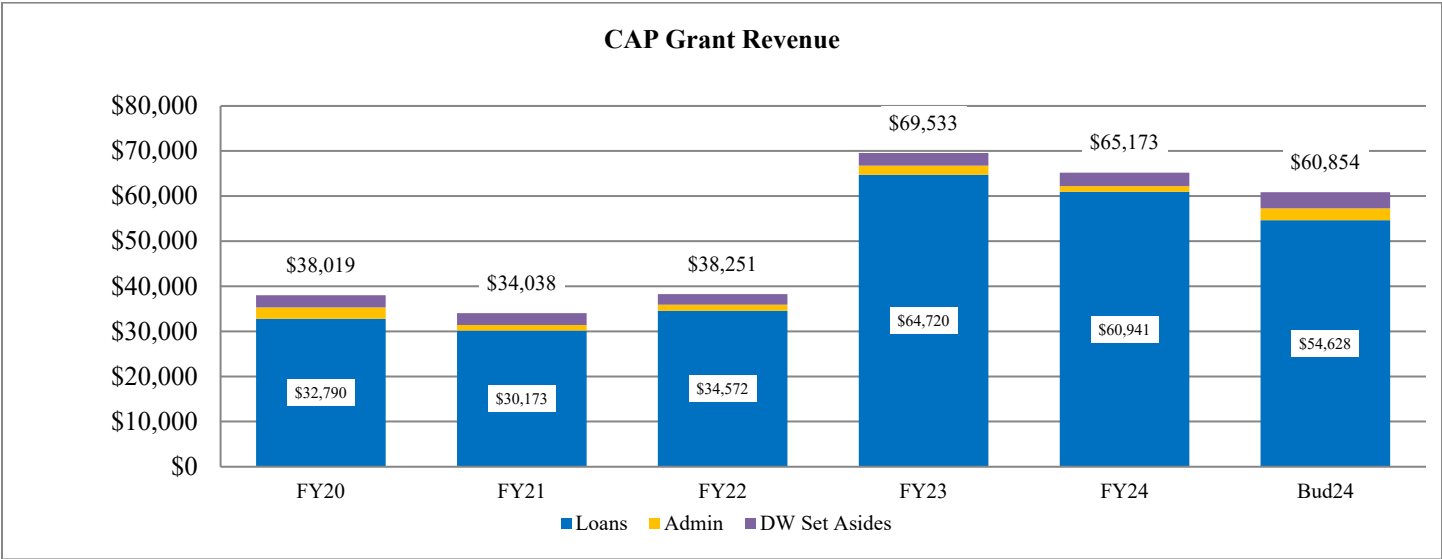
At the close of April FY24, the State Revolving Fund is operating favorably to budget after Grants.



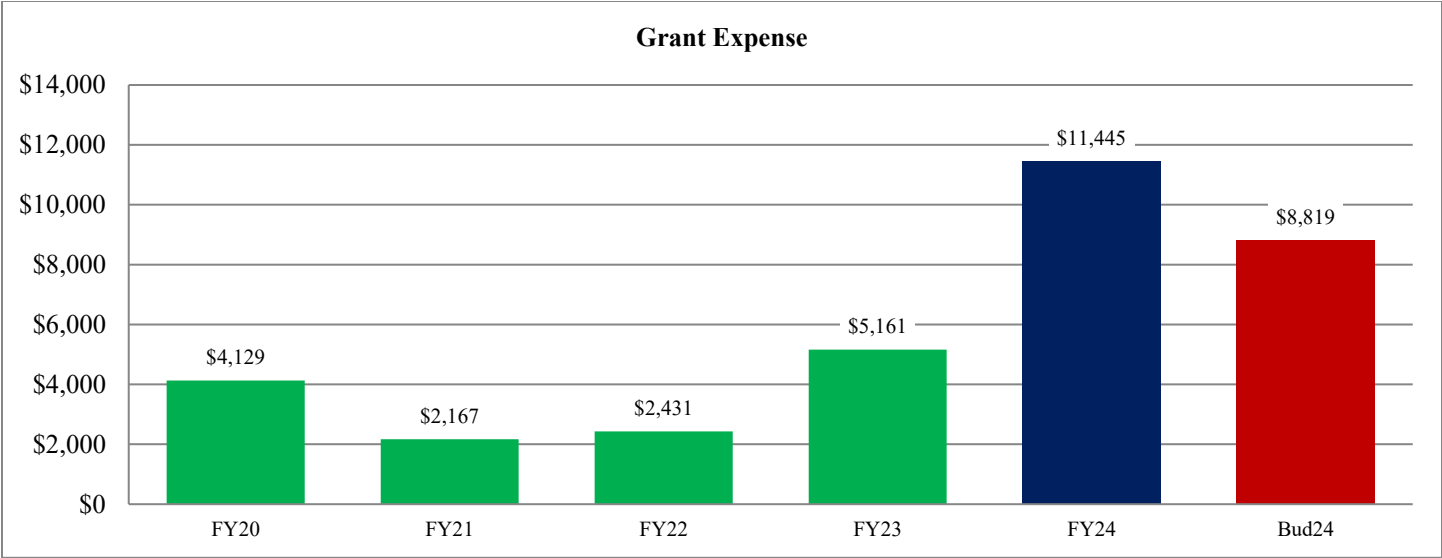
Operating Revenue was \$16,967 or 34.7% above budget and \$14,481 or 28.1% above last year. Interest Revenue was \$16,940 or 39.5% favorable to budget due to higher investment balances and higher interest return on investments.



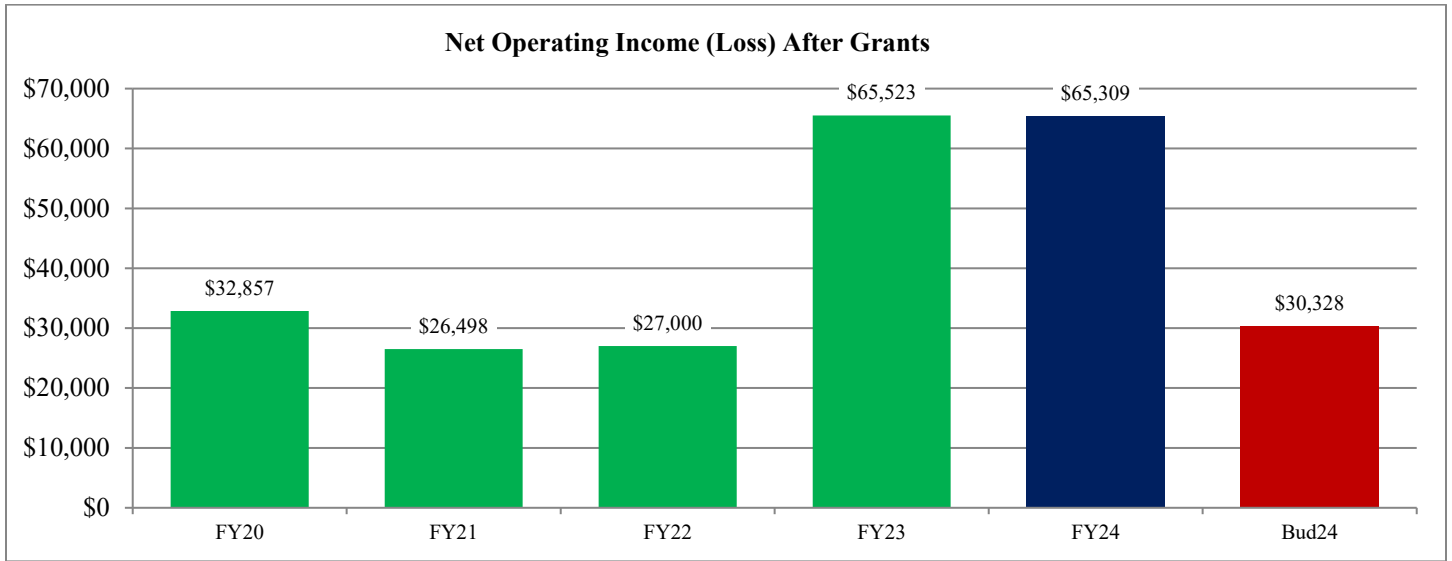
Operating Expense was \$16,321 or 23.1% favorable to budget but \$4,052 or 8.1% unfavorable to last year. This positive budget variance is the result of fully recognizing the remaining discount on the debt refunded as part of the 2023ABC tender offer.



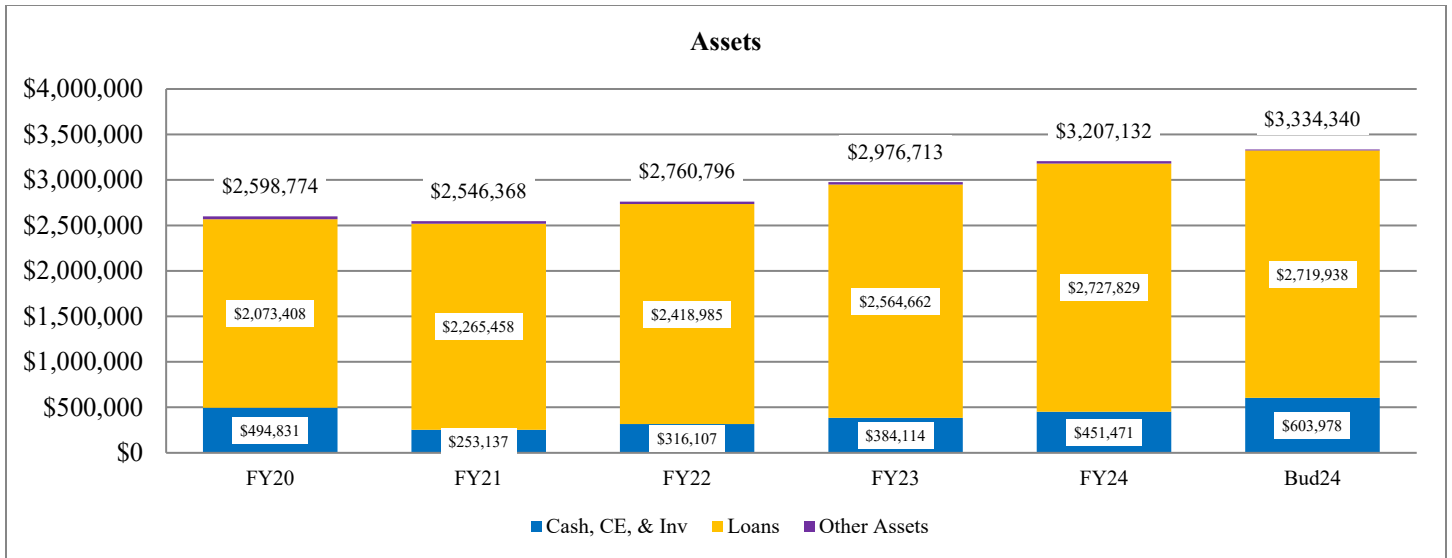
CAP Grant Revenue was \$4,319 or 7.1% favorable to budget and \$4,360 or 6.3% unfavorable to last year.



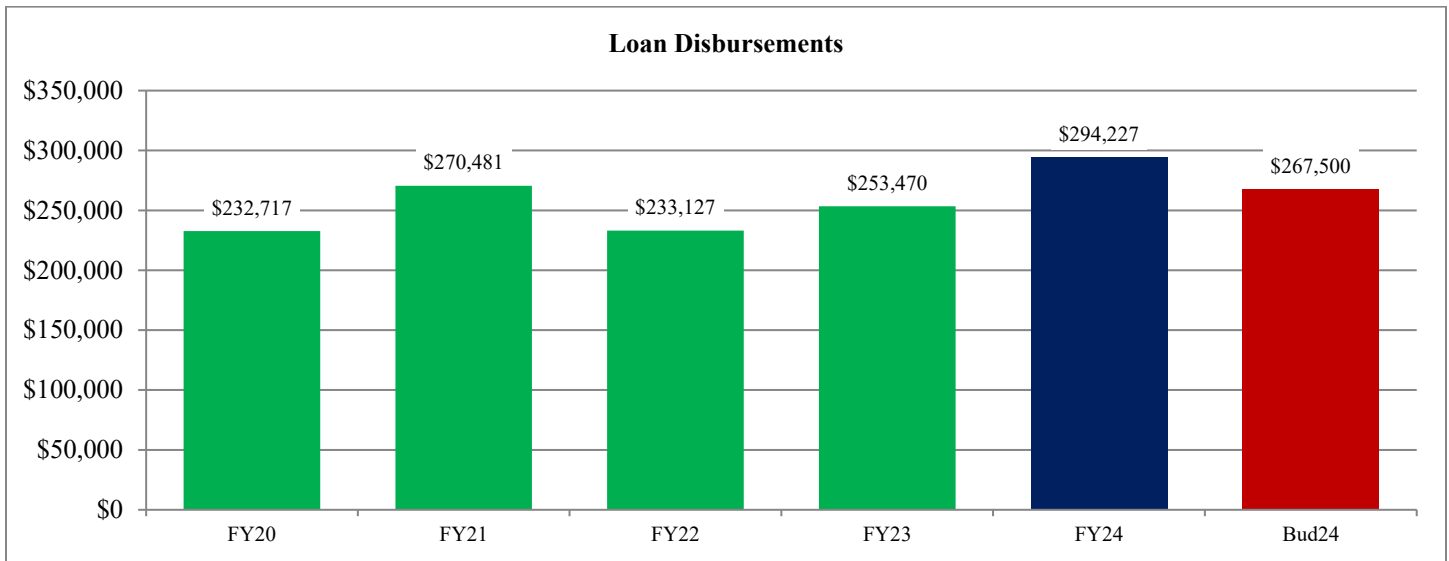
Grant Expense was \$2,626 or 29.8% unfavorable to budget and \$6,284 or 121.7% unfavorable to last year. Grant Expense relates to the forgivable portion of specific SRF loans which is applied upon project completion.



NOIAG was \$34,981 or 115.3% favorable to budget and \$214 or 0.3% unfavorable to last year.



Assets were \$127,208 or 3.8% unfavorable to budget and \$230,419 or 7.7% above last year.



Year to date loan disbursement was \$26,727 or 10.0% above budget and \$40,757 or 16.1% above last year. April Loan disbursement was \$23,002 and total loan commitments were \$499,693 at the end of April.

Equity/Program/Admin Fund Balances					
<u>Program</u>	<u>Uses</u>	<u>Account</u>	<u>Balance at 3/31/2024</u>	<u>Net Cash Inflows</u>	<u>Balance at 4/30/2024</u>
Equity Fund					
	Construction Loans				
	Debt Service				
Clean Water Equity		12069250/1	147,996	(5,811)	142,185
Clean Water Revenue		12069208/09	169	0	170
Drinking Water Equity		12069253/4	163,105	352	163,457
Drinking Water Revenue		12069211/12	131	0	131
Total			311,402	(5,459)	305,943
Program Fund					
	P&D, CW GNPS, DW SWP				
Clean Water		22546000	48,682	(1,205)	47,477
Drinking Water		22546001	14,378	(237)	14,141
Total			63,060	(1,442)	61,618
Administration Fund					
	Administrative Expenses				
Clean Water		22546002	18,408	(269)	18,139
Drinking Water		22546003	22,454	(29)	22,425
Total			40,862	(298)	40,564

Federal Capitalization Grants

As of 04/30/24

<u>Grant Award Year</u>	<u>Clean Water</u>		<u>Drinking Water</u>		<u>Total SRF</u>	
	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>
Prior Years	594,023	-	326,708	-	920,731	-
2020	21,483	-	17,378	-	38,861	-
2021	21,505	-	17,427	-	38,932	-
2022	39,673	-	39,765	56,988	79,438	56,988
2023	39,627	1,935	98,325	13,975	137,952	15,910
Total	716,311	1,935	499,603	70,963	1,215,914	72,898

Total federal capitalization grants received to date: \$ 1,143,016

<u>Grant Award Year</u>	<u>Clean Water</u>		<u>Drinking Water</u>		<u>Total</u>
	<u>Available for Loan Draws</u>	<u>Available for Set-asides</u>	<u>Available for Loan Draws</u>	<u>Available for Set-asides</u>	
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	-	-	56,882	-	56,882
2023	1,265	670.00	-	14,081.00	16,016
Total	1,265	670.00	56,882.00	14,081.00	72,898

SRF Loan Portfolio	6/30/2021	6/30/2022	6/30/2023	4/30/2024	YTD Increase
Clean Water	1,684,234	1,815,279	1,935,206	2,150,315	11.1%
Drinking Water	526,655	528,104	541,873	599,216	10.6%
Total SRF Loan Portfolio	2,210,889	2,343,383	2,477,079	2,749,531	11.0%

Balance Sheet	State Revolving Fund (Rollup)						
	Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	399,510,323	535,740,215	(136,229,891)	-25.4	321,066,689	78,443,634	24.4
Investments	51,960,896	68,237,790	(16,276,894)	-23.9	63,046,984	(11,086,088)	-17.6
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	2,727,829,310	2,719,938,293	7,891,017	0.3	2,564,662,208	163,167,102	6.4
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	25,157,724	6,441,614	18,716,110	290.6	21,928,237	3,229,488	14.7
Deferred Outflows	2,673,959	3,982,236	(1,308,277)	-32.9	6,009,113	(3,335,154)	-55.5
Total Assets and Deferred Outflows	3,207,132,213	3,334,340,147	(127,207,934)	-3.8	2,976,713,231	230,418,981	7.7
Liabilities, Deferred Inflows, and Equity							
Debt	1,997,358,130	2,130,207,951	(132,849,821)	-6.2	1,847,972,384	149,385,746	8.1
Interest Payable	20,904,696	105,890,392	(84,985,696)	-80.3	19,735,791	1,168,904	5.9
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	1,130,916	909,286	221,630	24.4	(646,798)	1,777,714	-274.8
Other Liabilities	298,290	648,502	(350,212)	-54.0	50,658	247,632	488.8
Deferred Inflows	7,899,952	33,047	7,866,905	23805.2	341,965	7,557,987	2210.2
Total Liabilities and Deferred Inflows	2,027,591,983	2,237,689,178	(210,097,195)	-9.4	1,867,454,000	160,137,983	8.6
Equity							
YTD Earnings(Loss)	65,704,553	30,328,481	35,376,072	116.6	65,541,245	163,307	0.2
Prior Years Earnings	1,113,874,014	1,066,180,186	47,693,828	4.5	1,044,699,084	69,174,930	6.6
Transfers	(38,337)	142,303	(180,640)	-126.9	(981,098)	942,761	-96.1
Total Equity	1,179,540,230	1,096,650,969	82,889,261	7.6	1,109,259,231	70,280,998	6.3
Total Liabilities, Deferred Inflows, and Equity	3,207,132,213	3,334,340,147	(127,207,934)	-3.8	2,976,713,231	230,418,981	7.7

Income Statement	State Revolving Fund (Rollup)													
	Apr-2024							YTD as of Apr-2024						
	Actuals	Bud24	Difference	%	Last Year	Difference	%	Actuals	Bud24	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	5,628,006	4,357,302	1,270,704	29.2	4,786,021	841,985	17.6	59,805,269	42,864,742	16,940,527	39.5	46,169,192	13,636,077	29.5
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	640,389	632,563	7,826	1.2	719,538	(79,149)	-11.0	6,124,868	6,098,192	26,676	0.4	5,280,147	844,721	16.0
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	6,268,395	4,989,865	1,278,530	25.6	5,505,559	762,836	13.9	65,930,138	48,962,934	16,967,203	34.7	51,449,339	14,480,798	28.1
Operating Expense														
Interest Expense	4,875,217	6,348,254	(1,473,036)	-23.2	4,353,330	521,887	12.0	44,647,743	61,737,889	(17,090,146)	-27.7	43,773,538	874,205	2.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expense	81,345	61,713	19,632	31.8	69,024	12,321	17.9	712,422	663,218	49,203	7.4	675,405	37,016	5.5
Shared Expense	50	9,333	(9,284)	-99.5	1,259	(1,209)	-96.1	12,488	93,333	(80,845)	-86.6	8,161	4,327	53.0
Marketing Expense	-	4,167	(4,167)	-100.0	-	-	0.0	17,698	41,667	(23,969)	-57.5	9,730	7,968	81.9
Professional Services	58,908	28,010	30,898	110.3	37,801	21,107	55.8	568,295	271,809	296,486	109.1	535,179	33,116	6.2
Claim and Loss Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	(1,263,168)	1,263,168	-100.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	1,159,769	772,667	387,102	50.1	678,579	481,190	70.9	8,268,664	7,726,667	541,998	7.0	6,375,506	1,893,158	29.7
Overhead Allocation	13,010	12,267	744	6.1	17,510	(4,500)	-25.7	121,908	135,557	(13,649)	-10.1	183,129	(61,221)	-33.4
Total Operating Expense	6,188,300	7,236,410	(1,048,110)	-14.5	5,157,504	1,030,796	20.0	54,349,219	70,670,140	(16,320,922)	-23.1	50,297,481	4,051,738	8.1
Net Operating Income (Loss) Before Grants	80,095	(2,246,544)	2,326,640	-103.6	348,055	(267,960)	-77.0	11,580,919	(21,707,206)	33,288,125	-153.4	1,151,859	10,429,060	905.4
Net Grant (Income) Expense														
Grant Revenue	(624,208)	(3,022,667)	2,398,459	-79.3	(1,634,304)	1,010,096	-61.8	(65,173,269)	(60,854,187)	(4,319,082)	7.1	(69,532,935)	4,359,667	-6.3
Grant Expense	2,077,777	881,850	1,195,927	135.6	622,902	1,454,876	233.6	11,444,856	8,818,500	2,626,356	29.8	5,161,330	6,283,526	121.7
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	1,453,570	(2,140,817)	3,594,386	-167.9	(1,011,402)	2,464,972	-243.7	(53,728,412)	(52,035,687)	(1,692,726)	3.3	(64,371,605)	10,643,193	-16.5
Net Operating Income (Loss) After Grants	(1,373,474)	(105,728)	(1,267,747)	1199.1	1,359,458	(2,732,932)	-201.0	65,309,331	30,328,481	34,980,851	115.3	65,523,464	(214,132)	-0.3
Other Non-Operating (Income) Expense	177,219	-	177,219	0.0	(33,304)	210,523	-632.1	(395,222)	-	(395,222)	0.0	(17,782)	(377,440)	2122.6
Net Income (Loss)	(1,550,693)	(105,728)	(1,444,965)	1366.7	1,392,762	(2,943,455)	-211.3	65,704,553	30,328,481	35,376,072	116.6	65,541,245	163,307	0.2
IFA Home Dept Staff Count	6	5	1	20.0	5	1	20.0	5	5	0	6.0	5	0	6.0
FTE Staff Count	7	6	1	12.3	7	0	3.9	6	6	(0)	-0.4	6	0	1.4

To: Iowa Finance Authority Board of Directors
 From: Jennifer Pulford, Cindy Harris, Linda Day, Dan Stout, David Morrison, Andy Gjerstad, Becky Wu, Tawnya Jacobs, Michelle Bodie
 Date: May 1, 2024
 Subject: FY25 Budget

FY24 Forecast – Housing Authority

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 Budget. It considers the first eight months of actual results and four months of projections using current trends and input from program leaders. This creates the starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons.

The Housing Authority is forecast to meet/exceed the FY24 Budget.

- **Total Operating Revenue** of \$90.2MM (million) is forecast to exceed FY24 Budget by \$14.3MM or 19%. Higher interest rates resulting in increased interest revenue, along with Single Family service acquisition fee revenue account for the majority of this favorable variance.
- **Total Operating Expense** of \$70.5MM is forecast to be \$0.9MM or 1% below the FY24 Budget. Employee expenses and professional services expenses are below budget, offsetting higher than anticipated claims and loss expense and interest expense.
- **Net Grant Income** of \$17.3MM is forecast to be \$5.1MM or 42% above FY24 Budget.
- As a result, **Net Income** of \$37.0MM exceeds FY24 Budget by \$20.3MM.
- **General Fund Liquidity** required no transfers of funds from Single Family during FY24. This is \$3.0MM less than the FY24 budget anticipated.
- **Capital Spend**

Item	Forecast	FY24 Budget
1963 Bell front steps renovation	\$ 1,134 k	\$ 1,540 k
Miscellaneous	\$ 25 k	\$ 145 k
Total	\$ 1,159 k	\$ 1,685 k

FY25 Draft Budget Proposal - Housing Authority

Summary

We continue to administer fiscal recovery programs providing funding through FY25 and beyond. Interest rates are expected to remain consistent at the current higher rates through the start of the fiscal year, after which time we anticipate seeing a gradual decline in rates through the end of the fiscal year.

- **Total Operating Revenue** of \$98.0M is \$7.8MM or 11% above FY24. Continued higher interest rates account for this increase.
- **Total Operating Expense** of \$82.2MM is \$11.7MM or 17% above FY24.
 - Interest expense increases \$10.6MM or 22% in connection with new debt issuance and projected sustained higher interest rates through the first part of the fiscal year.
 - Employee expenses increase \$1.6MM or 14%. This includes assumptions of a 3% across the board increase on July 1, 2024 and 3% in-grade step increases throughout the fiscal year.
 - Shared expenses and Professional Services increase \$0.2MM and \$0.4MM, respectively, to account for rising costs being experienced globally across all sectors of the economy.
- **Net Grant Income** of \$8.0MM is made up of grant administration funds, the Water Quality Program funded through the state, and the normal timing differences between grant receipts and disbursements.
- As a result, **Net Income** of \$23.8MM is \$13.1MM lower than FY24.
- **Total Assets** of \$2.4 billion are 14% above FY24.
- **Debt** will increase \$270MM with Single Family bond issuances totaling \$350MM, netted against scheduled payments on existing debt.
- **General Fund Liquidity** target of \$15.9MM requires a transfer of \$1.0MM from single family.
- **Emergency and Innovative Housing Fund** has been established starting in FY25 to effectively respond to emergency housing needs, as well as, to allow for IFA participation in creative and innovative initiatives related to supporting affordable housing. The FY25 budget includes a \$2.0MM contribution to this fund.
- **Building Reserve Fund** has been established starting in FY25 to accumulate a reserve to be used for future building repair or replacement projects at 1963 Bell Avenue. The reserve will be funded with an annual contribution equal to projected total depreciation expense included in the current budget. Total FY25 budgeted depreciation expense is \$1.1MM.
- **Capital Spend** planned for FY25:

Item	FY25 Budget
Enterprise Management System	\$ 6,500 k
Miscellaneous - Basement/interior renovations, etc.	\$ 150 k
Total	\$ 6,650 k

Major Program Summaries

Below is an overview of the assumptions and changes for each reporting group which explains in more detail the changes in the FY25 Budget from the FY24 Forecast.

Overhead

The Overhead rollup reflects the indirect costs of the Authority; those not allocated to a specific program. IFA administration, accounting & finance, marketing, IT, legal, and human resources are included.

Overhead revenue of \$6.8MM, decreased \$1.7MM or 21% due to the projected decrease in interest earnings on currently held federal funds as these funds are deployed on mission and the cash balances decrease.

Overhead expenses of \$6.2MM, increased \$0.8MM, or 15%, a result of increases in all categories due to economic factors and a trend in rising costs.

This group requires an additional \$1.0MM in transfers to meet General Fund liquidity requirements of \$15.9MM.

Single Family

The FY25 SF production target is \$350.0MM. The plan is to issue \$330.0MM of bonds and sell \$20.0MM of MBS into the secondary market. Our MBS portfolio is planned to increase \$219.4MM or 16%.

Two down payment assistance (DPA) programs will be available to homebuyers; the second mortgage program providing up to 5% of the purchase price of the home at 0% interest and our traditional \$2,500 DPA grant program. The budget assumes \$13.5MM of DPA loans and \$0.5MM of grants.

Operating revenue is budgeted to increase \$9.9MM or 15% due to a rise in interest revenue. Interest rates are expected to remain consistently higher at the start of FY25, with a planned level decrease in the rate throughout the fiscal year, which aligns with currently planned Fed rate decreases.

Operating expenses are planned to increase \$10.9MM or 21% due to an anticipated rise in debt interest expense related to additional bond issuances. Authority Fee Expense, the amount allowed to be taken out of bond indentures to fund operating expenses, is anticipated to increase slightly compared to FY24.

Grant Revenue of \$2.2MM is the Military Homeownership Assistance (MHOA) received from the State; Grant Expense of \$3.9MM includes \$1.7MM of Authority funded DPA and \$2.2MM of MHOA.

Intra-Agency transfers of \$0.04MM are a net of \$1.04MM from the Housing Assistance Fund and \$1.0MM going to the General Fund to meet liquidity requirements.

Multifamily

FY24 Budget assumes \$9.7MM in multi-family loan disbursements and \$3.1MM of loan repayments resulting in an increase in the loan portfolio.

Operating revenue declines \$0.5MM or 6%, related to an anticipated gradual decline in interest rates over the course of the fiscal year.

Operating expenses increase by \$0.5MM or 8% due in part to employee expenses and planned step and across the board increases.

Net Operating Income before Grants of \$2.4MM is \$0.9MM or 29% below FY24.

Federal and State Programs

This grouping of departments administers a variety of programs: Homelessness, State Loan Funds, State Housing Trust Fund, HOME, Rent Subsidy, Water Quality Programs, Private Activity Bond Program, and various Covid relief and state and local fiscal recovery programs. Operating Revenue is derived from fees, loan interest, and deposit interest. The FY25 Budget assumes \$2.2MM revenue, a slight increase from FY24 due to planned interest rates remaining consistently higher to start the fiscal year.

Federal and State Programs usually generate minimal net income because their primary purpose is to administer state and federal programs that serve low-income populations. These programs and the individuals they serve are important to the Authority's mission. For FY25 Net Operating Income after Grants is budgeted for \$11.0MM.

Iowa Agricultural Development Division (IADD)

The IADD administers several programs to assist beginning farmers in buying or leasing land, equipment, and breeding livestock which generates application and closing fees. Net Income will remain stable at \$0.3MM. The FY25 IADD budget assumes the department will not need to borrow on the available line of credit with the IFA General Fund to assist in funding additional loans under the Agricultural loan participation program.

Iowa Title Guaranty Division (ITG)

ITG operating revenue is planned to increase 3% to \$8.0MM due to a projected increase in commercial premiums.

Operating expenses remain consistent with prior year at \$6.5MM, a 6% increase over FY24 related to a planned increase in employee expense by \$0.3MM or 11%, due to across the board and step increase assumptions.

Operating Income after Grants is \$1.46MM of which \$1.45MM is planned to be transferred to the Housing Assistance Fund.

Balance Sheet	Bud25 Housing Authority (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	208,305,706	239,957,924	220,371,945	439,500,636	474,022,984	605,250,824	518,201,762	528,055,321	9,853,560	2%
Investments	11,349,116	5,764,478	1,888,539	160,000	12,661,575	-	-	-	-	0%
Mortgage Backed Securities	484,396,838	576,233,333	789,221,658	848,614,881	904,934,918	1,089,411,809	1,354,292,840	1,582,867,043	228,574,202	17%
Line of Credit	15,030,335	23,196,543	16,173,595	29,228,712	23,881,627	19,617,226	19,992,094	19,992,094	-	0%
Loans - net of reserve for losses	117,799,702	118,381,226	116,757,670	115,257,181	119,483,494	121,721,404	149,047,924	196,763,397	47,715,473	32%
Capital Assets (net)	2,331,721	4,663,610	13,568,065	13,955,882	14,012,386	13,085,065	12,094,584	18,748,731	6,654,147	55%
Other Assets	20,559,469	23,149,960	29,856,845	29,555,818	41,482,238	52,353,674	39,483,494	42,923,886	3,440,391	9%
Deferred Outflows	6,421,020	9,122,985	12,911,763	9,269,662	5,020,814	3,562,199	3,287,699	3,108,071	(179,628)	-5%
Total Assets and Deferred Outflows	866,193,908	1,000,470,060	1,200,750,081	1,485,542,773	1,595,500,036	1,905,002,202	2,096,400,397	2,392,458,543	296,058,145	14%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	545,936,179	651,459,062	805,635,518	1,071,631,163	1,249,833,179	1,569,302,812	1,733,417,999	2,003,571,076	270,153,076	16%
Equity	320,257,729	349,010,999	395,114,563	413,911,609	345,666,857	335,699,390	362,982,398	388,887,467	25,905,069	7%
Total Liabilities, Deferred Inflows, and Equity	866,193,908	1,000,470,060	1,200,750,081	1,485,542,773	1,595,500,036	1,905,002,202	2,096,400,397	2,392,458,543	296,058,145	14%

Income Statement	Bud25 Housing Authority (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	28,742,192	32,781,922	37,840,711	38,156,227	34,318,290	51,504,940	72,046,122	79,680,663	7,634,541	11%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	13,944,692	13,139,141	14,722,705	22,244,742	25,354,485	18,058,617	16,372,780	16,558,417	185,636	1%
Other Revenue	290,401	396,712	1,037,088	1,273,230	1,706,386	1,707,312	1,806,211	1,830,801	24,590	1%
Total Operating Revenue	42,977,284	46,317,775	53,600,504	61,674,198	61,379,162	71,270,869	90,225,113	98,069,880	7,844,767	9%
Operating Expense										
Interest Expense	13,829,840	16,142,529	19,772,541	17,490,868	18,883,517	32,888,515	47,294,394	57,869,495	10,575,101	22%
Authority Expense	-	(0)	(0)	0	(0)	(0)	(0)	(0)	0	0%
Employee Expense	10,403,509	9,326,735	9,417,113	10,444,370	9,522,496	10,152,028	11,539,945	13,101,237	1,561,292	14%
Shared Expense	1,690,892	2,284,291	2,704,458	3,108,765	3,001,449	2,992,684	3,169,248	3,334,909	165,661	5%
Marketing Expense	843,866	672,920	715,089	237,127	441,349	515,846	905,195	1,102,690	197,495	22%
Professional Services	5,072,993	4,765,872	6,091,314	12,128,872	18,920,107	13,089,136	6,985,391	7,369,165	383,773	5%
Claim and Loss Expense	393,788	(3,562,054)	308,965	(455,336)	(499,504)	738,121	1,439,468	457,174	(982,293)	-68%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	117,871	117,357	13,502	(335,099)	(138,229)	(313,979)	(691,525)	(824,863)	(133,337)	19%
Overhead Allocation	(89,031)	(104,556)	(172,868)	(148,523)	(138,221)	(152,697)	(158,863)	(204,917)	(46,054)	29%
Total Operating Expense	32,263,729	29,643,094	38,850,113	42,471,045	49,992,964	59,909,654	70,483,252	82,204,889	11,721,637	17%
Net Operating Income (Loss) Before Grants	10,713,555	16,674,680	14,750,391	19,203,154	11,386,197	11,361,215	19,741,861	15,864,991	(3,876,870)	-20%
Net Grant (Income) Expense										
Grant Revenue	(81,534,947)	(85,967,580)	(91,511,776)	(228,234,637)	(180,490,830)	(165,936,962)	(161,210,900)	(182,453,893)	(21,242,993)	13%
Grant Expense	82,315,930	87,324,242	93,041,447	222,163,987	159,082,857	148,413,506	143,936,965	174,493,281	30,556,315	21%
Intra-Agency Transfers	-	-	-	0	-	-	-	-	-	0%
Total Net Grant (Income) Expense	780,983	1,356,662	1,529,671	(6,070,650)	(21,407,973)	(17,523,456)	(17,273,935)	(7,960,613)	9,313,322	-54%
Net Operating Income (Loss) After Grants	9,932,572	15,318,019	13,220,720	25,273,804	32,794,171	28,884,671	37,015,796	23,825,604	(13,190,192)	-36%
Non-Operating (Income) Expense	13,524,481	(13,435,251)	(32,882,844)	6,476,757	101,038,923	38,852,138	9,829,415	-	(9,829,415)	-100%
Net Income (Loss)	(3,591,909)	28,753,270	46,103,564	18,797,047	(68,244,752)	(9,967,467)	27,186,381	23,825,604	(3,360,777)	-12%
IFA Staff Count by Home Dept	85.5	78.8	75.6	83.1	83.4	84.9	87.3	92.0	4.8	5%
Contractor Staff Count by Home Dept	2.8	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	87.7	79.8	75.9	82.4	83.3	85.4	86.0	90.0	4.0	5%

General Fund Liquidity Policy

Purpose:

The Iowa Finance Authority (IFA) desires to maintain a prudent level of financial resources to guard its stakeholders against service disruption in the event of unexpected temporary revenue shortfalls or unpredicted expenditures. GF assets are accumulated and maintained to provide stability and flexibility to respond to unexpected adversity and/or opportunities.

This policy establishes the amount of assets IFA will strive to maintain in its GF and how the GF will be funded.

General Fund (GF) definition:

The GF is a group of administrative departments where revenues and expenses are accumulated for management review, control, and accountability. The departments are:

- 010 – Administration
- 011 – Accounting/Finance
- 013 – Single Family Administration
- 014 – Information Technology
- 016 – Multi Family Administration
- 017 – Multi Family Compliance
- 018 – Low Income Housing Tax Credit
- 019 – Marketing
- 020 – Section 8
- 021 – Homeless Administration
- 022 – HCBS Rent Subsidy
- 023 – Aftercare Rent Subsidy
- 024 – Private Activity Bond Program

General Fund Revenue Sources:

The GF receives interest income from:

- mortgage-backed securities,
- investments, and
- main street loans.

The GF receives fee income for services provided such as:

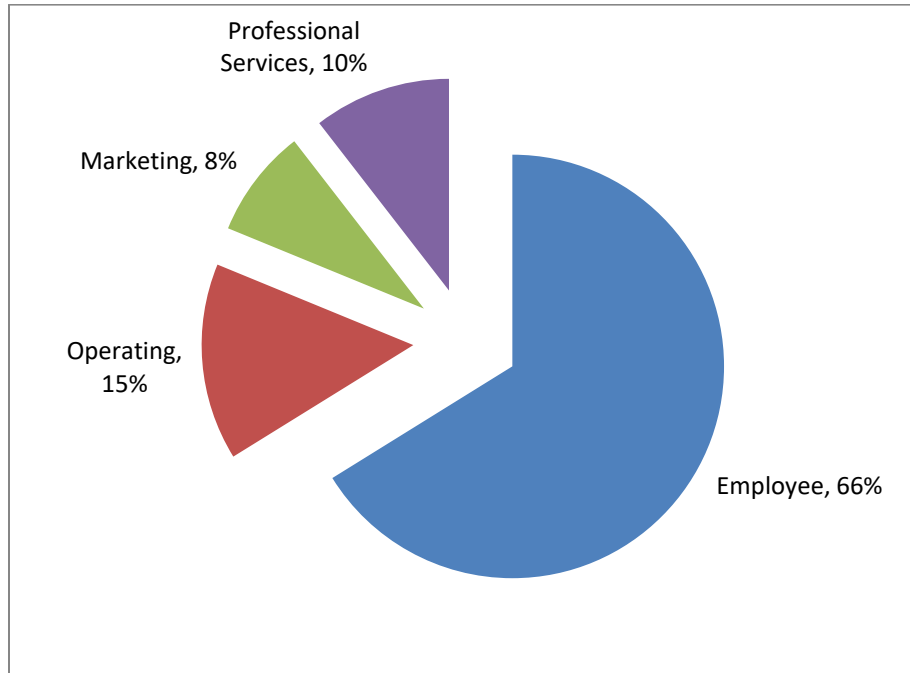
- Section 8 tenant based rental assistance program administration
- Low Income Housing Tax credit program administration
- Private activity bond application and origination
- Multi Family loan application and origination
- Conference registrations

The GF also receives authority fee income which is funds transferred from Single Family and Multi Family bond series on a semi-annual basis to cover administrative costs of those programs that are included in GF expenses. Each bond series resolution authorizes the transfer of a specific percentage of funds collected.

General Fund Liquidity Policy

General Fund Expenses:

The GF expense budget for FY25 is \$12,433,734 and consists of:



Liquidity Policy:

IFA will maintain a minimum of 3 months of budgeted expenses in the form of cash and cash equivalents in the GF. For FY25 this would be \$3,108,434.

IFA will maintain a minimum of 12 months of budgeted expenses in the form of cash and cash equivalents, investments, and mortgage-backed securities, plus \$3.5 million in additional liquidity to further reduce liquidity risk and ensure liquidity targets are sufficient to meet potential adverse market changes. For FY25 this would be \$15,933,734.

Funding Plan

Each month end, the Chief Financial Officer (CFO) will monitor the GF balances mentioned above.

In the event asset levels fall below those addressed in this policy, the CFO will take action to remedy the situation by, but not limited to, the following actions:

1. Rebalancing the funds within the GF
2. Authorizing a transfer of funds from the 100-053 SF Program Account or the 200-005 MF Program Account based on availability of funds and at the sole discretion of the CFO.

In the event asset levels exceed the required amounts, the CFO may take action to delay or defer the transfer of Authority Fees from the SF and/or MF programs.

Annual Updates

Each year, liquidity targets will be established in conjunction with the annual budget and updated if the budget is amended.

To: IFA Board Members
 From: Dan Stout
 Date: April 25, 2024
 Re: FY25 Budget – Overhead Departments

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 Budget. It considers the first eight months of actual results and four months of projections using current trends and input from program leaders. This creates the starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons.

The General Fund (GF) FY24 Forecast compared to FY24 Budget and FY24 Forecast compared to FY25 Budget are summarized below (presented in millions, MM):

FY24 - Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

Total Operating Revenue is forecasted to be \$1.9MM or 30% higher than budget due to an increase in Interest Revenue from the Emergency Rental Assistance Federal Programs.

Total Operating Expense is forecasted to be \$0.3MM or 6% lower than budget.

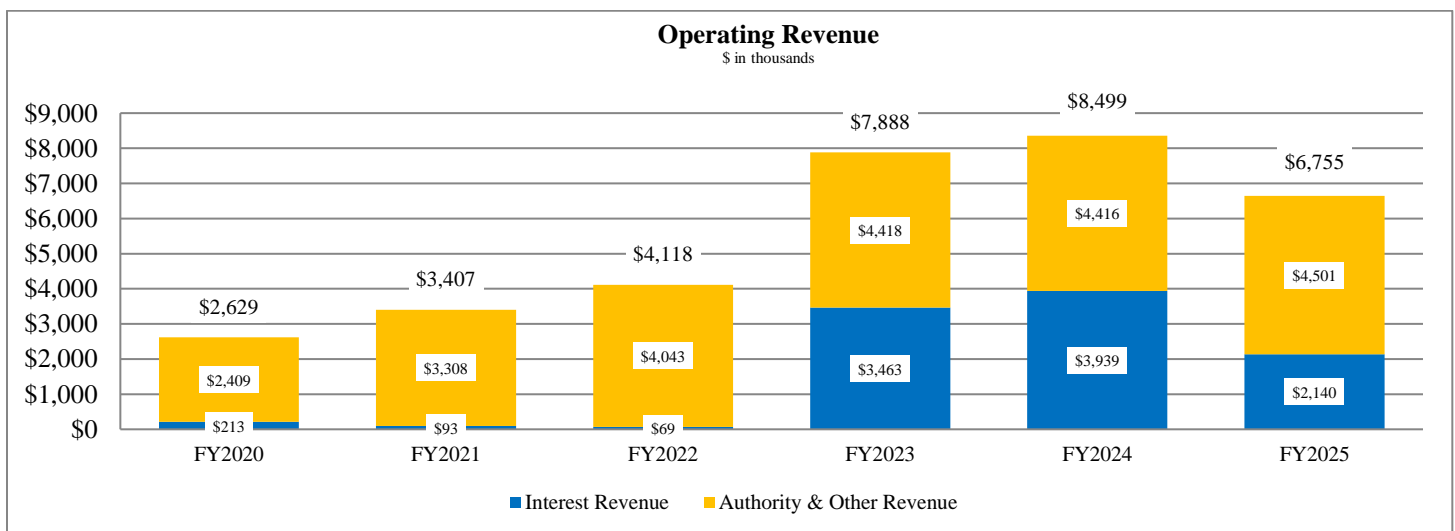
As a result, **Net Operating Income Before Grants** is forecast to be \$2.3MM higher than budget.

Total Assets are forecasted to be \$2.7MM or 8% higher than budget due to higher interest rates and investment activity.

FY25 - Budget Assumptions

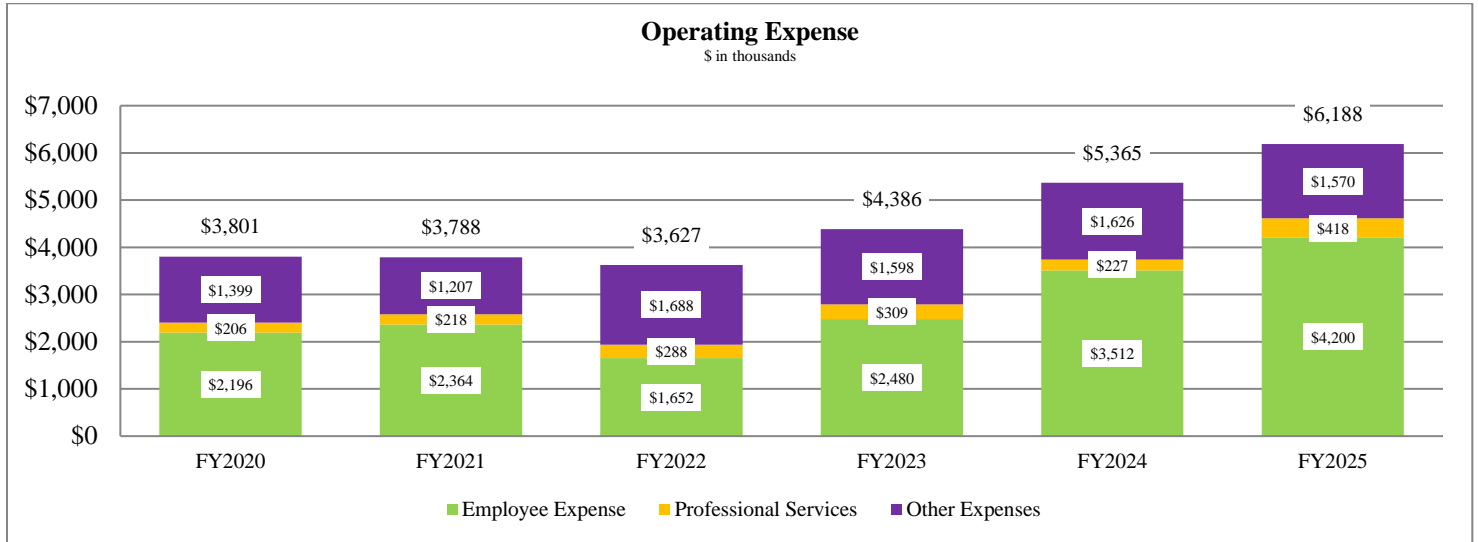
- All open positions projected to be filled
- \$1MM in Intra-Agency Transfers

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



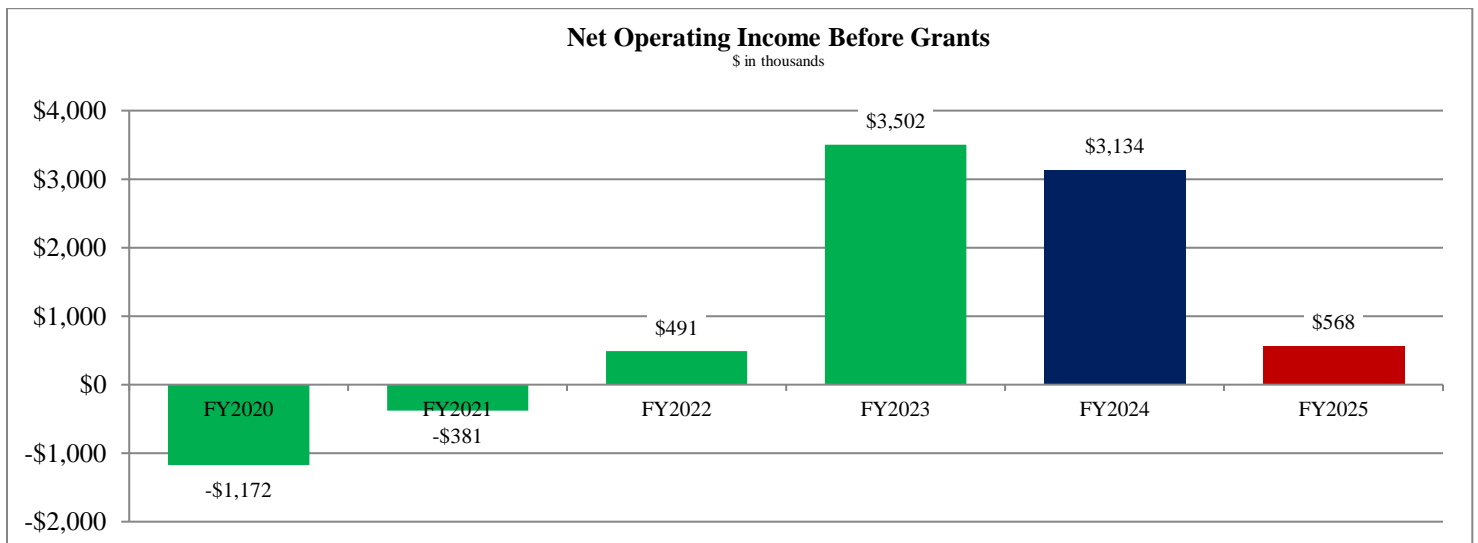
Total Operating Revenue of \$6.8MM is budgeted to decrease \$1.7MM or 21%.

- Interest Revenue decreased 1.8MM or 46% due to the Emergency Rental Assistance interest payments decreasing monthly.
- Authority Revenue is comparable to FY24 forecast.
- Other Revenue is budgeted to increase slightly due to a 3% base rent increase and a 2% CAM increase for Tenant Rent.

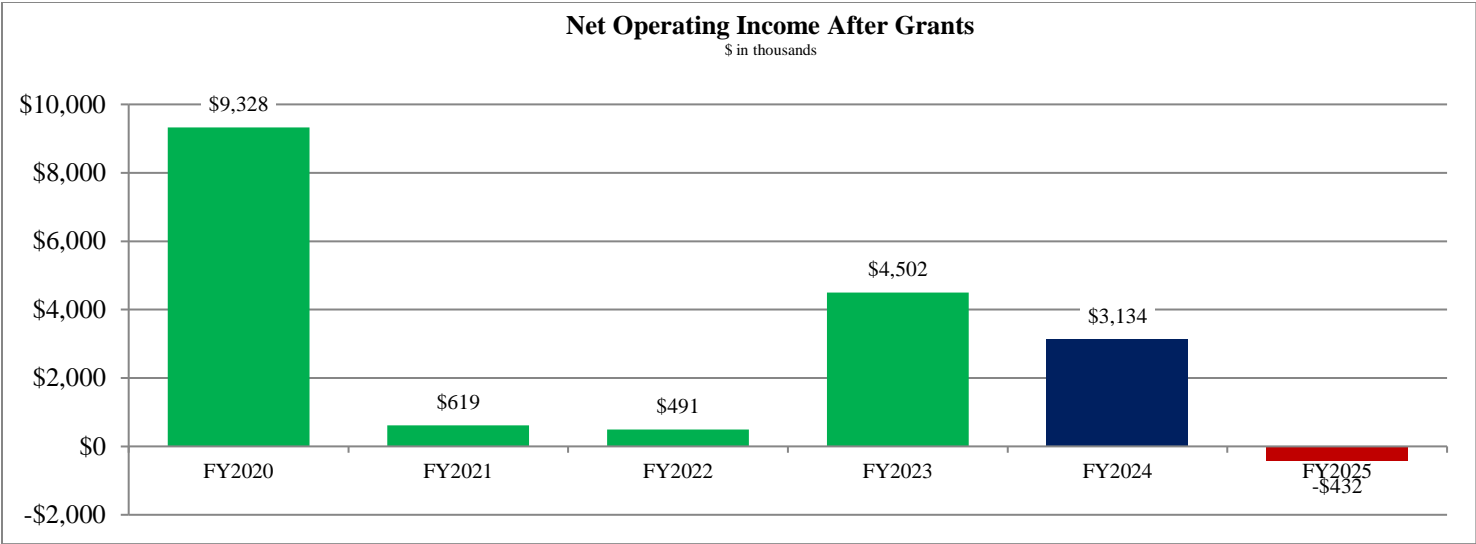


Operating Expense of \$6.2MM is budgeted to increase \$0.8MM or 15%.

- Employee expenses budgeted to increase \$0.7MM or 20% due to planned 3% across the board and 3% step increases.
- Shared expenses budgeted to increase \$0.2MM or 9% due to higher planned expenses in all categories.



As a result, Net Operating Income Before Grants of \$0.6MM is budgeted to decrease \$2.6MM or 82%.



Intra-Agency Transfers of \$1.0MM is budgeted to increase \$1.0MM or 100% compared to FY24 Forecast.

Liquidity Policy:

IFA will maintain a minimum of 3 months of budgeted expenses in the form of cash and cash equivalents in the GF. For FY25 this would be \$3,108,434.

IFA will maintain a minimum of 12 months of budgeted expenses in the form of cash and cash equivalents, investments, and mortgage-backed securities, plus \$3.5 million in additional liquidity to further reduce liquidity risk and ensure liquidity targets are sufficient to meet potential adverse market changes. For FY25 this would be \$15,933,734.

Balance Sheet	Bud25 Overhead (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	8,592,554	10,495,260	10,701,772	11,355,092	11,608,123	15,709,804	18,959,412	4,934,807	(14,024,605)	-74%
Investments	1,108,573	365,372	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	1,400,269	1,060,764	887,489	1,330,238	987,143	809,012	640,315	501,265	(139,050)	-22%
Line of Credit	135,000	1,434,700	799,700	-	-	-	600,000	600,000	-	0%
Loans - net of reserve for losses	544,620	397,606	600,370	392,762	367,419	341,908	323,731	304,593	(19,137)	-6%
Capital Assets (net)	2,329,411	4,663,610	13,568,065	13,955,882	14,012,386	13,085,065	12,094,584	18,748,731	6,654,147	55%
Other Assets	1,295,136	1,463,877	1,390,373	1,268,655	873,625	2,075,915	2,802,548	8,552,548	5,750,000	205%
Deferred Outflows	1,542,331	1,368,390	1,092,499	1,144,197	1,942,580	1,106,088	1,106,088	1,106,088	-	0%
Total Assets and Deferred Outflows	16,947,893	21,249,579	29,040,268	29,446,826	29,791,275	33,127,793	36,526,678	34,748,033	(1,778,645)	-5%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	9,269,987	8,750,894	8,731,012	8,771,135	8,451,195	6,986,658	7,406,811	7,055,427	(351,384)	-5%
Equity	7,677,906	12,498,685	20,309,257	20,675,691	21,340,080	26,141,135	29,119,867	27,692,606	(1,427,261)	-5%
Total Liabilities, Deferred Inflows, and Equity	16,947,893	21,249,579	29,040,268	29,446,826	29,791,275	33,127,793	36,526,678	34,748,033	(1,778,645)	-5%
Income Statement										
Income Statement	Bud25 Overhead (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	232,757	271,451	212,922	92,960	69,457	3,463,412	3,938,638	2,140,064	(1,798,574)	-46%
Authority Revenue	2,923,476	1,553,030	1,825,214	2,149,506	2,487,267	2,788,907	2,655,719	2,676,232	20,513	1%
Fee Revenue	4,568	6,399	7,394	5,955	6,292	6,294	144,699	114,800	(29,899)	-21%
Other Revenue	165,513	264,001	583,648	1,158,755	1,555,433	1,629,065	1,760,062	1,824,300	64,238	4%
Total Operating Revenue	3,326,313	2,094,881	2,629,178	3,407,175	4,118,450	7,887,678	8,499,118	6,755,397	(1,743,721)	-21%
Operating Expense										
Interest Expense	215	15,474	-	-	(940)	-	-	-	-	0%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	2,596,325	2,439,082	2,195,897	2,363,815	1,651,769	2,479,529	3,511,724	4,199,523	687,799	20%
Shared Expense	644,109	997,836	2,232,177	2,609,216	2,493,953	2,426,091	2,529,789	2,765,375	235,586	9%
Marketing Expense	467,812	419,083	557,002	173,280	326,876	425,268	516,028	593,250	77,222	15%
Professional Services	330,453	455,207	206,090	218,011	288,113	308,784	227,058	417,610	190,552	84%
Claim and Loss Expense	57,000	(2,000)	(2,000)	(111,000)	-	-	-	-	-	0%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	(35)	19,868	(88,357)	(447,735)	(287,969)	(419,973)	(690,241)	(824,863)	(134,622)	20%
Overhead Allocation	(301,430)	(311,380)	(1,299,676)	(1,017,098)	(844,398)	(833,595)	(729,474)	(963,293)	(233,819)	32%
Total Operating Expense	3,794,448	4,033,170	3,801,133	3,788,489	3,627,404	4,386,105	5,364,884	6,187,602	822,718	15%
Net Operating Income (Loss) Before Grants	(468,135)	(1,938,290)	(1,171,956)	(381,314)	491,046	3,501,573	3,134,233	567,795	(2,566,439)	-82%
Net Grant (Income) Expense										
Grant Revenue	-	-	-	-	-	-	-	-	-	0%
Grant Expense	-	-	-	-	-	-	-	2,000,000	2,000,000	0%
Intra-Agency Transfers	(3,000,000)	(11,150,000)	(10,500,000)	(1,000,000)	-	(1,000,000)	-	(1,000,000)	(1,000,000)	0%
Total Net Grant (Income) Expense	(3,000,000)	(11,150,000)	(10,500,000)	(1,000,000)	-	(1,000,000)	-	1,000,000	1,000,000	0%
Net Operating Income (Loss) After Grants	2,531,865	9,211,710	9,328,044	618,686	491,046	4,501,573	3,134,233	(432,205)	(3,566,439)	-114%
Non-Operating (Income) Expense	63,179	4,176,022	(7,669)	7,579	116,685	36,530	10,546	-	(10,546)	-100%
Net Income (Loss)	2,468,686	5,035,688	9,335,713	611,107	374,361	4,465,044	3,123,687	(432,205)	(3,555,893)	-114%
IFA Staff Count by Home Dept	25.0	22.1	22.5	25.0	23.1	23.8	26.8	36.5	9.8	36%
Contractor Staff Count by Home Dept	2.3	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	22.5	18.8	17.0	17.9	17.9	19.6	22.4	29.9	7.5	33%



To: IFA Board of Directors
From: David Morrison
Date: April 24, 2024
Re: FY25 Single Family Budget

FY24 - Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

For the remainder of FY24, a forecast has been prepared in conjunction with the FY25 Budget. It incorporates the first eight months of actual results and four months of projections using current trends. This is the starting point for the FY25 Budget and all FY24 to FY25 comparisons.

Single Family is forecast to exceed the FY24 Budget as indicated below.

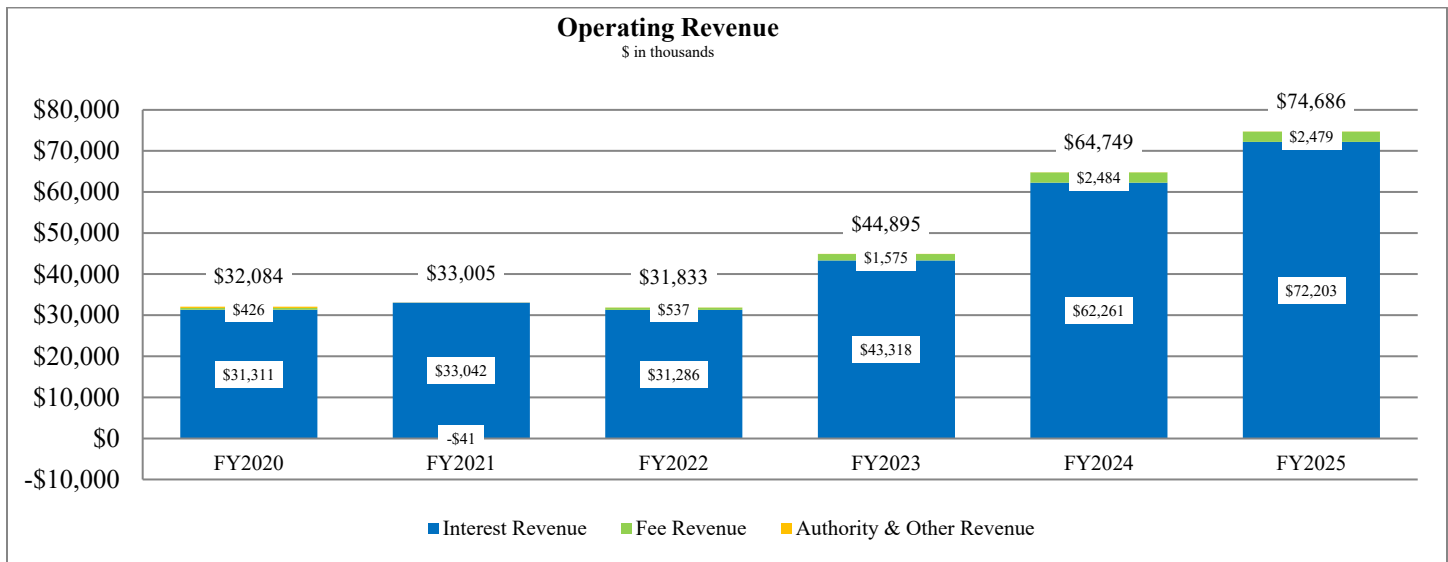
- **Total Operating Revenue** of \$64.7MM is forecast to exceed FY24 Budget by \$11.2MM or 21.0%. Interest on MBS and Investments accounts for much of this favorable variance.
- **Total Operating Expense** of \$51.0MM is forecast at \$1.7MM or 3.4% above the FY24 Budget. Interest Expense (debt and Bond Premium Amortization) account for this unfavorable forecast.
- As a result, **Net Operating Income before Grants** of \$13.7MM is forecast to exceed the FY24 Budget by \$9.6MM.
- **Net Grant Expense** of \$0.7MM is forecast to be \$3.1MM below FY24 Budget. Grant Revenue is only made up of Military DPA. This also includes Intra-Agency transfers of \$1.25MM from F&S offset by transfers to GF of \$3.0MM not needed in FY24.
- This resulted in **Net Income** of \$13.1MM which exceeds FY24 Budget by \$12.6MM.

FY25 – Budget Assumptions

The FY25 production target is \$350.0MM and 13% below the FY24 forecast. The plan is to fund the production by issuing \$330.0MM of bonds and selling \$20.0MM of MBS into the secondary market. Our MBS portfolio is planned to increase by \$219.4MM or 16%.

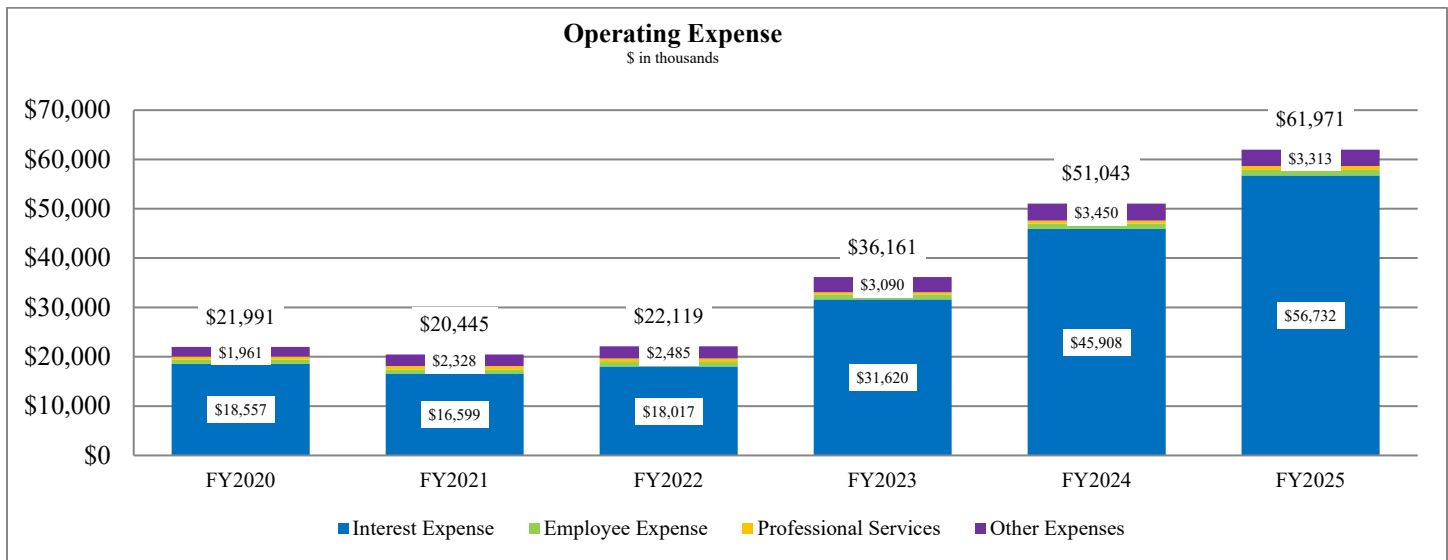
Two down payment assistance (DPA) programs will be available to homebuyers; the second mortgage program providing up to 5% interest free and the traditional \$2,500 DPA grant program. The budget assumes \$13.5MM of DPA loans and \$0.5MM of grants.

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



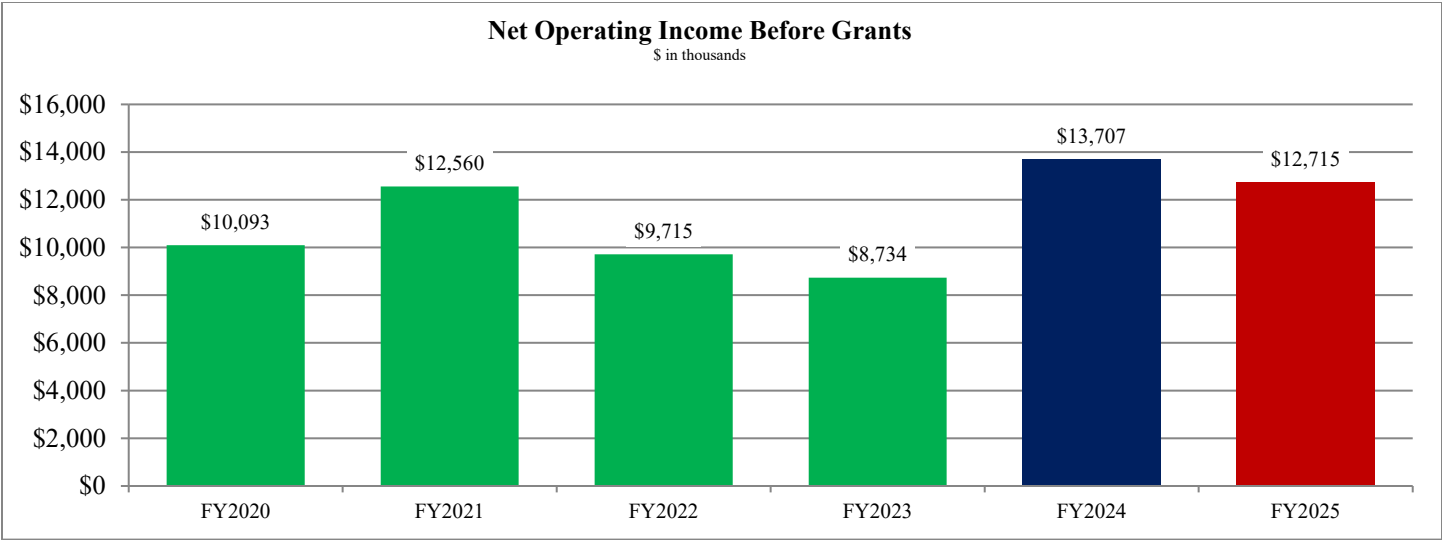
Total Operating Revenue is budgeted at \$9.9MM or 15.3% above FY24 Forecast. This is mainly due to a rise in Interest Revenue.

- Short term and long-term interest rates are expected to remain high, leading to high Interest Revenue on MBS portfolio. Also, a planned slight increase in MBS sales over FY24.
- Fee Revenue is projected to remain flat to FY24 forecast primarily due net receipts on FNMA and FMAC Risk Base Pricing.

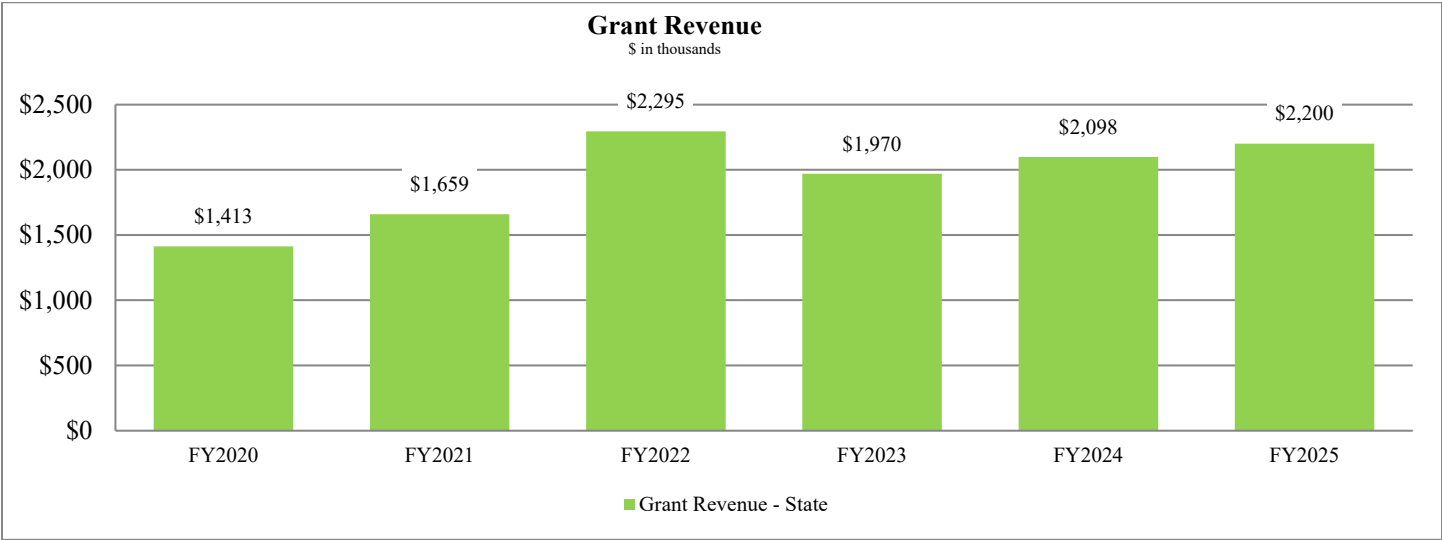


Planned Total Operating Expense is \$10.9MM or 21.4% above FY24 forecast.

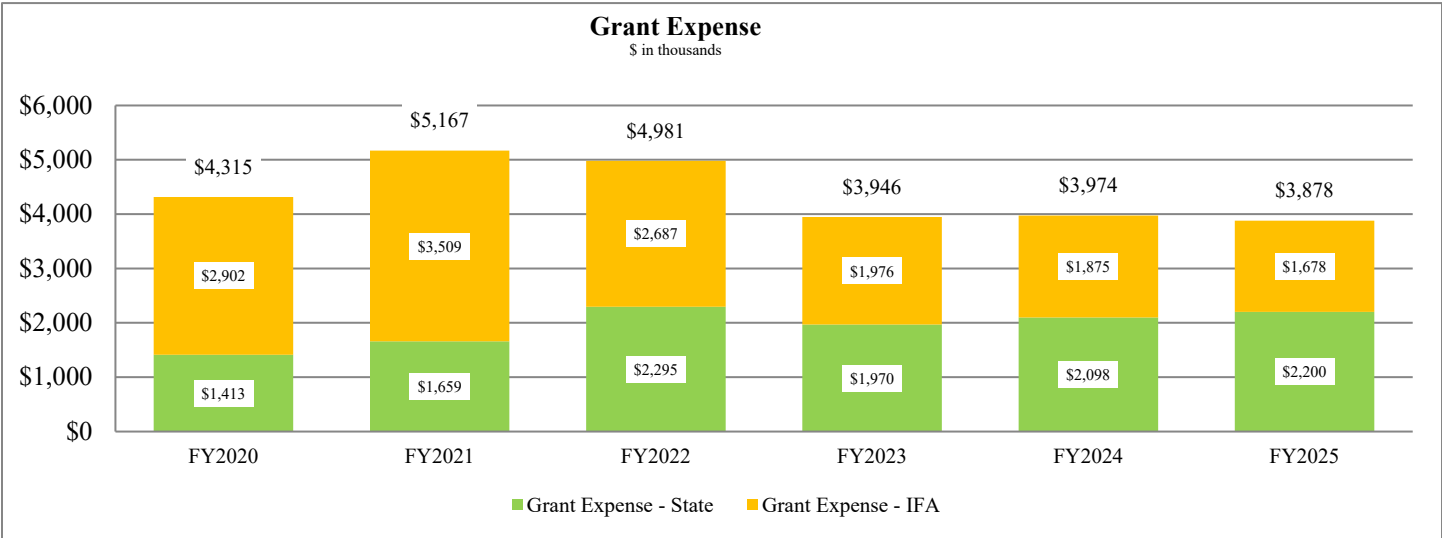
- Interest expense is budgeted to increase by \$10.8MM or 23.6% in FY25 due to anticipated rise in debt interest due to additional bond issuance.
- Increase in Employee Expense is due to Step and Across the Board increases.
- Decrease in Other Expenses is related to Loan reserve adjustments compared to forecast.



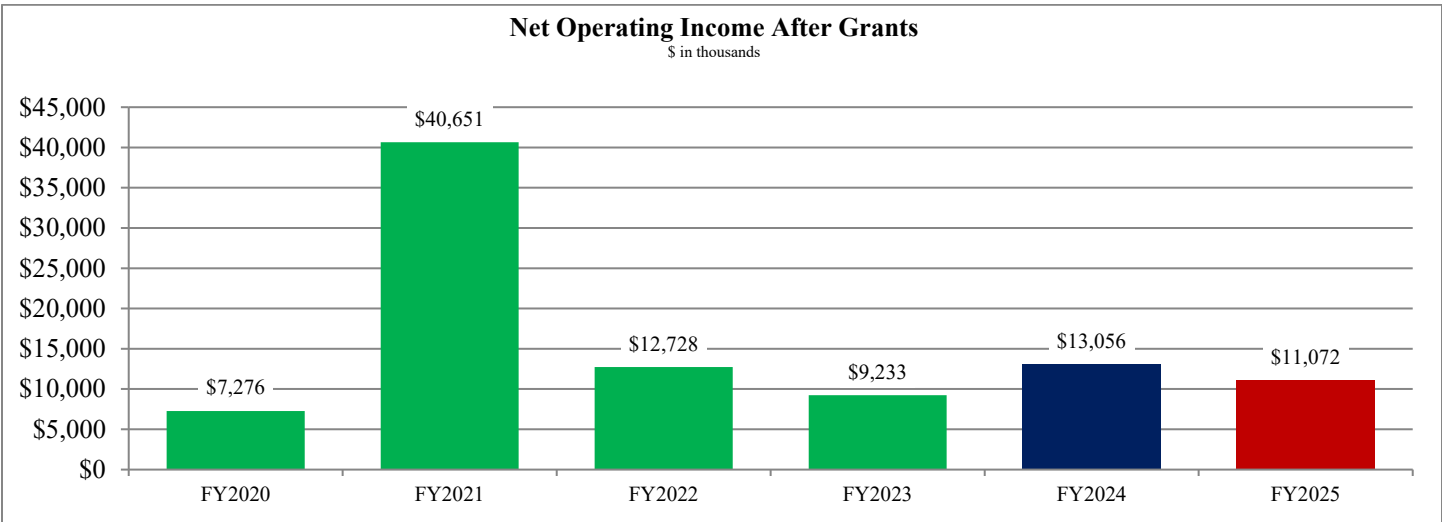
Consequently, Net Operating Income Before Grants is \$1.0MM or 7.2% below FY24 forecast.



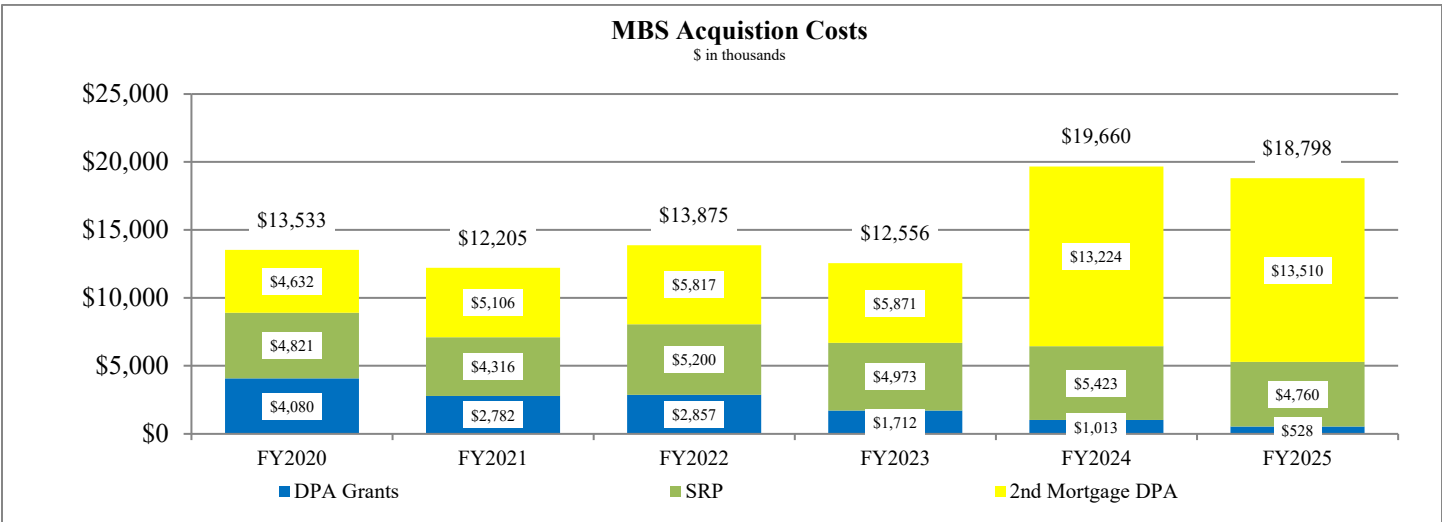
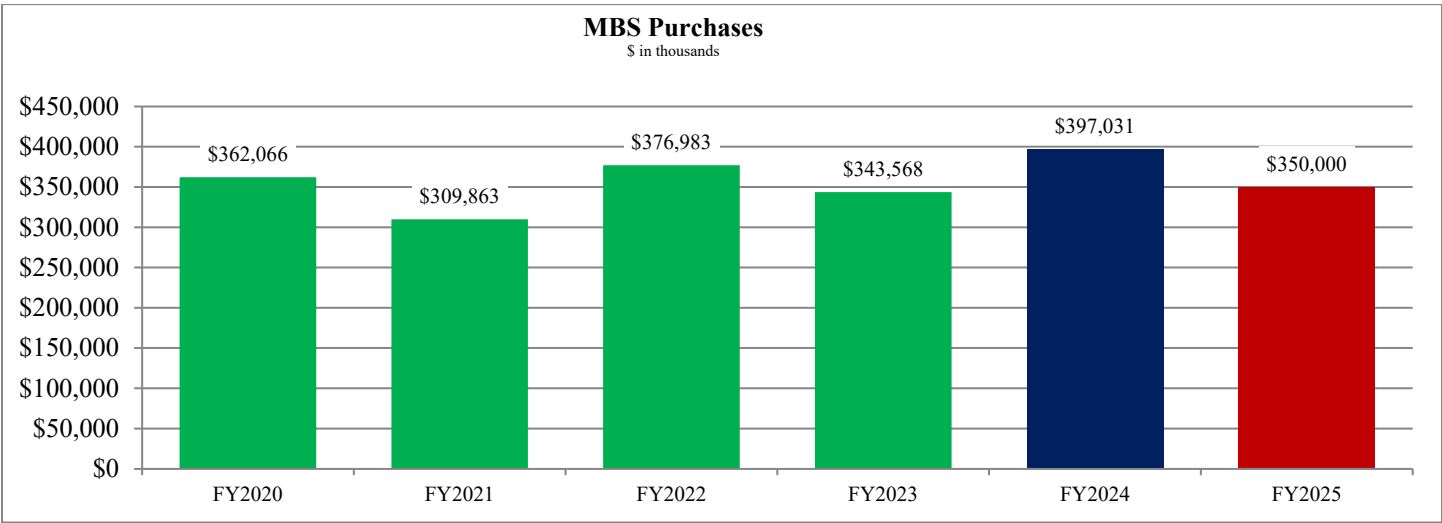
Military DPA of \$2.2MM is expected from the State and any undisbursed allocation from FY24 will be carried over to FY25.



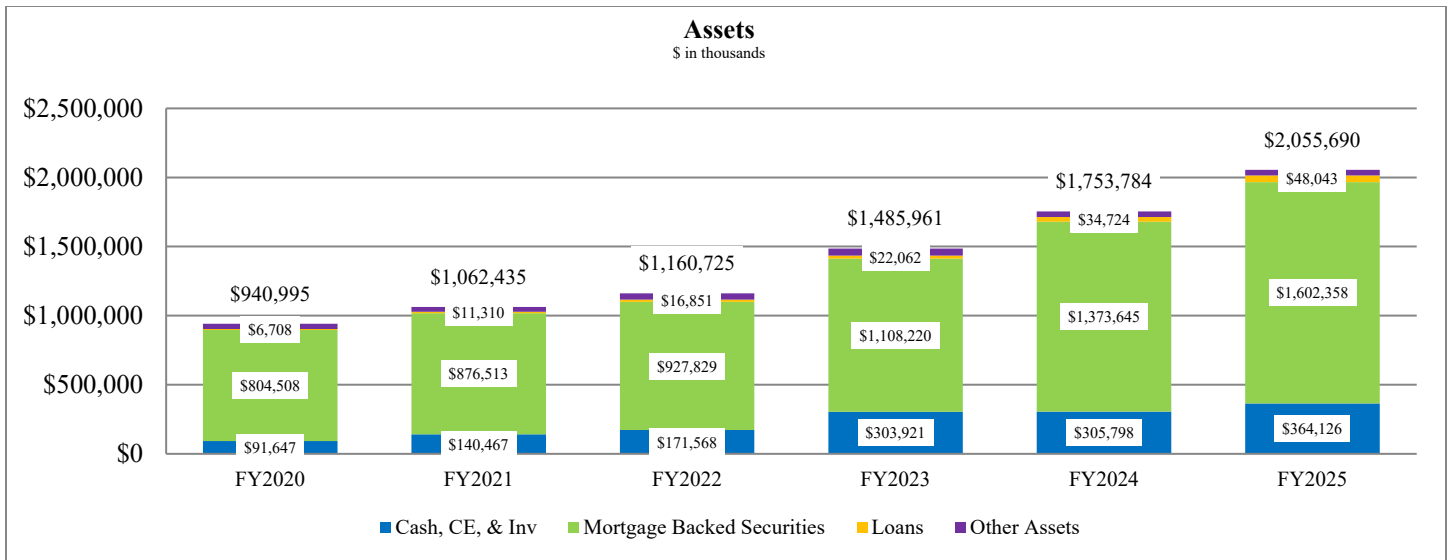
Grant Expense is budgeted at \$0.1MM or 2.4% below FY24 because of a drop in DPA on MBS Sales.



Budgeted Net Operating Income after Grants of \$2.0MM, a decrease of 15.2% to forecast, is largely due to Intra-Agency Transfers of \$1.0MM to General Fund for liquidity offset by \$1.0MM from F&S for IFA DPA grants.



MBS Acquisition costs decline in SRP due to lower planned MBS purchases and decrease in DPA grants than FY24 forecast.



Total Assets and Deferred Outflows are planned to increase by \$301.9MM or 17.2% above FY24 forecast.

- MBS projected at \$228.7MM or 16.9% above FY24 forecast due to planned purchases and drop in MBS Sales.
- Cash and Cash Equivalents projected at \$58.3MM or 19.1% above FY24 forecast due to higher planned issuance in 2025.

Balance Sheet	Bud25 Single Family (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	112,731,857	134,896,671	90,643,251	140,467,120	161,601,056	303,921,175	305,798,074	364,125,893	58,327,819	19.1%
Investments	4,481,095	3,008,805	1,003,950	-	9,967,050	-	-	-	-	0.0%
Mortgage Backed Securities	482,996,570	575,172,569	788,334,168	847,284,642	903,947,775	1,088,602,797	1,353,652,525	1,582,365,777	228,713,252	16.9%
Line of Credit	15,030,335	23,196,543	16,173,595	29,228,712	23,881,627	19,617,226	19,992,094	19,992,094	-	0.0%
Loans - net of reserve for losses	2,876,723	2,527,223	6,707,504	11,309,908	16,851,455	22,061,635	34,723,855	48,043,469	13,319,614	38.4%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0.0%
Other Assets	18,178,904	20,664,248	27,050,286	26,668,929	42,019,783	49,622,090	37,756,656	39,480,912	1,724,256	4.6%
Deferred Outflows	4,153,351	7,028,659	11,082,397	7,475,290	2,456,656	2,135,716	1,861,216	1,681,588	(179,628)	-9.7%
Total Assets and Deferred Outflows	640,448,835	766,494,718	940,995,152	1,062,434,602	1,160,725,403	1,485,960,639	1,753,784,420	2,055,689,734	301,905,314	17.2%
Liabilities, Deferred Inflows, and Equity	-	-	-	-	-	-	-	-	-	0.0%
Liabilities and Deferred Inflows	484,908,689	591,144,954	724,488,701	810,656,393	996,013,948	1,349,671,049	1,612,660,691	1,901,711,514	289,050,823	17.9%
Equity	155,540,146	175,349,764	216,506,452	251,778,209	164,711,454	136,289,590	141,123,729	153,978,220	12,854,491	9.1%
Total Liabilities, Deferred Inflows, and Equity	640,448,835	766,494,718	940,995,152	1,062,434,602	1,160,725,403	1,485,960,639	1,753,784,420	2,055,689,734	301,905,314	17.2%
Income Statement	Bud25 Single Family (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	21,878,740	25,425,655	31,311,453	33,041,560	31,286,436	43,317,775	62,261,108	72,202,646	9,941,538	16.0%
Authority Revenue	-	-	-	-	-	-	-	-	-	0.0%
Fee Revenue	669,169	859,416	426,230	(40,874)	537,203	1,575,455	2,483,592	2,478,536	(5,055)	-0.2%
Other Revenue	4,356	5,183	346,676	4,000	9,761	2,000	4,500	4,500	-	0.0%
Total Operating Revenue	22,552,264	26,290,255	32,084,359	33,004,686	31,833,400	44,895,230	64,749,200	74,685,682	9,936,483	15.3%
Operating Expense										
Interest Expense	12,456,947	14,754,446	18,556,540	16,598,796	18,017,091	31,620,053	45,907,883	56,732,407	10,824,524	23.6%
Authority Expense	2,381,374	1,418,208	1,692,512	2,019,067	2,359,210	2,663,372	2,532,860	2,568,666	35,806	1.4%
Employee Expense	875,216	856,958	858,723	821,853	912,874	959,645	1,063,448	1,141,650	78,202	7.4%
Shared Expense	151,901	178,183	81,234	82,093	83,265	101,593	102,967	103,295	328	0.3%
Marketing Expense	285,897	197,515	62,574	44,564	78,897	38,431	341,164	440,050	98,886	29.0%
Professional Services	494,094	485,031	614,413	696,180	703,479	491,555	620,947	783,275	162,328	26.1%
Claim and Loss Expense	-	17,674	(1,000)	97,000	(100,000)	229,600	421,619	135,000	(286,619)	-68.0%
Service Release Premium	-	-	-	-	-	-	-	-	-	0.0%
Miscellaneous Operating Expense	60	322	60	40	127	-	-	-	-	0.0%
Overhead Allocation	-	-	126,048	85,143	53,805	57,044	51,637	66,458	14,821	28.7%
Total Operating Expense	16,645,489	17,908,336	21,991,104	20,444,736	22,118,749	36,161,294	51,042,526	61,970,801	10,928,275	21.4%
Net Operating Income (Loss) Before Grants	5,906,775	8,381,919	10,093,255	12,559,949	9,714,651	8,733,936	13,706,674	12,714,881	(991,792)	-7.2%
Net Grant (Income) Expense										
Grant Revenue	(2,357,032)	(2,288,899)	(1,412,887)	(1,658,702)	(2,294,668)	(1,969,832)	(2,098,333)	(2,200,000)	(101,667)	4.8%
Grant Expense	5,091,548	4,901,591	4,314,718	5,167,493	4,981,266	3,945,650	3,973,728	3,877,744	(95,984)	-2.4%
Intra-Agency Transfers	1,300,000	4,650,000	(85,000)	(31,600,000)	(5,700,000)	(2,475,000)	(1,225,000)	(35,000)	1,190,000	-97.1%
Total Net Grant (Income) Expense	4,034,516	7,262,692	2,816,831	(28,091,209)	(3,013,402)	(499,182)	650,394	1,642,744	992,349	152.6%
Net Operating Income (Loss) After Grants	1,872,260	1,119,227	7,276,424	40,651,159	12,728,053	9,233,118	13,056,279	11,072,138	(1,984,142)	-15.2%
Non-Operating (Income) Expense	13,265,658	(17,653,247)	(32,891,741)	6,459,883	100,919,346	38,818,501	9,818,869	-	(9,818,869)	-100%
Net Income (Loss)	(11,393,398)	18,772,475	40,168,164	34,191,276	(88,191,293)	(29,585,382)	3,237,410	11,072,138	7,834,728	242.0%
IFA Staff Count by Home Dept	5.4	6.5	6.6	4.6	5.6	6.0	6.4	7.0	0.6	9%
Contractor Staff Count by Home Dept	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	7.1	7.9	8.2	6.3	7.4	8.0	8.4	8.9	0.5	6%

To: IFA Board of Directors
From: Andy Gjerstad
Date: April 23, 2024
Re: **FY25 Multi Family Budget Overview**

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 Budget. It considers the first eight months of actual results and four months of projections using current trends and input from program leaders. This creates a starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons.

The Multi Family (MF) FY24 Forecast compared to FY24 Budget and FY24 Forecast compared to FY25 Budget are summarized below (presented in millions, MM):

FY24 - Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

Total Assets of \$84.7MM - \$1.6MM more than budget of \$83.1MM

- Cash \$5.2MM above budget due to SA Roosevelt loan payoff 1.4MM, loan disbursements of 1.9MM budgeted in FY24, but will occur in FY25.
- Loans \$3.3MM below budget related to unplanned loan payoffs
- Escrows \$0.1MM above budget due to disbursing less replacement reserves than anticipated

Total Liabilities of \$37.6MM - \$.4MM less than budget of \$38MM

- Bonds Payable were \$0.9MM below budget
- Escrow Deposits are above budget by \$0.5MM

Total Operating Revenue is above budget at \$8.9MM, \$.8MM greater than budget of \$8.1MM

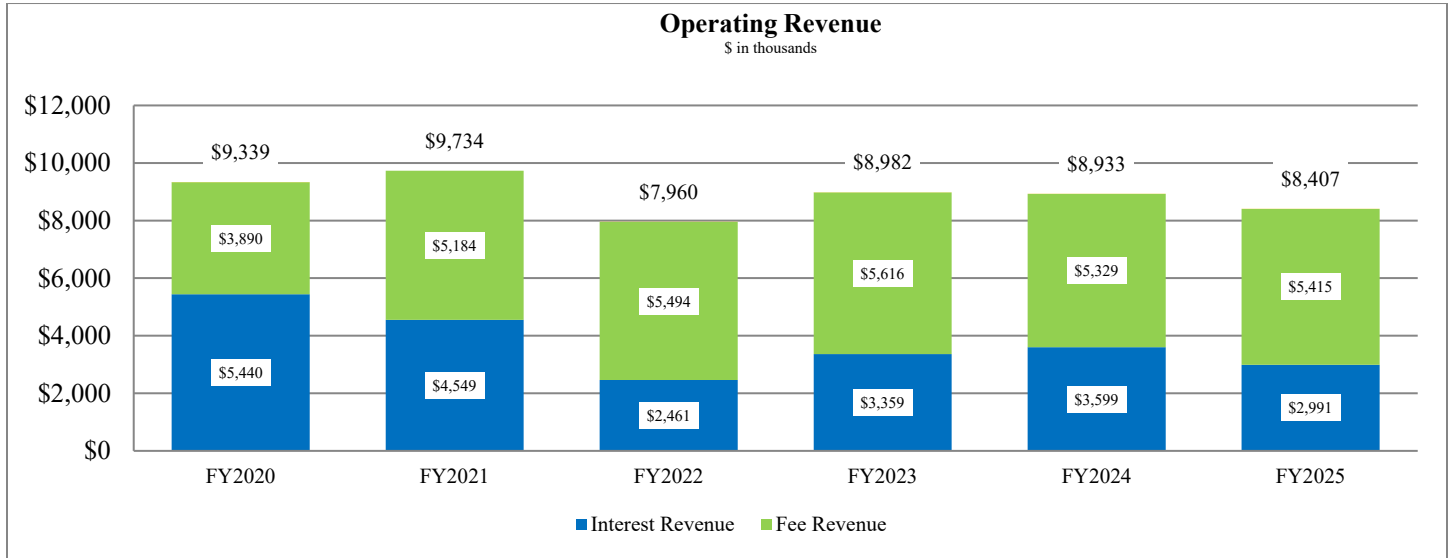
Operating Expenses of \$5.6MM are below budget of \$6.6MM

Net Operating Income Before Grants of \$3.3MM is forecasted to be above budget by \$1.9MM or 129%.

FY25 - Budget Assumptions

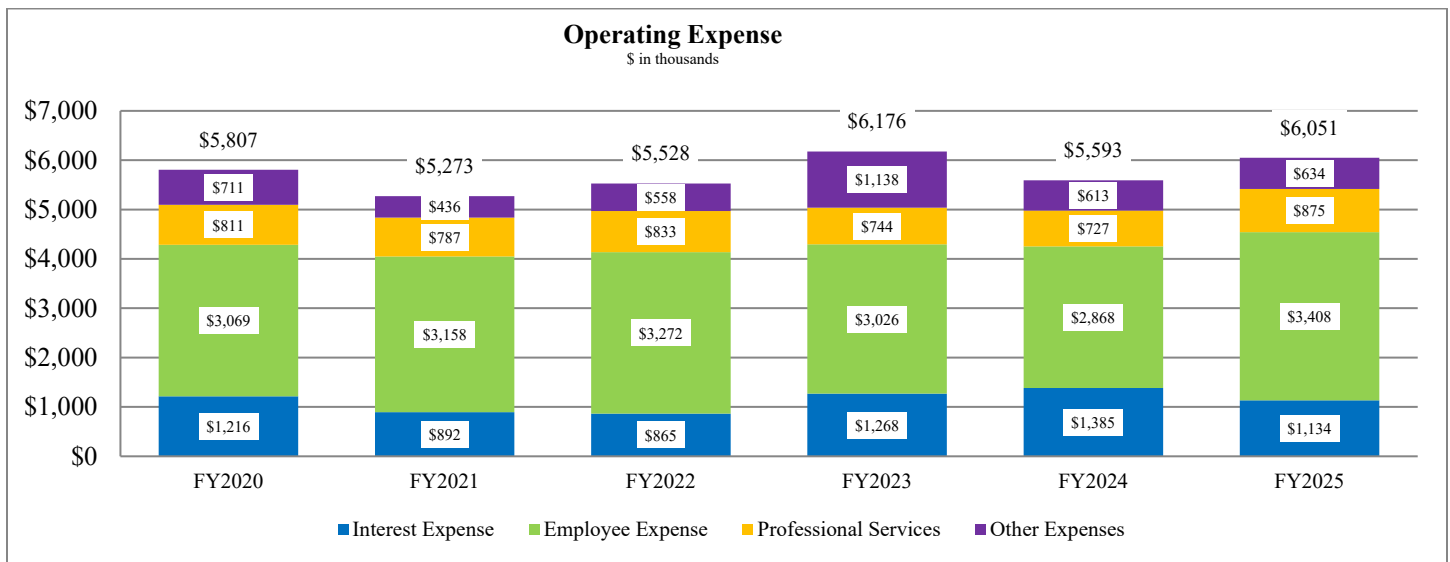
- Loan disbursements of \$9.7MM:
 - \$.5MM to be distributed for Grace Creek by September 2024
 - \$1.4MM to be distributed for Westown Crossing Senior Apartments by September 2024
 - \$1.7MM to be distributed for 1606 Brady Refil by September 2024
 - \$2.0MM to be distributed for Hiawatha Arro by June 2025
 - \$2.3MM to be distributed for The Crossing Apartments by June 2025
 - \$1.85MM to be distributed for NEX Senior by June 2025
- Loan repayments are estimated to be \$3.1MM
- Compliance Annual Billing of \$.5MM
- Estimated LIHTC fee revenues of \$1.3MM

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



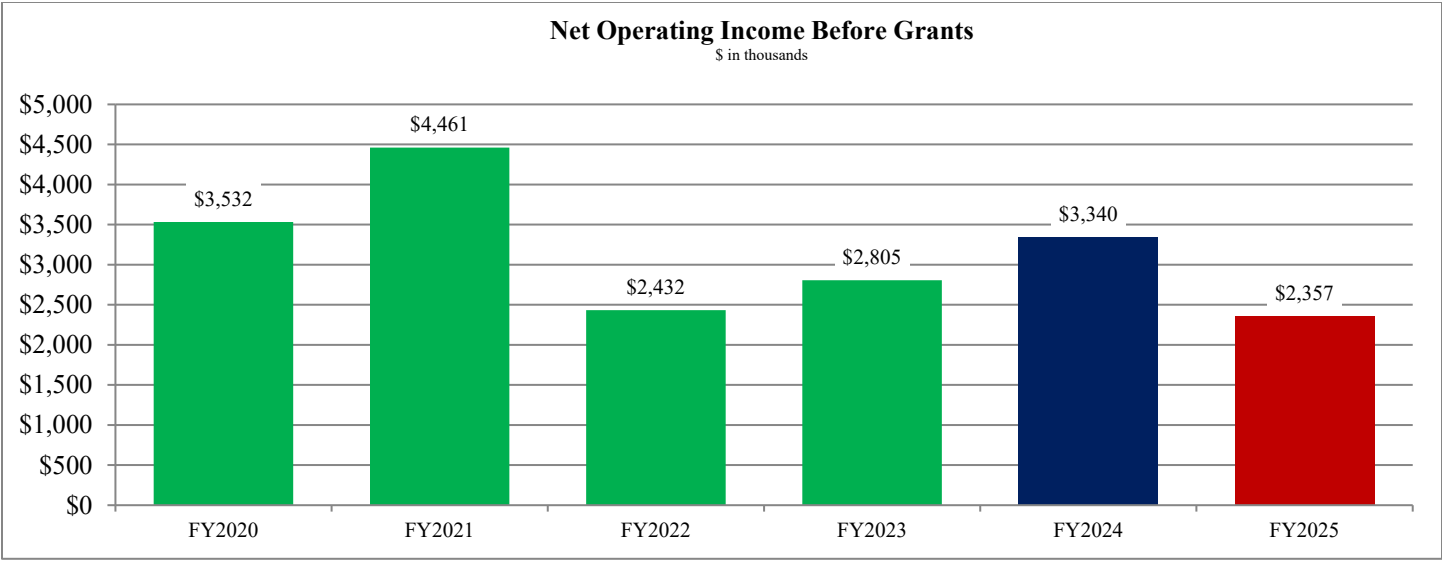
Budgeted total Operating Income of \$8.4MM - \$.5MM or 6% decrease

- Decrease in Interest Revenue due to anticipated gradual decline in interest rates

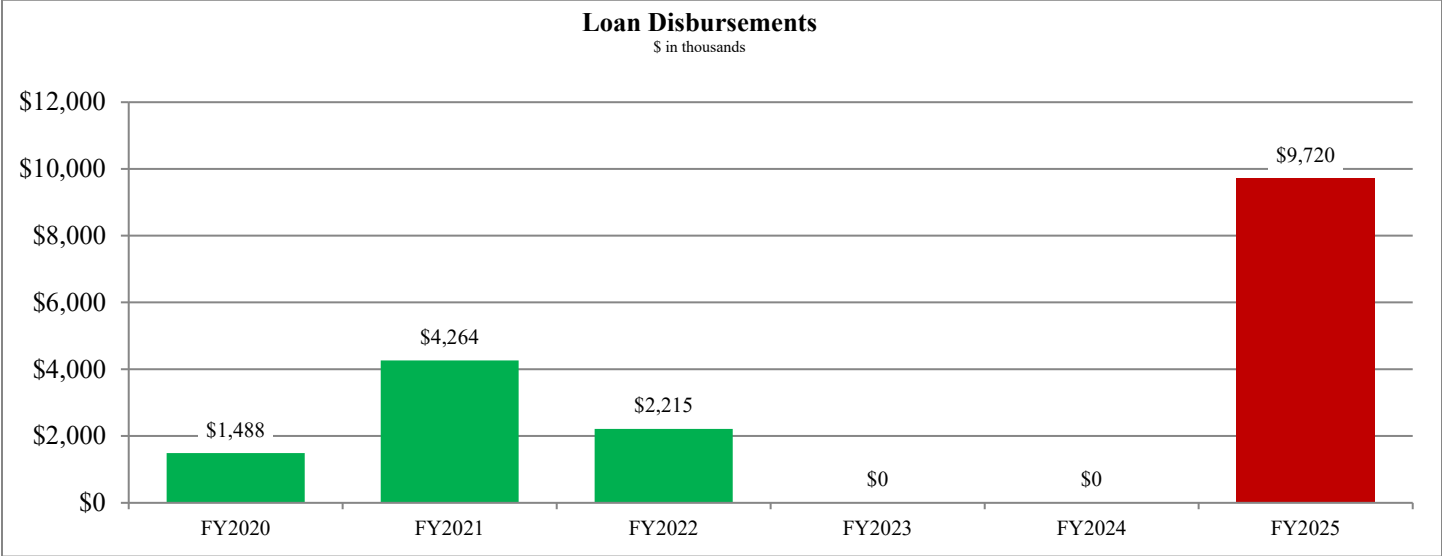


Budgeted total Operating Expense of \$6.1MM - \$0.5MM or 8% increase

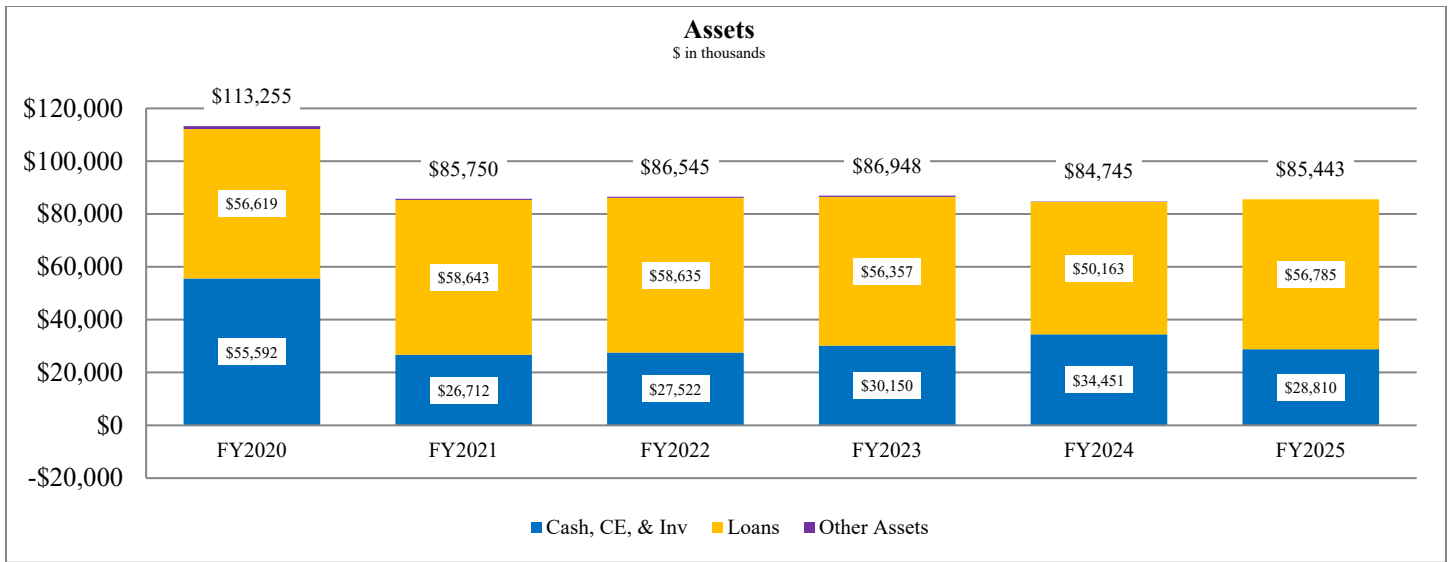
- Employee expense increase of \$0.5MM due to planned 3% across the board and step increases respectively
- Interest expense decrease of \$.3MM due to the anticipated reduction in interest rates



Budgeted Net Operating Income Before Grants of \$2.4MM - \$.9MM or 29% decrease



Budgeted Loan Disbursements of \$9.7MM - \$9.7MM increase compared to FY24 forecasted \$0 in loan disbursements



Budgeted Total Assets of \$85.4MM

Budgeted Total Liabilities of \$37.3MM

- There is a \$0.7MM or 1% increase in assets and a \$0.3MM or 1% decrease in liabilities.

Balance Sheet	Bud25 Multi Family (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	57,663,574	60,057,471	54,707,399	26,552,338	24,827,640	30,150,033	34,450,967	28,810,256	(5,640,711)	-16%
Investments	5,523,283	2,390,301	884,589	160,000	2,694,525	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	58,009,732	56,528,957	56,618,635	58,642,794	58,635,290	56,357,441	50,162,905	56,785,457	6,622,552	13%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0%
Other Assets	922,505	899,171	577,739	62,382	298,639	429,029	120,105	(163,633)	(283,738)	-236%
Deferred Outflows	332,158	418,267	466,677	332,311	89,379	11,169	11,169	11,169	-	0%
Total Assets and Deferred Outflows	122,451,251	120,294,167	113,255,040	85,749,825	86,545,472	86,947,673	84,745,147	85,443,250	698,103	1%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	46,487,586	45,377,217	43,546,636	42,735,090	42,601,860	41,633,033	37,579,462	37,296,304	(283,159)	-1%
Equity	75,963,666	74,916,950	69,708,403	43,014,735	43,943,612	45,314,639	47,165,684	48,146,946	981,262	2%
Total Liabilities, Deferred Inflows, and Equity	122,451,251	120,294,167	113,255,040	85,749,825	86,545,472	86,947,673	84,745,147	85,443,250	698,103	1%

Income Statement	Bud25 Multi Family (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	5,958,826	6,178,554	5,439,838	4,549,153	2,460,882	3,358,697	3,598,812	2,990,550	(608,262)	-17%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	4,708,262	4,884,200	3,890,478	5,184,452	5,493,623	5,615,920	5,328,768	5,414,780	86,013	2%
Other Revenue	4,000	46,722	8,500	-	5,500	7,050	5,500	2,000	(3,500)	-64%
Total Operating Revenue	10,671,087	11,109,477	9,338,816	9,733,604	7,960,005	8,981,667	8,933,079	8,407,330	(525,749)	-6%
Operating Expense										
Interest Expense	1,372,678	1,372,609	1,216,001	892,072	865,366	1,268,462	1,384,760	1,133,838	(250,923)	-18%
Authority Expense	542,102	134,822	132,702	130,439	128,057	125,535	122,859	107,567	(15,292)	-12%
Employee Expense	3,156,820	2,985,823	3,068,916	3,157,759	3,271,694	3,025,564	2,868,112	3,408,059	539,947	19%
Shared Expense	366,276	450,841	132,623	149,765	124,345	165,893	231,673	163,795	(67,878)	-29%
Marketing Expense	500	395	4,802	815	549	4,206	-	-	-	0%
Professional Services	691,494	711,060	810,755	786,851	832,606	743,838	726,755	875,150	148,395	20%
Claim and Loss Expense	145,880	(264,000)	(45,000)	(233,000)	(13,000)	525,000	13,000	-	(13,000)	-100%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	1,095	13,372	170	222	172	(2,465)	(1,285)	-	1,285	-100%
Overhead Allocation	122,382	122,399	485,834	388,046	317,836	320,222	246,984	362,149	115,165	47%
Total Operating Expense	6,399,227	5,527,321	5,806,804	5,272,969	5,527,624	6,176,254	5,592,858	6,050,557	457,699	8%
Net Operating Income (Loss) Before Grants	4,271,860	5,582,156	3,532,013	4,460,635	2,432,380	2,805,413	3,340,221	2,356,773	(983,448)	-29%
Net Grant (Income) Expense										
Grant Revenue	(61,318,753)	(63,947,792)	(66,028,864)	(68,749,701)	(69,098,612)	(71,534,618)	(70,470,471)	(73,200,000)	(2,729,529)	4%
Grant Expense	61,318,753	64,258,329	66,308,327	69,364,922	69,618,612	71,534,855	70,673,719	73,700,000	3,026,281	4%
Intra-Agency Transfers	-	5,650,000	9,000,000	29,800,837	-	-	-	-	-	0%
Total Net Grant (Income) Expense	-	5,960,537	9,279,463	30,416,058	520,000	237	203,248	500,000	296,752	146%
Net Operating Income (Loss) After Grants	4,271,860	(378,381)	(5,747,450)	(25,955,423)	1,912,380	2,805,176	3,136,974	1,856,773	(1,280,200)	-41%
Non-Operating (Income) Expense	195,644	41,974	16,565	9,295	2,893	(2,893)	-	-	-	0%
Net Income (Loss)	4,076,215	(420,355)	(5,764,015)	(25,964,718)	1,909,488	2,808,069	3,136,974	1,856,773	(1,280,200)	-41%

IFA Staff Count by Home Dept	25.8	25.8	25.1	25.8	25.5	25.6	24.3	29.5	5.3	22%
Contractor Staff Count by Home Dept	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	24.8	24.2	23.5	23.6	23.9	23.1	21.1	26.0	4.9	23%

To: IFA Board of Directors
From: Jennifer Pulford
Date: May 1, 2024
Re: FY25 Federal & State Programs Budget Overview

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 budget. It considers the first eight months of actual results and four months of projections using current trends and input from program leaders. This creates a starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons. All numbers are reported in millions (MM). Federal & State programs (F&S) FY24 Forecast compared to FY24 Budget and FY24 Forecast compared to FY25 Budget are summarized below:

FY24 - Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

Total Operating Income of \$2.2MM is \$0.71MM above budget

- Interest Revenue of \$1.95MM is an increase of \$0.8MM due to the increase in interest rates
- Fee Revenue of \$0.25MM is a decrease of \$0.1MM or (28%) under budget due a decrease in Private Activity Bond activity

Operating Expenses of \$4.67MM are under budget by \$0.29MM

- Professional Services (Consulting) decreased by \$1.06MM, due to lower than anticipated costs for the Homeowners Assistance Fund (HAF).
- Claims and Loss Expense increased by \$0.79MM, due to new loan funding disbursements on forgivable loans

Net Grant Income of \$19.7MM is above budget by \$4.8MM

- Grant Revenue of \$88.6MM is below budgeted revenue of \$98.4MM by \$9.8MM or 10%
 - Federal Grant Revenue of \$57.8MM is below budget by \$11.4MM or 16% due to fewer disbursements for Water Infrastructure Funds (WIF), Refugee Resettlement Assistance (RRA), and Rapid Rehousing Assistance (RRH)
 - State Grant Revenue of \$30.1MM is above budget by \$1.6MM or 5% due to the water quality program
- Grant Expense of \$69.3MM is under budget by \$14.3MM or 17%
 - Federal Grant Expense of \$50.1MM is less than budgeted by \$19.4MM or 28% due to fewer disbursements for WIF \$17MM and HAF \$12MM, offset by a ramped-up timeline for ARP LIHTC which anticipates \$12M in unbudgeted disbursements yet for FY24
 - State Grant Expense of \$19.2MM is higher than the budgeted amount of \$14.1MM due to increased disbursements for the water quality program

Net Operating Income after Grants of \$17.25MM is forecasted to be above budget by \$5.83MM or 51%

Total Assets and Deferred Outflows of \$193.3MM are higher than budgeted by \$14.6MM or 8%, as a result of lower than anticipated grant funding disbursements.

FY25 - Budget Assumptions

Homelessness Programs:

- SAF revenue is projected at \$1.91MM with administrative costs of 3%
- HOPWA revenue is projected at \$0.82MM with administrative costs of 5.5%
- ESG revenue is projected at \$2.4MM with estimated administrative cost of 4%

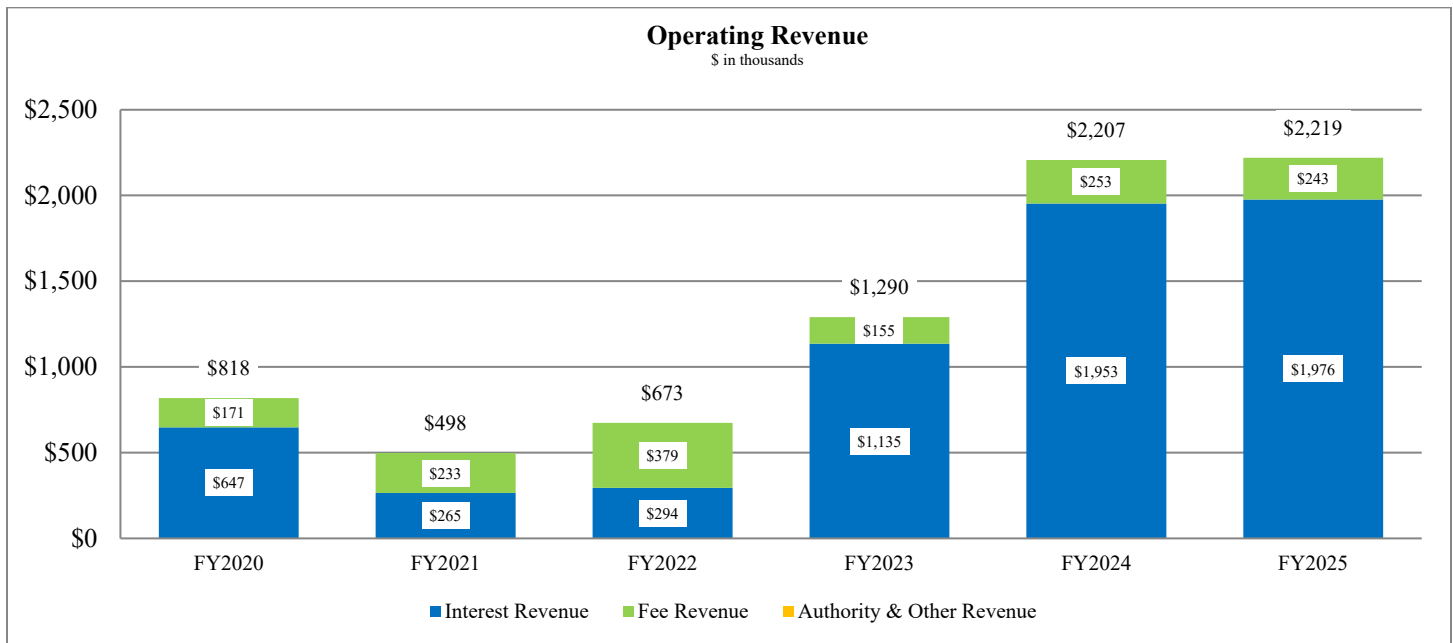
Other Programs:

- Housing Assistance Fund is budgeted to receive \$1.45MM in transfers from Iowa Title Guaranty, of which \$1.04MM will be transferred to the Single-Family program for down payment assistance
- State Housing Trust Fund assumes state appropriations of \$3.00MM, Real Estate Transfer Tax of \$7.0MM
- HOME Investment Partnership Program assumes Federal grant income of \$5.00MM and program income of \$1.44MM
- State funding for water quality grant and loan programs is projected to decrease slightly from FY24 forecast amount of \$16.0MM to a total of \$15.5MM to correlate with water receipts

American Rescue Plan Act (ARPA), State and Local Funds (SLF), Emergency Rental Assistance 2 (ERA2), and Homeowners Assistance Fund (HAF):

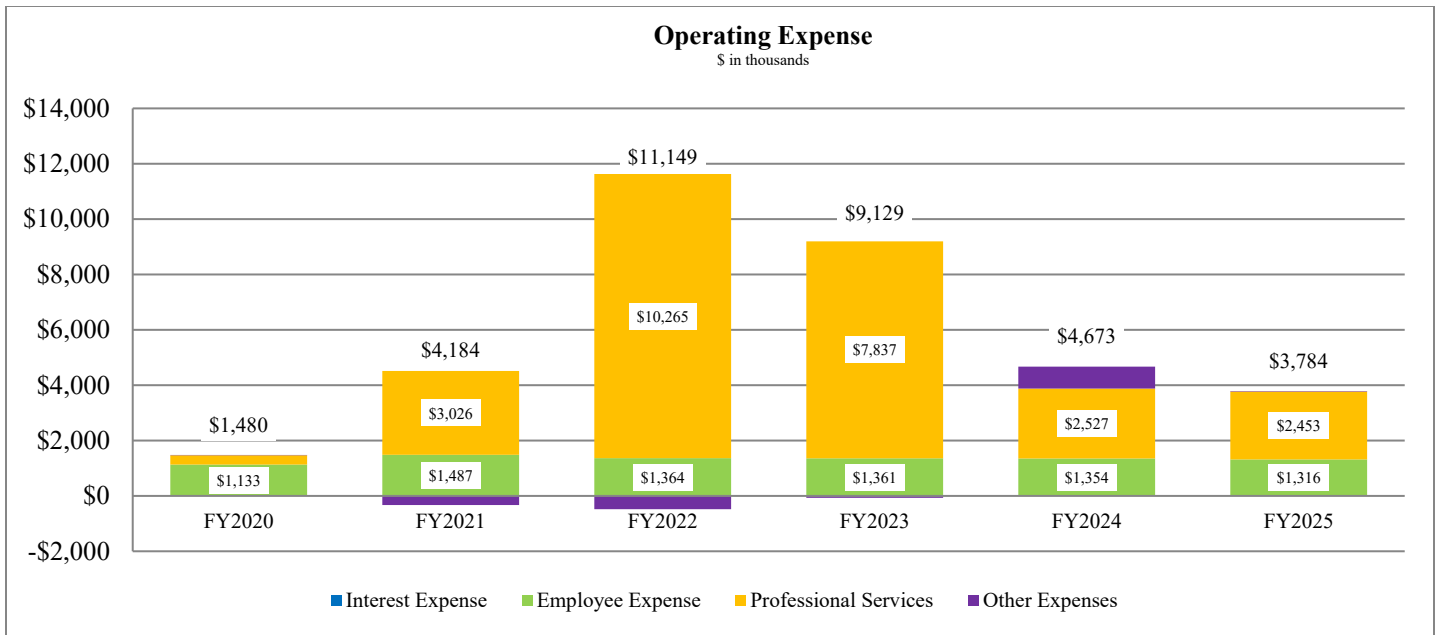
- Infrastructure funds for water (WIF Programs) totaling \$76MM in FY23 with an additional \$45MM added in FY24 were allocated to the following programs with the remainder in parentheses: Economically Significant \$83MM (\$71.8MM), Watershed Protection \$8MM (\$5.3MM), Industrial Water Reuse/Conservation \$15MM (\$14.9MM), Wastewater Infrastructure for Unsewered Communities (WIUC) for Onsite Septic Grants \$10MM (\$3.6MM), and WIUC for Community Grants \$5MM (\$3.3MM). These will be disbursed through FY26.
- Homeowner’s Assistance Fund (HAF) has \$26.8MM of the \$50MM remaining, of which \$10MM will be allocated to the Housing Rehabilitation Program
- Refugee Resettlement Assistance funding was increased in FY24 from \$3MM to \$7.6MM and has \$6.8MM remaining
- Rapid Rehousing Project (RRH) along with Coordinated Entry, were allocated \$21.6MM in FY23 and an additional \$7MM in FY24, with \$21.5MM remaining
- Home ARP was funded at \$30MM in FY23 to be disbursed over 10 years, and disbursements will begin in FY25
- ARPA funds were allocated to the Coronavirus State and Local Fiscal Recovery Fund (SLF) and the following programs will begin in FY25: ARPA Home Rehab Block Grant \$4MM, ARPA LIHTC \$33MM, and Iowa Home Grant \$20MM.

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



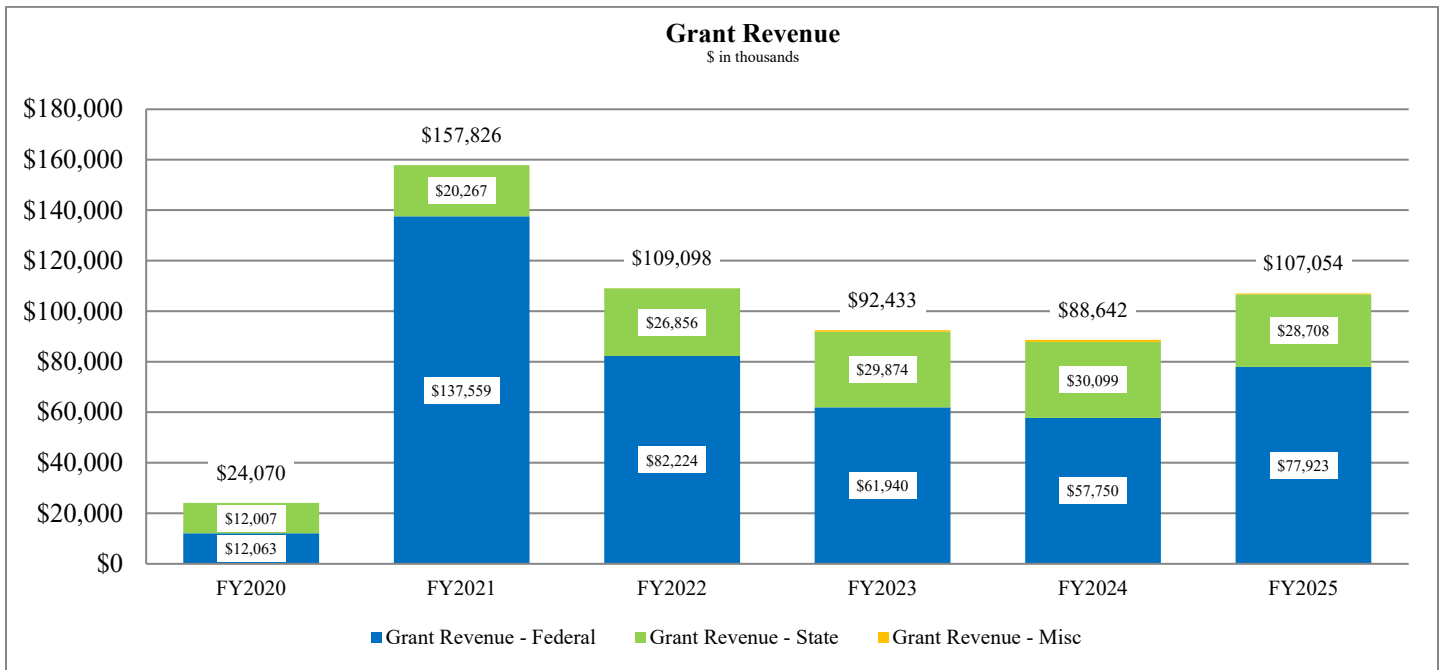
Total Operating Income of \$2.2MM, an increase of 1% compared to FY24 Forecast of \$2.2MM

- Interest Revenue of \$1.98MM is an increase of 1% due to slightly higher cash balances throughout the full fiscal year along with consistent planned interest rates from FY24 to FY25, with slight decreases to the rate planned for the latter part of the year
- Budgeted Fee Revenue of \$0.24MM decreased from forecast due the number of projects currently in process for Private Activity Bonds



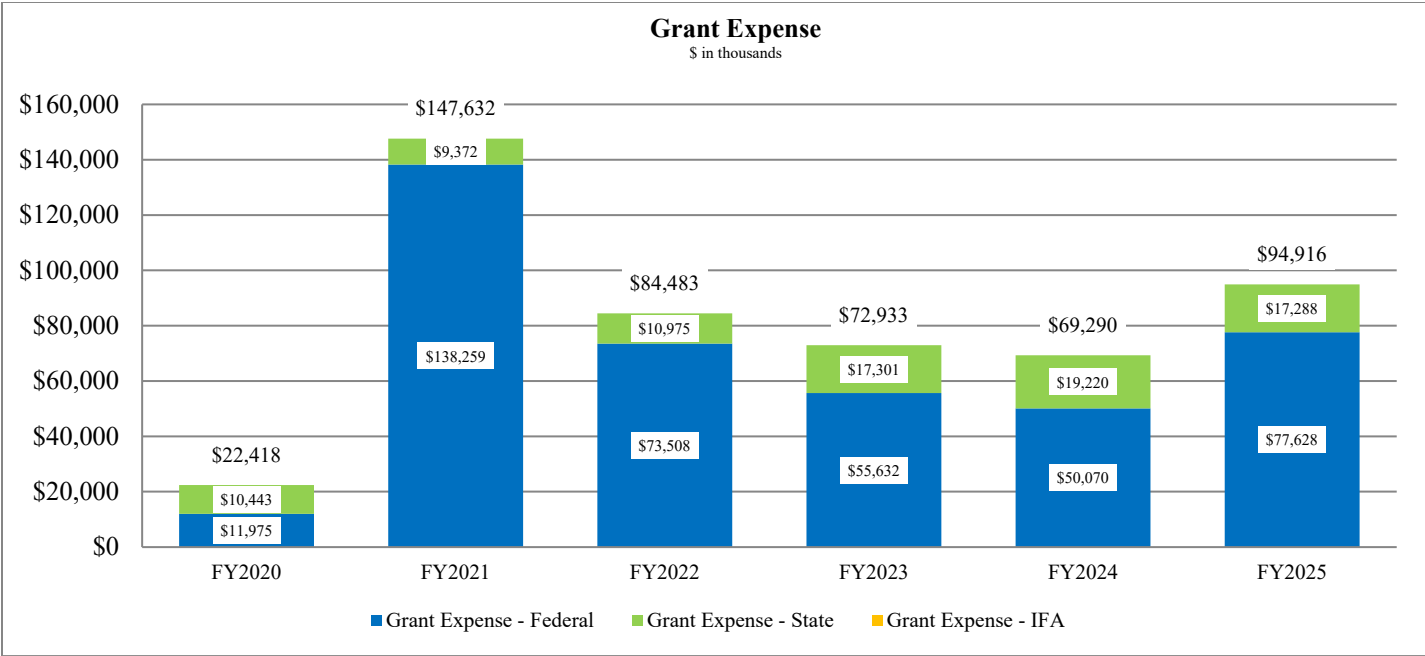
Budgeted Operating Expenses of \$3.8MM are a decrease of 19% from FY24 forecasted Operating Expenses

- This decrease is directly related to Claims and Loss expense, as there are no loan disbursements on forgivable loans planned for FY25.
- Employee costs decreased by 3%, due to realignment of resources and the close of certain federal programs.



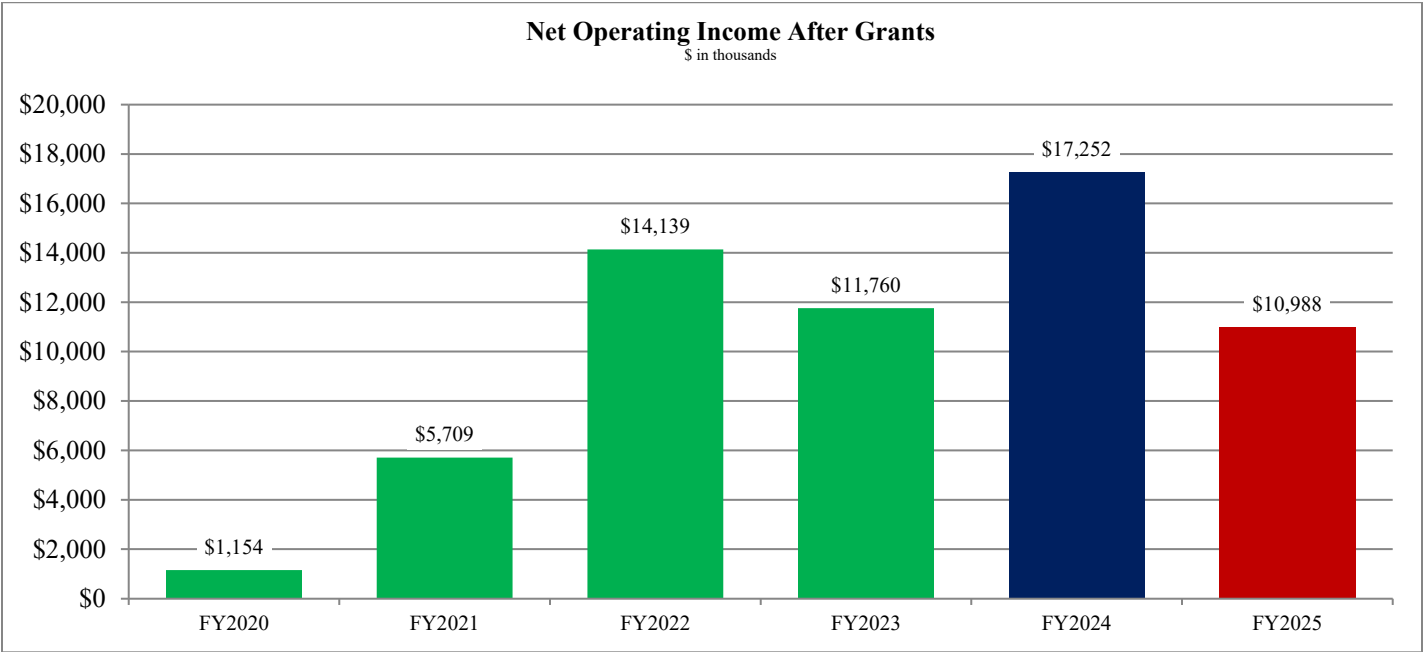
Grant Revenue is budgeted to be \$107.05MM, \$18.4MM or 21% over FY24

- Federal Grant Revenue of \$77.9MM, an increase of \$20.0MM or 35%, over forecast due the ramp up of several SLFRF Programs (ARP LIHTC, ARP HOME and WIF), which offset the decrease in funding in certain programs due to the end of COVID funding.
- State Grant Revenue of \$28.7MM is comparable to FY24, with only a 5% decrease due to the decrease in water quality funds and removal of Homelessness Council appropriation.

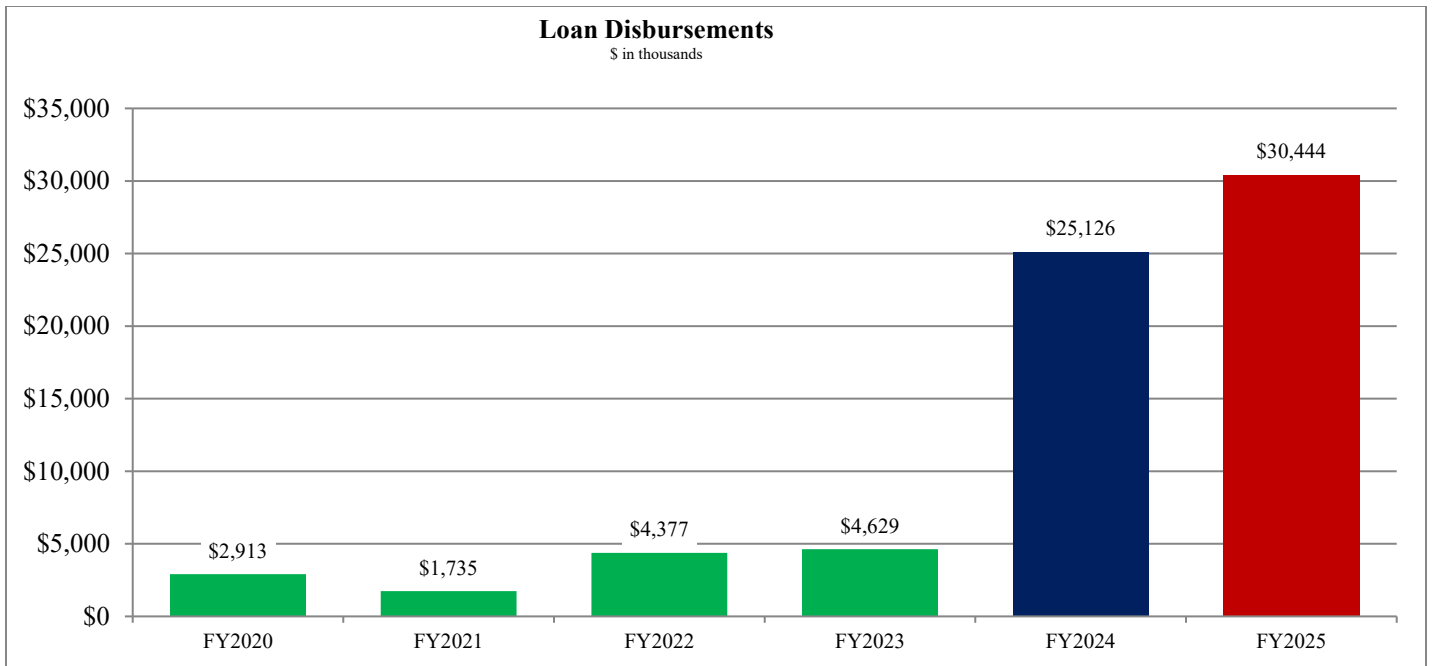


Budgeted Grant Expense is \$94.9MM, \$25.6MM or 37% above FY24 forecast

- Federal Grant Expense of \$77.6MM, an increase of 55% over FY24 forecast
- State Grant Expense is budgeted to decrease \$1.9MM, or 10% over forecast



Budgeted Net Operating Income after Grants of \$11.0MM, a decrease of 36% over the forecasted \$17.25MM, is largely due to an increase in disbursements for the ARP LIHTC and water quality grant programs.



Loan Fund Programs:

- Loan balance net of reserve for losses expected to increase by \$5.3MM due to loan disbursements exceeding loan repayments
- Budgeted loan disbursements of \$30.44MM
 - \$1.00MM Shenandoah
 - \$1.00MM VIVE
 - \$3.144MM in disbursements through the HOME loan program
 - \$5.0MM in Water Quality Loan program
 - \$20.3MM in ARPA LIHTC

Balance Sheet	Bud25 Federal and State Grant Programs (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	18,754,649	22,416,265	49,912,853	238,210,659	250,911,829	233,180,781	137,005,759	102,176,705	(34,829,054)	-25%
Investments	-	-	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	50,729,836	51,677,290	46,570,098	38,920,347	37,965,492	36,837,545	57,460,125	84,641,301	27,181,176	47%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0%
Other Assets	564,156	270,864	109,775	698,588	(1,822,168)	(5,024)	(1,182,609)	(1,432,609)	(250,000)	21%
Deferred Outflows	-	-	-	-	-	-	-	-	-	0%
Total Assets and Deferred Outflows	70,048,641	74,364,419	96,592,726	277,829,595	287,055,154	270,013,303	193,283,276	185,385,397	(7,897,878)	-4%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	1,519,452	1,442,020	22,535,239	198,170,176	193,690,855	164,951,343	71,038,882	52,484,960	(18,553,923)	-26%
Equity	68,529,190	72,922,398	74,057,487	79,659,419	93,364,299	105,061,959	122,244,393	132,900,438	10,656,044	9%
Total Liabilities, Deferred Inflows, and Equity	70,048,641	74,364,419	96,592,726	277,829,595	287,055,154	270,013,303	193,283,276	185,385,397	(7,897,878)	-4%

Income Statement	Bud25 Federal and State Grant Programs (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	429,914	548,233	646,828	264,895	294,439	1,135,003	1,953,177	1,976,489	23,312	1%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	394,421	312,228	170,784	232,664	378,634	155,095	253,491	243,000	(10,491)	-4%
Other Revenue	-	-	-	-	-	-	-	-	-	0%
Total Operating Revenue	824,335	860,461	817,612	497,559	673,073	1,290,098	2,206,668	2,219,489	12,821	1%
Operating Expense										
Interest Expense	-	-	-	-	2,000	-	-	-	-	0%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	1,268,115	1,197,545	1,133,392	1,486,850	1,364,116	1,360,519	1,353,883	1,315,517	(38,366)	-3%
Shared Expense	111,854	143,801	11,849	37,558	16,379	14,329	11,017	8,480	(2,537)	-23%
Marketing Expense	13,114	4,411	260	-	178	4,386	5,506	5,000	(506)	-9%
Professional Services	219,500	138,883	332,749	3,026,442	10,265,448	7,837,476	2,526,973	2,452,900	(74,073)	-3%
Claim and Loss Expense	(335,688)	(3,576,000)	(217,777)	(541,000)	(645,873)	(214,000)	647,000	(144,000)	(791,000)	-122%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	131	2,207	365	2,713	341	-	-	-	-	0%
Overhead Allocation	90,017	84,426	219,458	171,705	146,218	126,753	128,213	146,583	18,370	14%
Total Operating Expense	1,367,043	(2,004,727)	1,480,297	4,184,268	11,148,808	9,129,462	4,672,592	3,784,480	(888,112)	-19%
Net Operating Income (Loss) Before Grants	(542,709)	2,865,188	(662,685)	(3,686,709)	(10,475,735)	(7,839,364)	(2,465,924)	(1,564,991)	900,932	-37%
Net Grant (Income) Expense										
Grant Revenue	(17,859,162)	(19,730,889)	(24,070,024)	(157,826,234)	(109,097,550)	(92,432,512)	(88,642,096)	(107,053,893)	(18,411,798)	21%
Grant Expense	15,905,629	18,164,322	22,418,401	147,631,573	84,482,979	72,933,001	69,289,519	94,915,537	25,626,018	37%
Intra-Agency Transfers	464,380	(157,327)	(165,000)	799,163	-	(100,000)	(365,000)	(415,000)	(50,000)	14%
Total Net Grant (Income) Expense	(1,489,153)	(1,723,894)	(1,816,623)	(9,395,499)	(24,614,571)	(19,599,511)	(19,717,577)	(12,553,356)	7,164,221	-36%
Net Operating Income (Loss) After Grants	946,445	4,589,082	1,153,939	5,708,790	14,138,836	11,760,147	17,251,653	10,988,365	(6,263,288)	-36%
Non-Operating (Income) Expense										
	-	-	-	-	-	-	-	-	-	0%
Net Income (Loss)	946,445	4,589,082	1,153,939	5,708,790	14,138,836	11,760,147	17,251,653	10,988,365	(6,263,288)	-36%

IFA Staff Count by Home Dept	9.0	7.9	5.8	7.1	7.8	7.5	7.7	7.5	-0.2	-2%
Contractor Staff Count by Home Dept	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	10.8	10.4	8.4	11.6	10.7	11.1	10.6	10.3	-0.3	-3%

To: IFA Board Members
 From: Becky Wu
 Date: April 25, 2024
 Re: FY25 Budget Overview – Iowa Agricultural Development Division (IADD)

Strategic Goal: To provide financial opportunities for beginning farmers.

Programs: The IADD oversees the Beginning Farmer Loan Program (BFLP), Beginning Farmer Tax Credit Program (BFTC), and Loan Participation Program (LPP) to assist beginning farmers to buy or lease land, equipment, and livestock.

Revenues: Programs generate revenues through applications and closing fees, as well as from interest on LPP loans.

Expenditures: The main expenditures are employee, professional services, and overhead allocation.

A forecast for remainder of FY24 has been prepared in conjunction with FY25 Budget. The forecast considers actual results from the first eight months and creates four months of projections. The forecast will be used as the starting point for the FY25 Budget.

FY24 Financial Statement Highlights (FY 24 Forecast compared to FY24 Budget - in thousands)

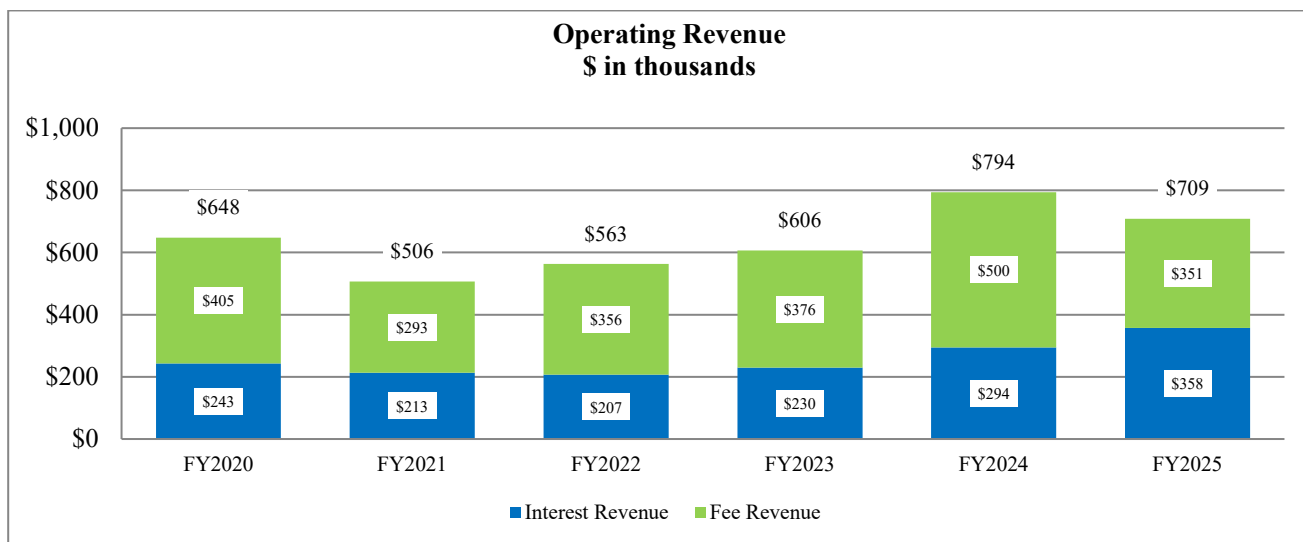
Total Assets of \$8,266 is forecasted to be \$209 or 3% above budget. LPP Loan balance net of reserve for losses is \$6,377 and is \$139 or 2% below budget. Cash and Cash Equivalents are \$351 or 24% above budget.

Total Operating Revenue of \$794 is forecasted to be \$147 or 23% above budget.

Total Operating Expense of \$362 is forecasted to be \$35 or 9% below budget, due to lower Professional Services and Employee expenses.

Net Income of \$432 is forecasted to be favorable to budget by \$182 or 73%.

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast - in thousands)



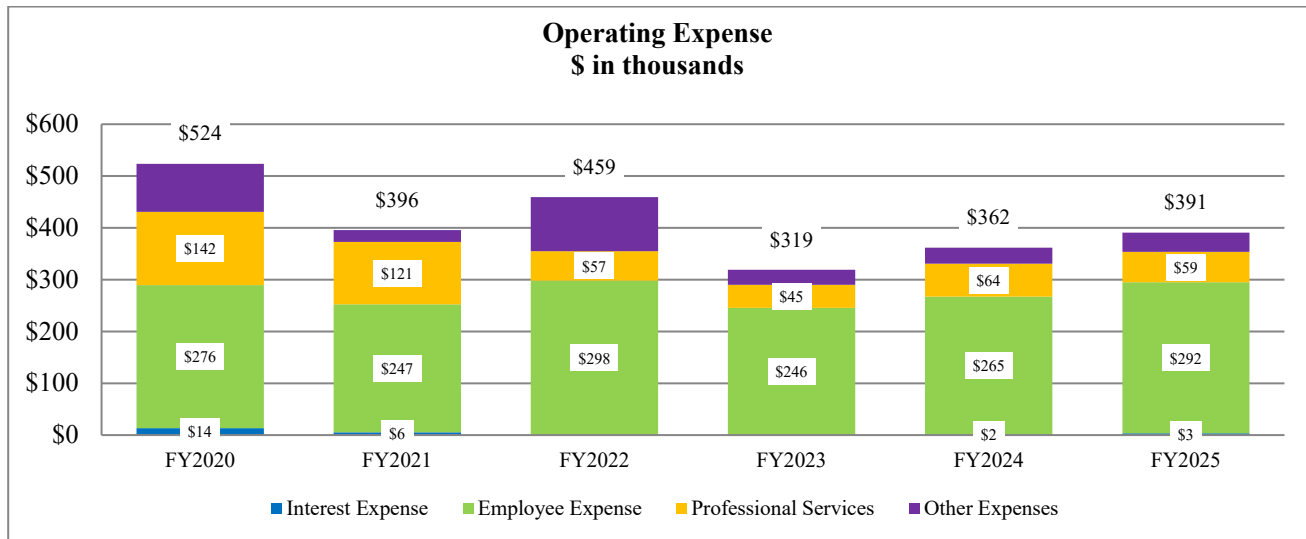
Operating Revenue is budgeted to be \$85 or 11% below FY24 Forecast. The assumption is LPP loan fee revenues will stay the same as FY24, but BFLP and BFTC application fees will decrease.

Fee Revenue is budgeted to decrease \$149 or 30%, primarily due to a decrease in BFLP loan closings.

Interest Revenue is budgeted to increase \$64 or 22%, due to new loans and higher interest rates.

BFLP Closing Fee Revenue is budgeted at \$250 and LPP Closing Fee Revenue is budgeted at \$21.

BFTC Fee Revenue is budgeted to be \$80 with the assumption of new tax law which may reduce BFTC applications in 2024 and 2025. BFTC maximum allocation is still \$12 million.



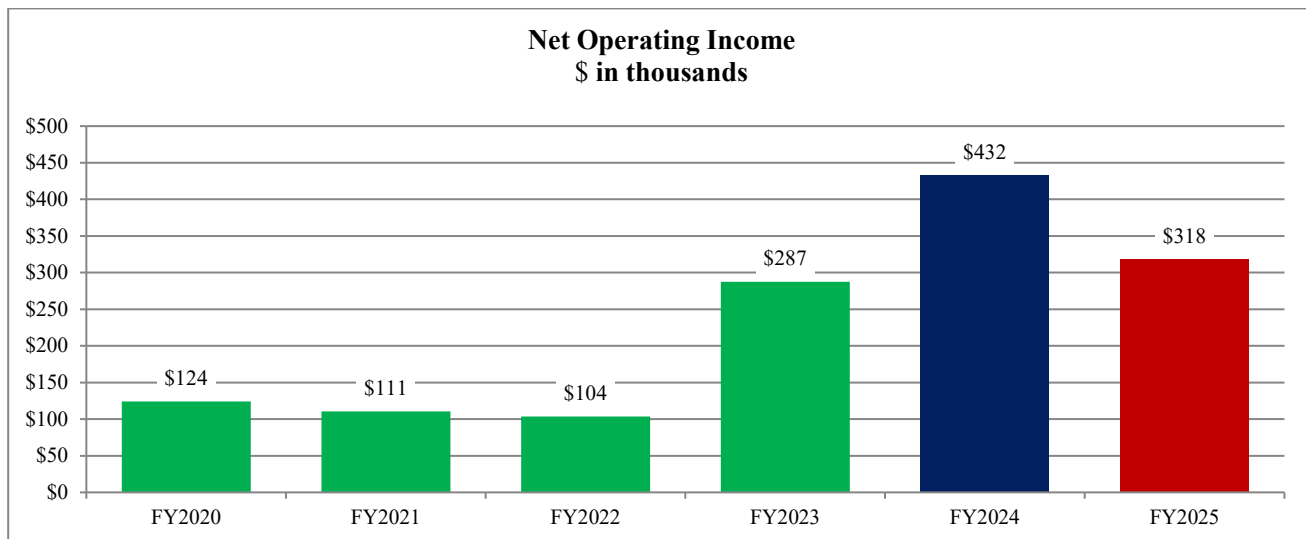
Operating Expense is budgeted to increase \$29 or 8%, primarily due to increase in Employee Expense.

Employee Expense is budgeted to increase \$27 or 10%, due to planned step and across the board increases of 3% each.

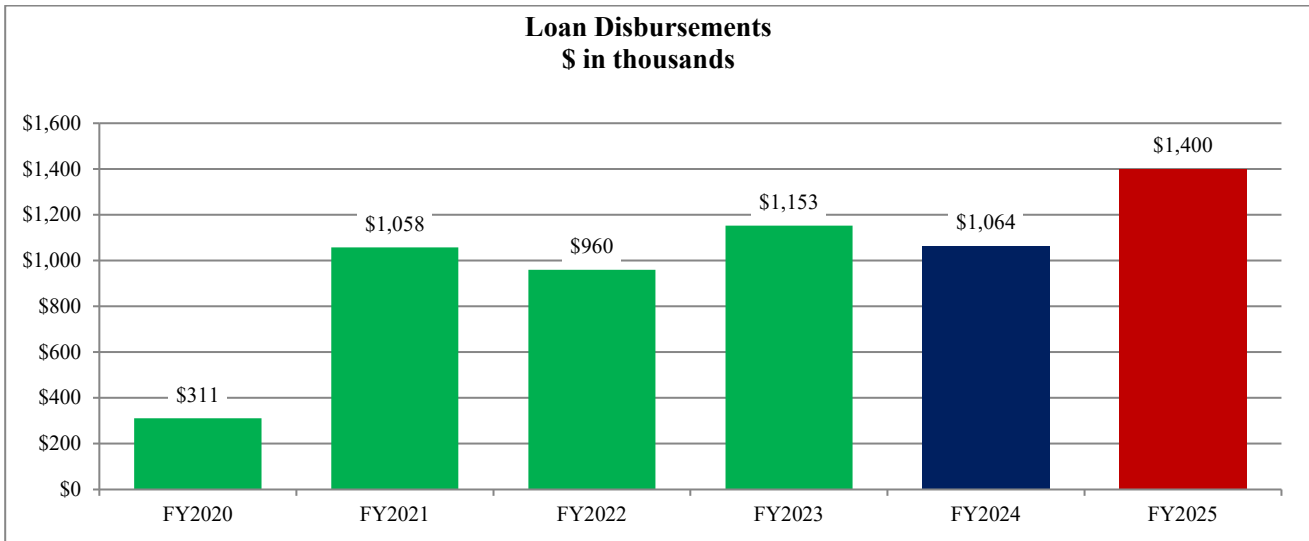
Professional Services is budgeted to decrease \$5 or 7%. Legal Expense is budgeted at 20% of BFLP and LPP Fee Revenues.

Interest Expense is budgeted at \$3 due to anticipated borrowing of \$600 from the Line of Credit (LOC). IADD is planning to pay interest on LOC semiannually.

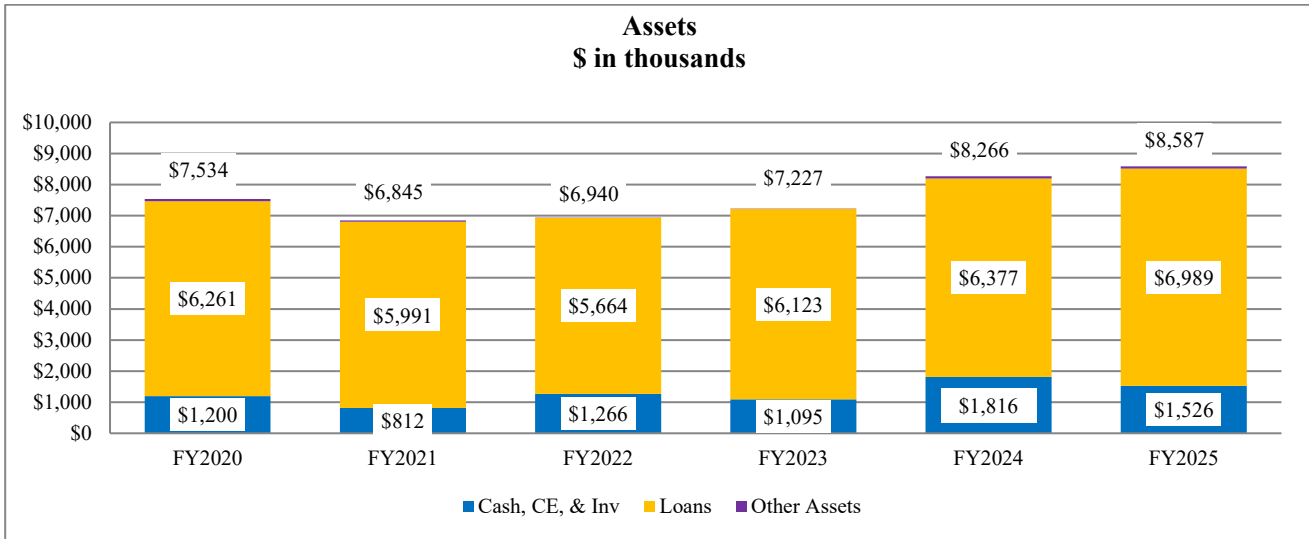
On March 6, 2019, IFA Board agreed to loan IADD up to \$3 million as a LOC for new LPP loans at 1% annual interest rate and the Resolution has no expiration date.



Net Income is budgeted \$114 or 26% below FY24 Forecast.



Seven new LPP loans at \$200 each, totaling \$1.4 million dollars are projected. Application fee is one hundred dollars each and closing fees are 1.5% of total loan amount.



Total Assets are budgeted to increase \$321 or 4%, due to increase in interest revenue, loan closings and repayments. Estimated LPP loan principal repayments are \$828.

Balance Sheet	Bud25									
	Agriculture Development Division (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	620,867	709,047	1,199,547	811,623	1,265,581	1,094,792	1,815,620	1,525,660	(289,960)	-16%
Investments	236,165	-	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	5,638,791	7,250,151	6,261,062	5,991,370	5,663,838	6,122,875	6,377,308	6,988,576	611,269	10%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0%
Other Assets	74,995	124,785	73,026	41,922	10,084	9,477	72,930	72,802	(127)	0%
Deferred Outflows	-	-	-	-	-	-	-	-	-	0%
Total Assets and Deferred Outflows	6,570,817	8,083,982	7,533,635	6,844,915	6,939,504	7,227,144	8,265,858	8,587,039	321,181	4%

Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	167,378	1,483,484	809,031	9,740	828	1,178	607,407	610,657	3,250	1%
Equity	6,403,439	6,600,498	6,724,604	6,835,175	6,938,676	7,225,966	7,658,451	7,976,382	317,931	4%
Total Liabilities, Deferred Inflows, and Equity	6,570,817	8,083,982	7,533,635	6,844,915	6,939,504	7,227,144	8,265,858	8,587,039	321,181	4%

Income Statement	Bud25									
	Agriculture Development Division (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	156,797	207,728	243,321	213,231	207,077	230,053	294,387	357,773	63,386	22%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	540,021	477,101	404,513	293,098	355,776	376,046	499,895	351,000	(148,895)	-30%
Other Revenue	-	-	-	-	-	-	-	-	-	0%
Total Operating Revenue	696,818	684,829	647,835	506,329	562,853	606,099	794,283	708,773	(85,510)	-11%

Operating Expense										
Interest Expense	461	7,026	13,652	5,572	-	-	1,750	3,250	1,500	86%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	253,531	268,251	275,714	246,776	298,113	245,539	265,388	291,581	26,193	10%
Shared Expense	28,661	35,984	5,481	2,521	2,897	4,203	6,470	6,035	(435)	-7%
Marketing Expense	10,712	8,686	7,017	195	2,603	3,313	8,187	8,000	(187)	-2%
Professional Services	166,518	151,823	141,626	120,605	56,552	44,716	63,629	59,000	(4,629)	-7%
Claim and Loss Expense	13,000	16,000	45,000	(3,000)	82,000	4,128	2,231	6,174	3,944	177%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	-	-	-	-	-	-	-	-	-	0%
Overhead Allocation	-	-	35,239	23,090	17,188	16,910	14,143	16,801	2,658	19%
Total Operating Expense	472,883	487,770	523,729	395,758	459,353	318,809	361,798	390,842	29,044	8%

Net Operating Income (Loss) Before Grants	223,935	197,059	124,106	110,571	103,500	287,290	432,485	317,931	(114,554)	-26%
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Net Grant (Income) Expense										
Grant Revenue	-	-	-	-	-	-	-	-	-	0%
Grant Expense	-	-	-	-	-	-	-	-	-	0%
Intra-Agency Transfers	-	-	-	-	-	-	-	-	-	0%
Total Net Grant (Income) Expense	-	-	-	-	-	-	-	-	-	0%

Net Operating Income (Loss) After Grants	223,935	197,059	124,106	110,571	103,500	287,290	432,485	317,931	(114,554)	-26%
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Non-Operating (Income) Expense	-	-	-	-	-	-	-	-	-	0%
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Net Income (Loss)	223,935	197,059	124,106	110,571	103,500	287,290	432,485	317,931	(114,554)	-26%
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IFA Staff Count by Home Dept	2.0	2.0	2.0	2.0	1.8	1.3	2.0	2.0	0.0	0%
Contractor Staff Count by Home Dept	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	2.4	2.4	2.4	2.1	2.2	2.3	2.3	2.3	-0.1	-2%



To: IFA & ITG Board Members
 From: Michelle Bodie
 Date: April 24, 2024
 RE: FY25 Iowa Title Guaranty (ITG) Budget Overview

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 Budget. It considers the first eight months of actual results and four months of projections using current trends and input from ITG leaders. This creates the starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons.

The ITG FY24 Forecast comparison to FY24 Budget and FY24 Forecast comparison to FY25 Budget are summarized below (in millions MM):

FY24 Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

Total Operating Income of \$7.7MM is \$0.5MM or 7% below FY24 budget of \$8.2MM.

- Residential Premiums decreased \$0.5MM
- Commercial prepaid third-party closing costs, such as recording fees, are reported net of prepayment in filing fees resulting in a decrease of \$0.06MM in miscellaneous revenue

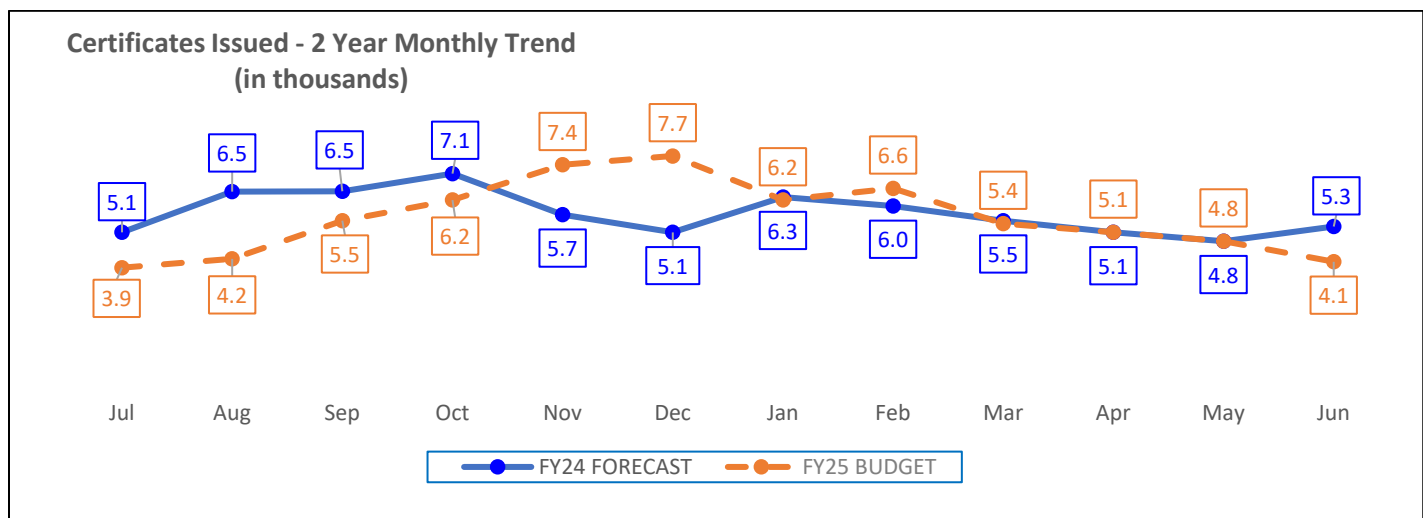
Total Operating Expense of \$6.1MM is \$0.8MM or 12% below FY24 budget of \$6.9MM.

- Professional Services related to IT Consulting Fees is lower by \$0.65MM
- Employee Expenses related to Staffing, Travel and Education is lower by \$0.14MM
- Marketing, Overhead Allocation and Shared Expense are lower by a combined \$0.1MM
- Claim and Loss Expense exceed budget by \$0.14MM

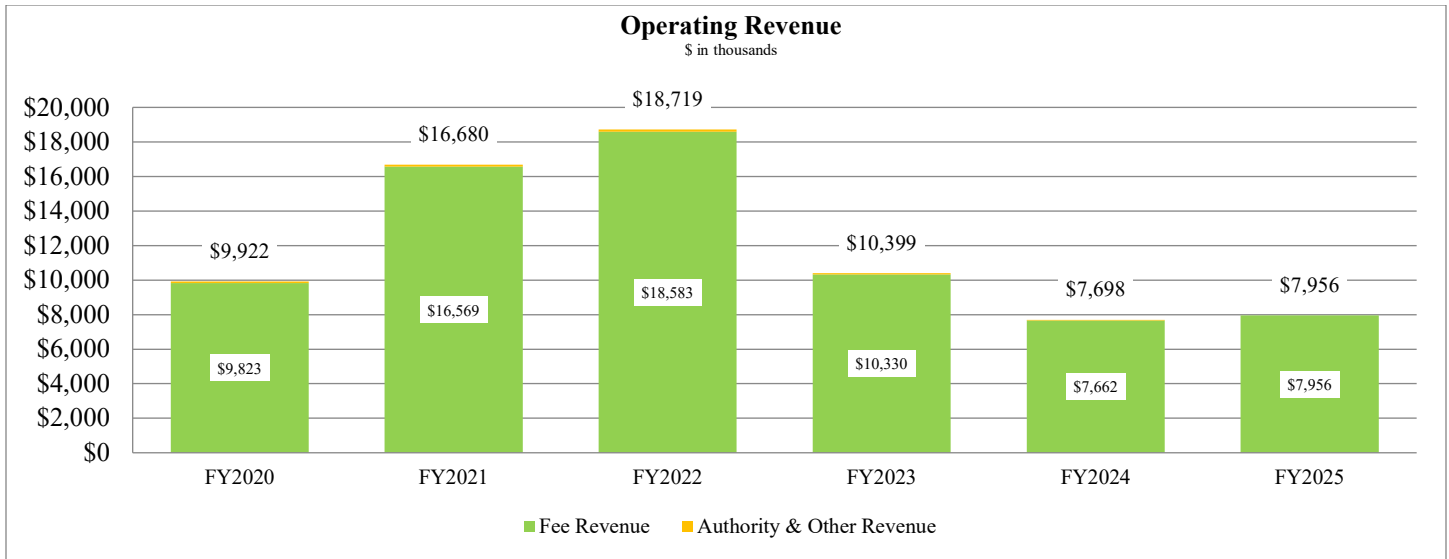
Transfers to Housing Assistance Fund are predicted to be \$1.6MM, exceeding budget by \$0.6MM.

As a result, **Net Operating Income After Grants** is forecast to be \$0.01MM which is below budget of \$0.3MM.

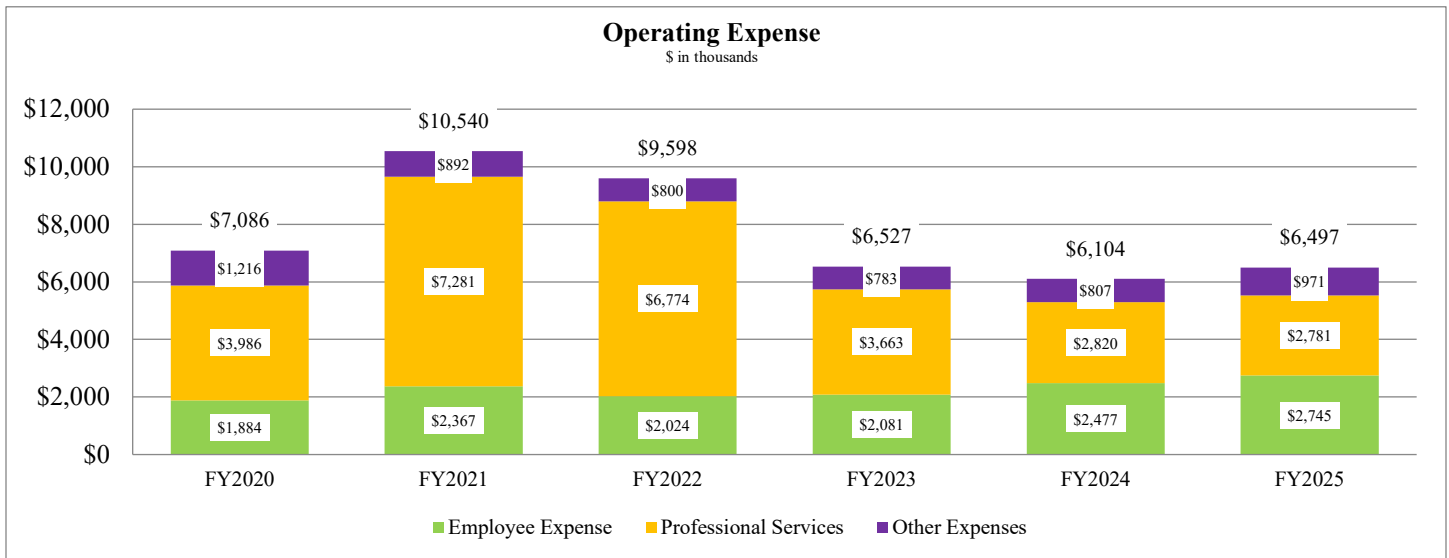
FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



Annual certificates issued are expected to total 67K in FY25 compared to 69K in FY24.



Total Operating Revenue of \$8.0MM exceeds FY24 Forecast by \$0.3MM or 3%. Revenue from commercial premiums is projected to increase 24% to \$1.0MM while residential premiums are expected to be in line with prior year at \$6.9MM. The charge to revenue for reinsurance decreased by \$0.09MM due to a favorable negotiated contract.



Total Operating Expenses are budgeted to increase \$0.4MM in FY25 or 6% more than the FY24 Forecast. Employee Expense is projected to increase \$0.3MM or 11% compared to FY24, due to:

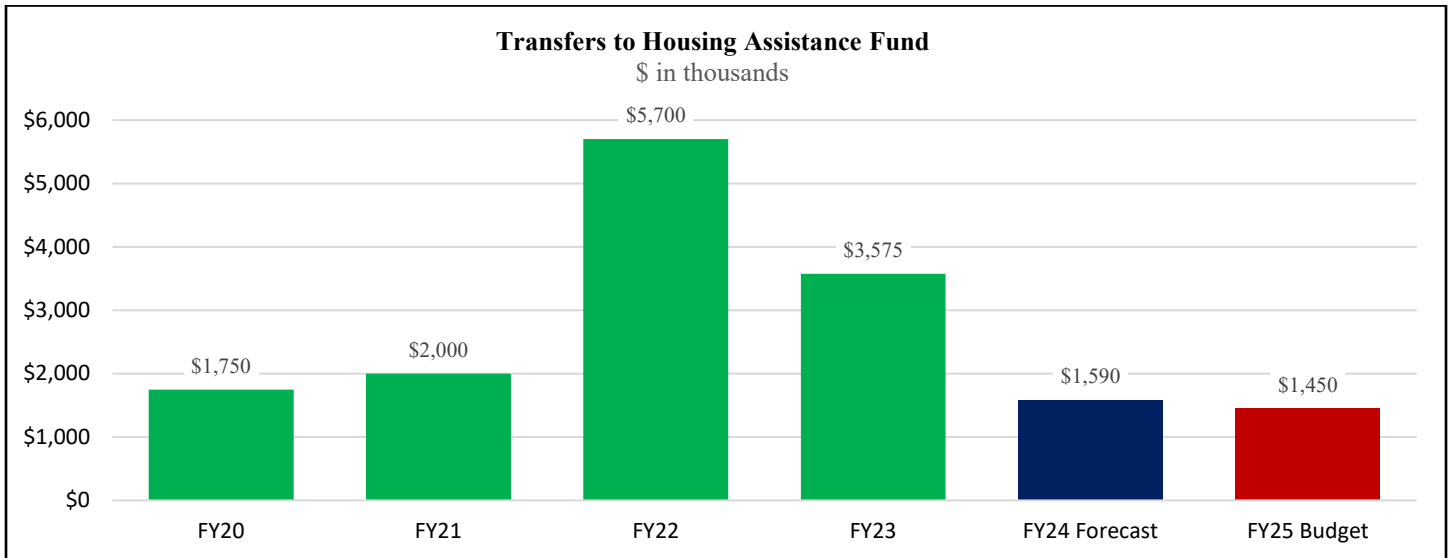
- Across the Board and Step increases projected at 3% each
- Vacant positions for 2 Interns and a Compliance Officer to be filled during FY25

Professional Services are comparable in FY25 to FY24:

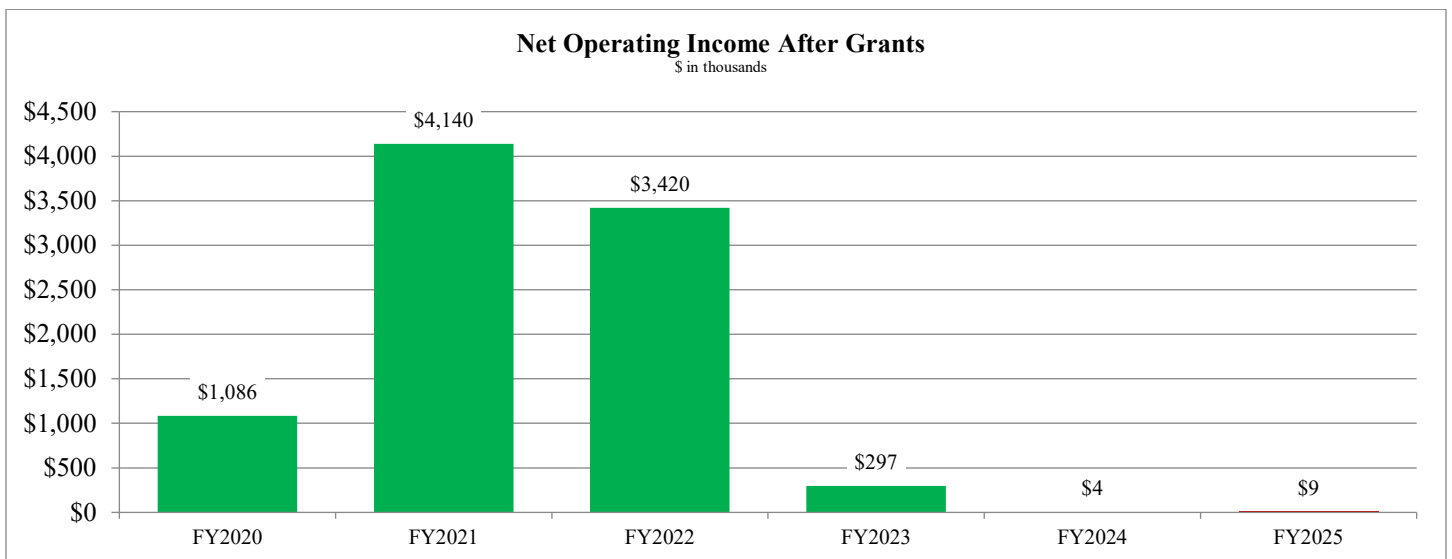
- Field Issuer Incentive payments, the largest expense in this group, anticipated to be \$2.67MM and \$2.64MM in FY25 and FY24, respectively

Other Expenses in FY25 are budgeted to be \$0.16MM higher than FY24 due to:

- Increase in Claim and Loss Expense \$0.1MM or 29% due to higher anticipated claims
- Increase in Direct Cost Transfer \$0.04MM or 28% related to facility overhead and other allocated costs
- Increase in Marketing and Sponsorships \$0.02MM or 64% for marketing items supporting residential and commercial activities



Transfers to the Housing Assistance Fund from Title Guaranty are estimated to be \$1.45MM in FY25 compared to \$1.59MM in FY24. In addition, Title Guaranty expects to transfer \$3.5MM of reserved funds to the General Fund during FY25 to pay their share of the EMS software system to be developed.



As a result, FY25 Budget and FY24 Forecast NOIAG are both less than \$0.01MM in keeping with the intention to distribute reserves to support Iowa Finance Authority’s housing programs.

Balance Sheet	Bud25									
	Iowa Title Guaranty Division (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	9,942,205	11,383,211	13,207,122	22,103,806	23,808,754	21,194,239	20,171,930	20,468,860	296,929	1%
Investments	-	-	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	-	-	-	-	-	-	-	-	-	0%
Capital Assets (net)	2,311	-	-	-	-	-	-	-	-	0%
Other Assets	170,558	157,800	655,647	815,341	102,276	222,187	(86,136)	(3,586,136)	(3,500,000)	4063%
Deferred Outflows	393,180	307,669	270,190	317,864	532,199	309,225	309,225	309,225	-	0%
Total Assets and Deferred Outflows	10,508,254	11,848,680	14,132,960	23,237,011	24,443,229	21,725,651	20,395,020	17,191,949	(3,203,071)	-16%

Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	4,364,872	5,125,977	6,324,600	11,288,630	9,074,493	6,059,549	4,724,746	5,012,215	287,469	6%
Equity	6,143,382	6,722,703	7,808,360	11,948,381	15,368,736	15,666,102	15,670,273	12,179,734	(3,490,539)	-22%
Total Liabilities, Deferred Inflows, and Equity	10,508,254	11,848,680	14,132,960	23,237,011	24,443,229	21,725,651	20,395,020	17,191,949	(3,203,071)	-16%

Income Statement	Bud25									
	Iowa Title Guaranty Division (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	85,620	157,327	-	-	-	-	-	-	-	0%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	7,628,252	6,599,796	9,823,305	16,569,448	18,582,957	10,329,807	7,662,336	7,956,300	293,964	4%
Other Revenue	116,531	80,805	98,264	110,475	135,692	69,197	36,149	-	(36,149)	-100%
Total Operating Revenue	7,830,404	6,837,929	9,921,570	16,679,923	18,718,649	10,399,004	7,698,485	7,956,300	257,815	3%

Operating Expense										
Interest Expense	-	-	-	-	-	-	-	-	-	0%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	2,253,501	1,579,076	1,884,471	2,367,317	2,023,930	2,081,232	2,477,390	2,744,906	267,517	11%
Shared Expense	388,091	477,646	241,094	227,612	270,611	280,575	287,331	287,929	597	0%
Marketing Expense	65,831	42,830	83,434	18,273	32,245	40,243	34,310	56,390	22,080	64%
Professional Services	3,170,936	2,823,868	3,985,680	7,280,784	6,773,909	3,662,768	2,820,030	2,781,230	(38,800)	-1%
Claim and Loss Expense	513,596	246,273	529,742	335,664	177,369	193,393	355,618	460,000	104,382	29%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	116,620	81,588	101,264	109,661	149,100	108,458	0	-	(0)	-100%
Overhead Allocation	-	-	260,228	200,591	171,129	159,970	129,634	166,384	36,751	28%
Total Operating Expense	6,508,575	5,251,281	7,085,913	10,539,902	9,598,294	6,526,638	6,104,313	6,496,839	392,526	6%

Net Operating Income (Loss) Before Grants	1,321,829	1,586,648	2,835,657	6,140,021	9,120,355	3,872,366	1,594,172	1,459,461	(134,711)	-8%
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Net Grant (Income) Expense										
Grant Revenue	-	-	-	-	-	-	-	-	-	0%
Grant Expense	-	-	-	-	-	-	-	-	-	0%
Intra-Agency Transfers	1,235,620	1,007,327	1,750,000	2,000,000	5,700,000	3,575,000	1,590,000	1,450,000	(140,000)	-9%
Total Net Grant (Income) Expense	1,235,620	1,007,327	1,750,000	2,000,000	5,700,000	3,575,000	1,590,000	1,450,000	(140,000)	-9%

Net Operating Income (Loss) After Grants	86,208	579,321	1,085,657	4,140,021	3,420,355	297,366	4,172	9,461	5,289	127%
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Non-Operating (Income) Expense	-	-	-	-	-	-	-	-	-	0%
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Net Income (Loss)	86,208	579,321	1,085,657	4,140,021	3,420,355	297,366	4,172	9,461	5,289	127%
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IFA Staff Count by Home Dept	18.3	14.4	13.7	18.6	19.7	20.8	20.2	21.5	1.3	7%
Contractor Staff Count by Home Dept	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	20.0	16.1	16.3	20.9	21.2	21.3	21.1	22.3	1.2	6%

Balance Sheet	Bud25 800-020 Residential									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	9,942,205	11,383,211	13,207,122	22,103,806	23,808,754	21,194,239	20,171,930	20,468,860	296,929	1%
Investments	-	-	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	-	-	-	-	-	-	-	-	-	0%
Capital Assets (net)	2,311	-	-	-	-	-	-	-	-	0%
Other Assets	170,558	157,800	655,647	815,341	102,276	222,187	(86,136)	(3,586,136)	(3,500,000)	4063%
Deferred Outflows	393,180	307,669	270,190	317,864	532,199	309,225	309,225	309,225	-	0%
Total Assets and Deferred Outflows	10,508,254	11,848,680	14,132,960	23,237,011	24,443,229	21,725,651	20,395,020	17,191,949	(3,203,071)	-16%

Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	4,364,872	5,125,977	6,324,600	11,288,630	9,074,493	6,059,549	4,724,746	5,012,215	287,469	6%
Equity	5,952,872	6,588,327	7,808,360	11,948,381	15,368,736	15,666,102	15,670,273	12,179,734	(3,490,539)	-22%
Total Liabilities, Deferred Inflows, and Equity	10,317,744	11,714,305	14,132,960	23,237,011	24,443,229	21,725,651	20,395,020	17,191,949	(3,203,071)	-16%

Income Statement	Bud25 800-020 Residential									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	85,620	157,327	-	-	-	-	-	-	-	0%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	6,749,141	6,053,759	9,151,665	15,813,324	17,572,733	9,378,219	6,839,287	6,932,700	93,413	1%
Other Revenue	-	-	-	-	-	-	-	-	-	0%
Total Operating Revenue	6,834,761	6,211,086	9,151,665	15,813,324	17,572,733	9,378,219	6,839,287	6,932,700	93,413	1%

Operating Expense										
Interest Expense	-	-	-	-	-	-	-	-	-	0%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	1,880,387	1,242,426	1,488,798	1,954,402	1,596,853	1,622,737	1,972,303	2,130,721	158,419	8%
Shared Expense	348,816	422,604	221,246	214,099	261,864	261,565	270,231	267,094	(3,137)	-1%
Marketing Expense	60,686	39,130	74,189	10,023	27,745	33,493	22,159	35,540	13,381	60%
Professional Services	3,163,194	2,820,127	3,984,739	7,276,081	6,773,909	3,660,681	2,819,530	2,777,730	(41,800)	-1%
Claim and Loss Expense	498,471	235,672	507,358	310,907	177,369	193,393	355,618	460,000	104,382	29%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	3,176	6,329	10,870	5,585	7,762	6,366	-	-	-	0%
Overhead Allocation	-	-	204,658	161,147	142,732	133,768	104,631	129,183	24,552	23%
Total Operating Expense	5,954,730	4,766,287	6,491,859	9,932,243	8,988,235	5,912,002	5,544,472	5,800,268	255,796	5%

Net Operating Income (Loss) Before Grants	880,032	1,444,799	2,659,806	5,881,081	8,584,497	3,466,217	1,294,815	1,132,432	(162,383)	-13%
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Net Grant (Income) Expense										
Grant Revenue	-	-	-	-	-	-	-	-	-	0%
Grant Expense	-	-	-	-	-	-	-	-	-	0%
Intra-Agency Transfers	1,235,620	1,007,327	1,750,000	2,000,000	5,700,000	3,575,000	1,590,000	1,450,000	(140,000)	-9%
Total Net Grant (Income) Expense	1,235,620	1,007,327	1,750,000	2,000,000	5,700,000	3,575,000	1,590,000	1,450,000	(140,000)	-9%

Net Operating Income (Loss) After Grants	(355,588)	437,472	909,806	3,881,081	2,884,497	(108,783)	(295,185)	(317,568)	(22,383)	8%
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Non-Operating (Income) Expense	-	-	-	-	-	-	-	-	-	0%
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Net Income (Loss)	(355,588)	437,472	909,806	3,881,081	2,884,497	(108,783)	(295,185)	(317,568)	(22,383)	8%
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IFA Staff Count by Home Dept	15.3	10.8	9.8	14.6	15.7	16.9	16.2	17.0	0.8	5%
Contractor Staff Count by Home Dept	0.5	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	16.5	13.0	12.7	17.1	17.4	17.1	17.0	17.3	0.3	2%

Balance Sheet	Bud25 800-030 Commercial									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	-	-	-	-	-	-	-	-	-	0%
Investments	-	-	-	-	-	-	-	-	-	0%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	-	-	-	-	-	-	-	-	-	0%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0%
Other Assets	-	-	-	-	-	-	-	-	-	0%
Deferred Outflows	-	-	-	-	-	-	-	-	-	0%
Total Assets and Deferred Outflows	-	-	-	-	-	-	-	-	-	0%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	-	-	-	-	-	-	-	-	-	0%
Equity	190,510	134,376	(0)	0	-	-	-	-	-	0%
Total Liabilities, Deferred Inflows, and Equity	190,510	134,376	(0)	0	-	-	-	-	-	0%

Income Statement	Bud25 800-030 Commercial									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	-	-	-	-	-	-	-	-	-	0%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	879,111	546,037	671,641	756,124	1,010,224	951,588	823,049	1,023,600	200,551	24%
Other Revenue	116,531	80,805	98,264	110,475	135,692	69,197	36,149	-	(36,149)	-100%
Total Operating Revenue	995,642	626,843	769,905	866,599	1,145,916	1,020,785	859,198	1,023,600	164,402	19%
Operating Expense										
Interest Expense	-	-	-	-	-	-	-	-	-	0%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	373,114	336,650	395,674	412,915	427,077	458,495	505,087	614,185	109,098	22%
Shared Expense	39,276	55,042	19,847	13,513	8,747	19,010	17,100	20,835	3,735	22%
Marketing Expense	5,144	3,700	9,245	8,250	4,500	6,750	12,151	20,850	8,699	72%
Professional Services	7,742	3,741	941	4,703	-	2,087	500	3,500	3,000	600%
Claim and Loss Expense	15,125	10,601	22,383	24,757	-	-	-	-	-	0%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	113,444	75,259	90,394	104,076	141,338	102,092	0	-	(0)	-100%
Overhead Allocation	-	-	55,569	39,445	28,397	26,202	25,002	37,201	12,199	49%
Total Operating Expense	553,845	484,993	594,054	607,659	610,058	614,636	559,841	696,571	136,730	24%
Net Operating Income (Loss) Before Grants	441,797	141,849	175,851	258,940	535,858	406,149	299,357	327,029	27,672	9%
Net Grant (Income) Expense										
Grant Revenue	-	-	-	-	-	-	-	-	-	0%
Grant Expense	-	-	-	-	-	-	-	-	-	0%
Intra-Agency Transfers	-	-	-	-	-	-	-	-	-	0%
Total Net Grant (Income) Expense	-	-	-	-	-	-	-	-	-	0%
Net Operating Income (Loss) After Grants	441,797	141,849	175,851	258,940	535,858	406,149	299,357	327,029	27,672	9%
Non-Operating (Income) Expense	-	-	-	-	-	-	-	-	-	0%
Net Income (Loss)	441,797	141,849	175,851	258,940	535,858	406,149	299,357	327,029	27,672	9%
IFA Staff Count by Home Dept	3.0	3.6	3.8	4.0	4.0	3.8	4.0	4.5	0.5	13%
Contractor Staff Count by Home Dept	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	3.5	3.1	3.6	3.8	3.8	4.2	4.1	5.0	0.9	22%



To: Iowa Finance Authority Board Members
From: Becky Wu & Tawnya Jacobs
Date: April 24, 2024
Subject: **FY25 State Revolving Fund (SRF) Budget**

A forecast for the remainder of FY24 has been prepared in conjunction with the FY25 Budget. It considers the first eight months of actual results and four months of projections using current trends and input from program leaders. This creates a starting point for the FY25 Budget and is used for all FY24 to FY25 comparisons:

The SRF FY24 Forecast comparison to FY24 Budget and FY24 Forecast comparison to FY25 Budget are summarized below (in millions MM):

FY24 - Financial Statement Highlights (FY24 Forecast compared to FY24 Budget)

Total Operating Revenue of \$74.5 million (MM) is forecast to be \$15.5MM or 26% above Budget.

Total Operating Expenses of \$73.2MM is forecast to be \$11.9MM or 14% below Budget.

Net Grant Income of \$59.0MM is forecast to be \$2.7MM or 5% below Budget.

As a result, **Net Operating Income After Grants** of \$60.3MM is forecast to be over Budget by \$30.1MM or 100%.

The SRF bond issue for \$220.2MM tax-exempt (\$188.2MM Clean Water, \$32MM Drinking Water) and \$24.3MM taxable (\$22.7MM Clean Water, \$1.5MM Drinking Water) is expected to close in May of 2024.

FY25 - Budget Assumptions

New loan commitment is budgeted at \$410MM:

- \$260MM in Clean Water loans
- \$150MM in Drinking Water loans

Loan disbursements of \$358.2MM:

- \$289.2MM in disbursements to Clean Water loans
- \$69MM in disbursements to Drinking Water loans

Loan repayments are estimated to be \$165MM:

- \$120MM for Clean Water
- \$45MM for Drinking Water

Total Federal Base Cap Grant funding is expected to be \$18.3MM:

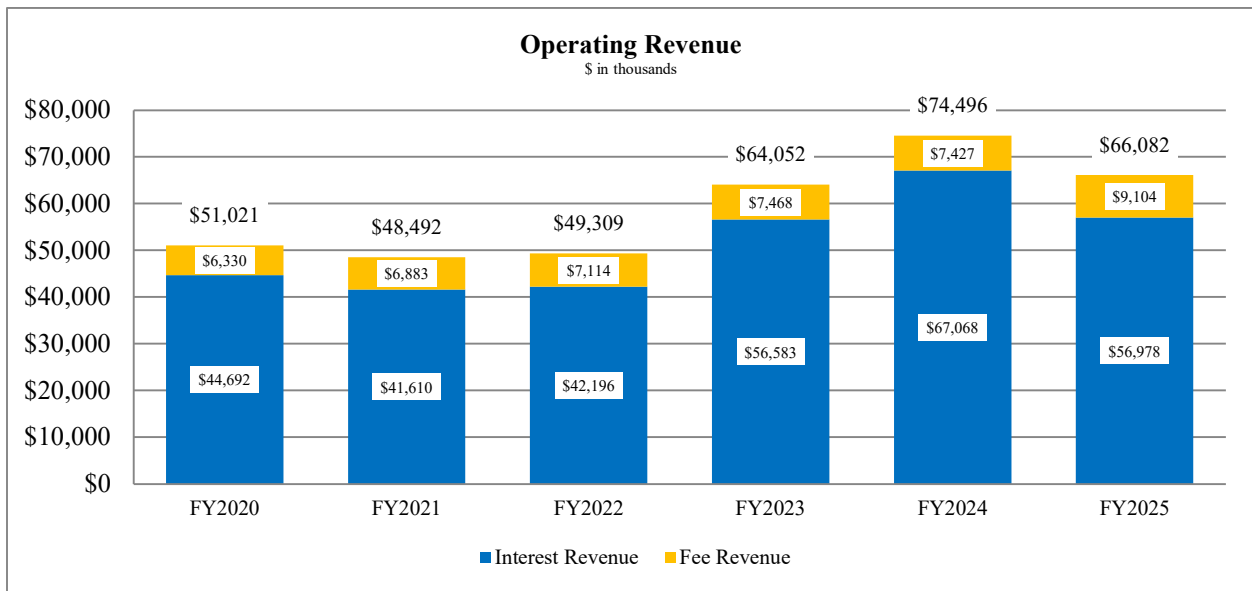
- \$10.9MM for Clean Water (\$10.5MM for loans and \$439K for admin)
- \$7.4MM for Drinking Water (\$7.1MM for loans and \$296K for set-asides)

Federal Cap Grant funding from the Bipartisan Infrastructure Law (BIL) total is \$78.13MM:

- Clean Water Supplemental: \$30.73MM (\$29.5MM for loans and \$1.23MM for admin)
- Drinking Water Supplemental: \$34.5MM (\$23.8MM for loans; \$10.7MM for set-asides)
- Drinking Water Lead Service Line Replacement has no funding planned
- Clean Water Emerging Contaminants: \$1.0MM for loans
- Drinking Water Emerging Contaminants \$11.9MM all for loans

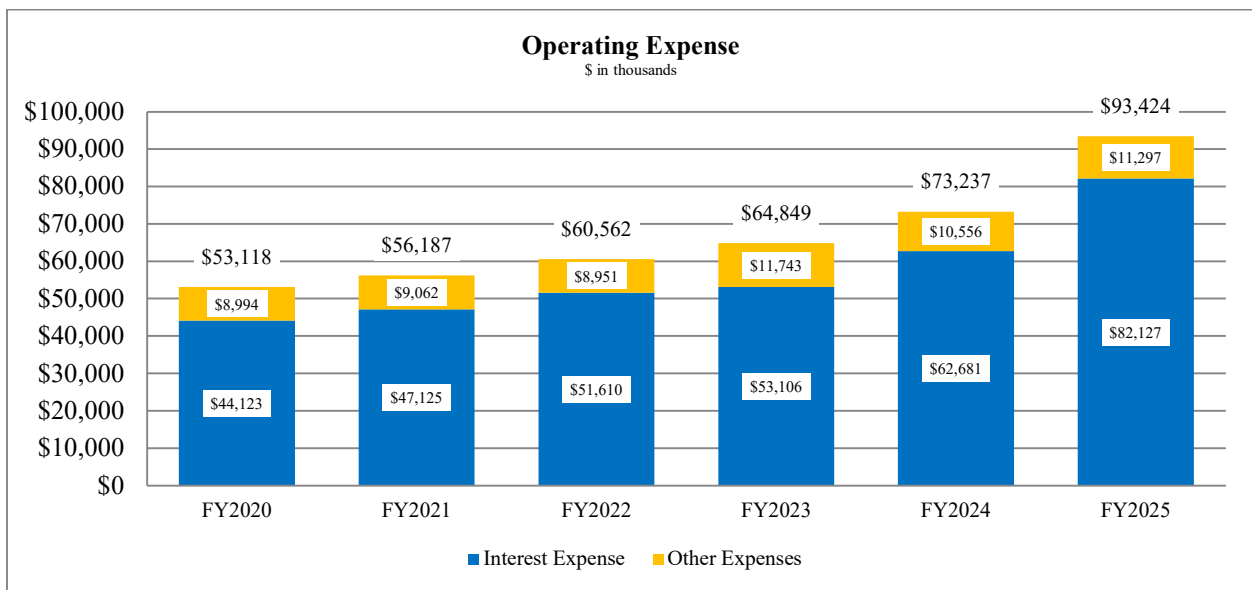
There are two bond issuances planned: December 2024 and June 2025.

FY25 - Financial Statement Highlights (FY25 Budget compared to FY24 Forecast)



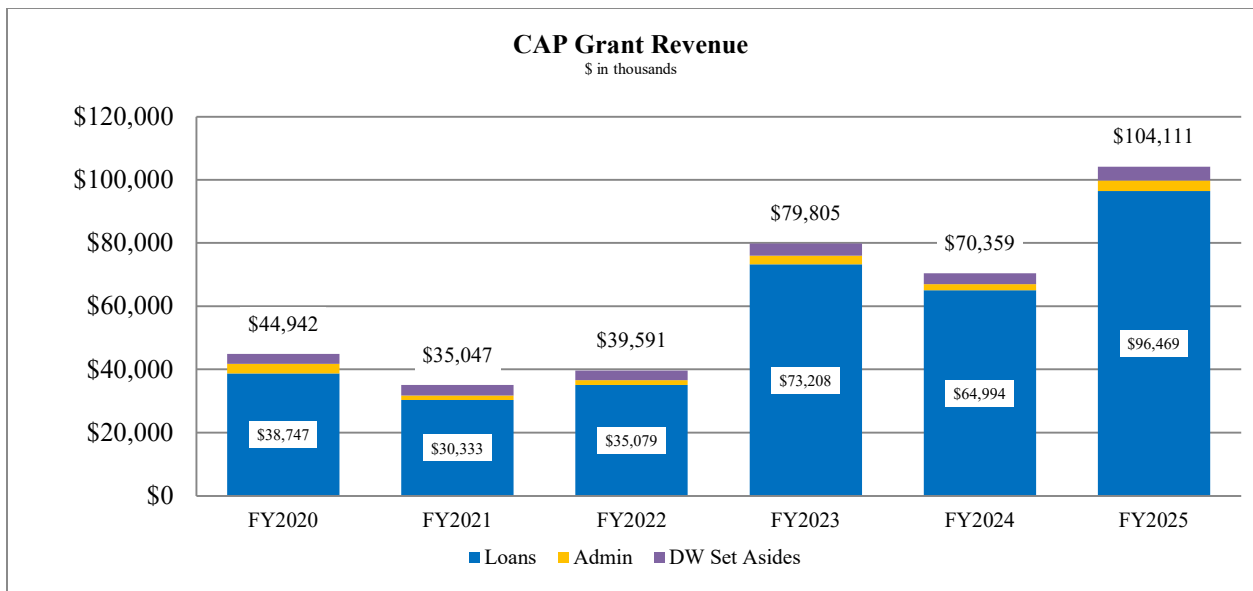
Total Operating Revenue of \$66.0MM is a decrease of \$8.4MM or 11%

- Decrease in Interest Revenue due to anticipated gradual decline in interest rates
- Increase in Fee Revenue due to initiation fees and loan servicing



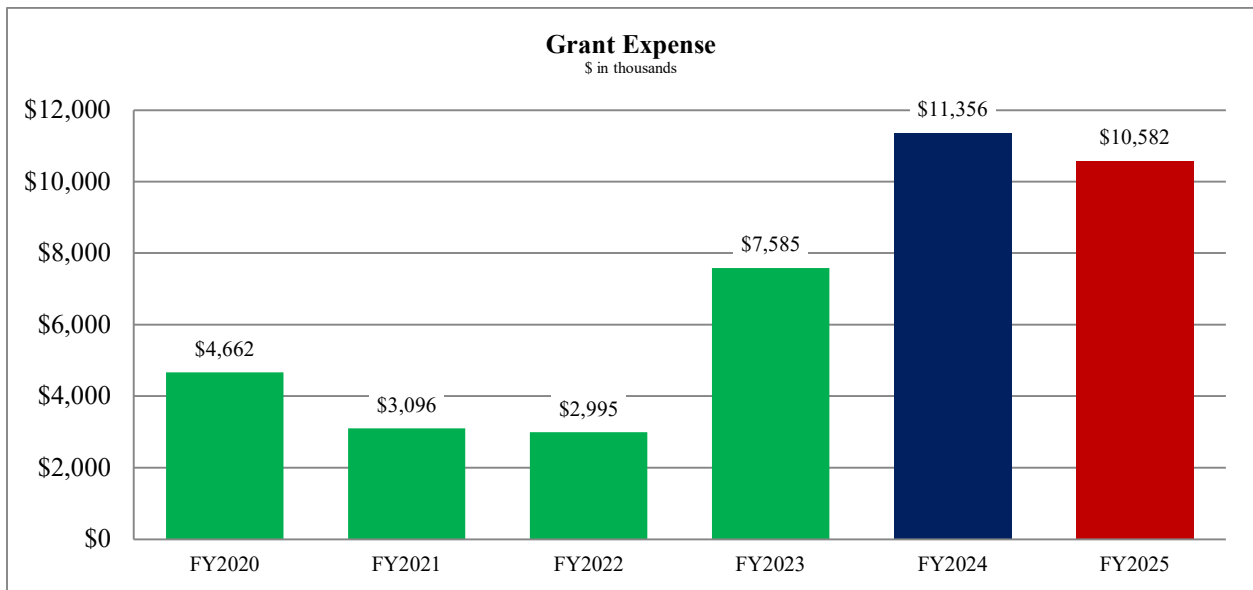
Total Operating Expenses of \$93.4MM is an increase of \$20.2MM or 28%.

- Employee expense increase of \$0.1MM due to planned 3% across the board and step increases respectively, and a new position that began end of FY24
- Interest expense on bonds increase due to debt issuance and two anticipated future issuances



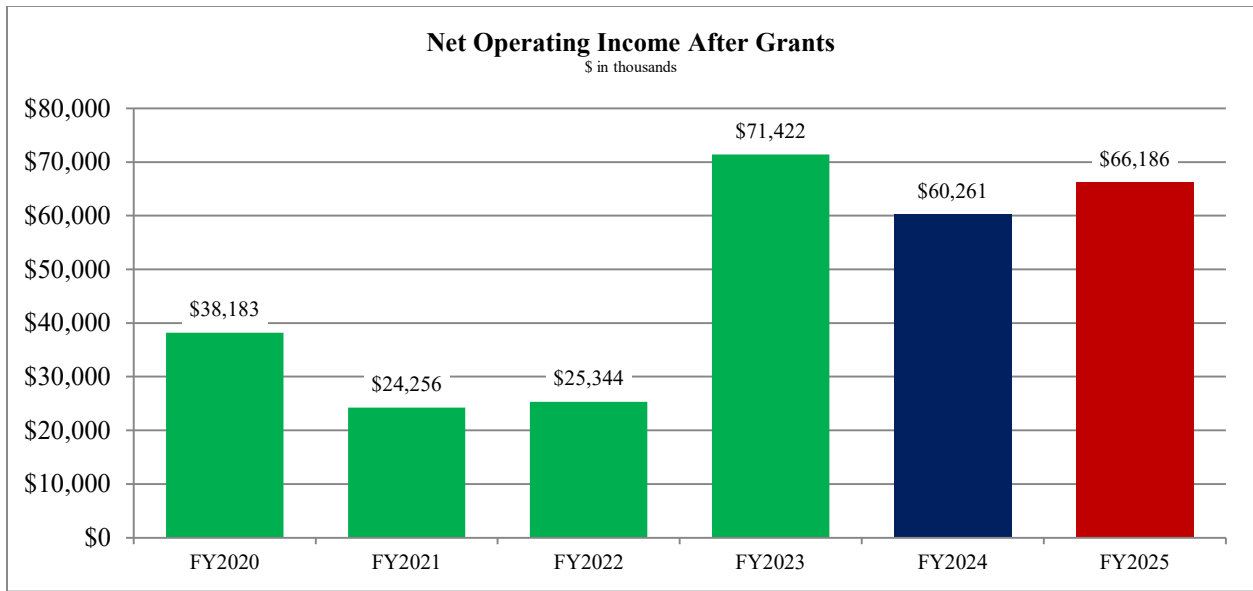
Cap Grant Revenue of \$104.1MM is an increase of \$33.7MM or 32.4%.

- Capitalization grants are a source of funding for the SRF and help to lower lending rates for the communities the SRF serves.
- Funding increases are related to continued disbursements of unspent awards from prior years.

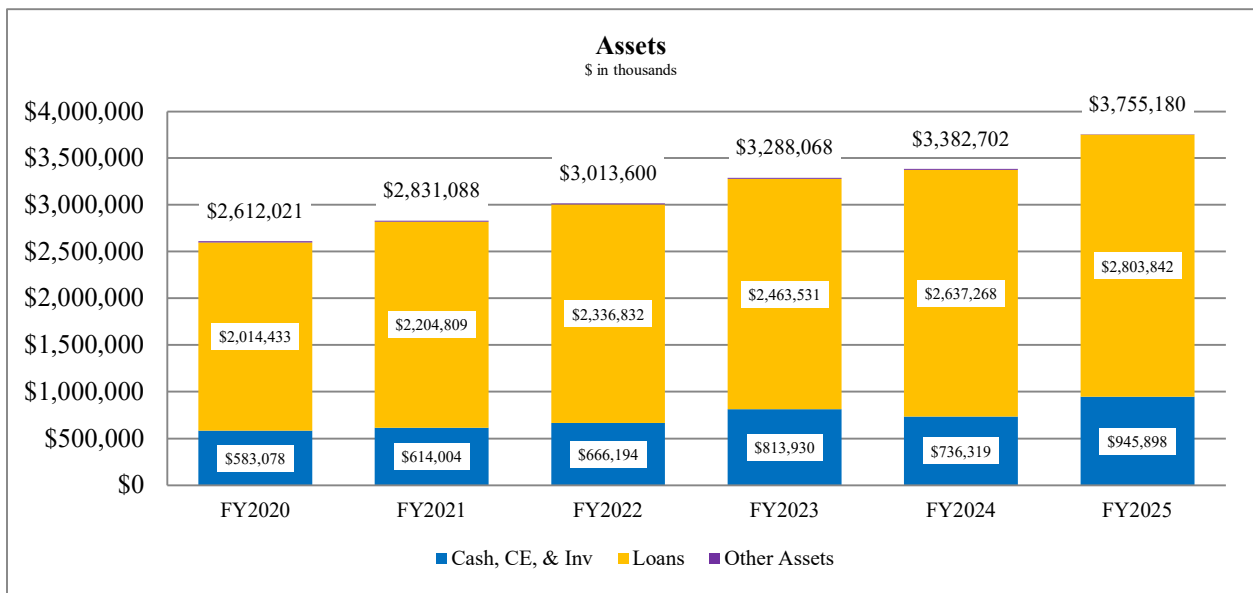


Grant Expense of \$10.6MM is a decrease of \$.8MM or 7% due to anticipated forgivable loans during FY25.

- Grant Expense relates to the forgivable portion of specific SRF loans which is applied upon project completion.
- Many of the Bipartisan Infrastructure Capitalization Grants require significant percentages of additional subsidization which is provided in the form of principal forgiveness at loan finalization.

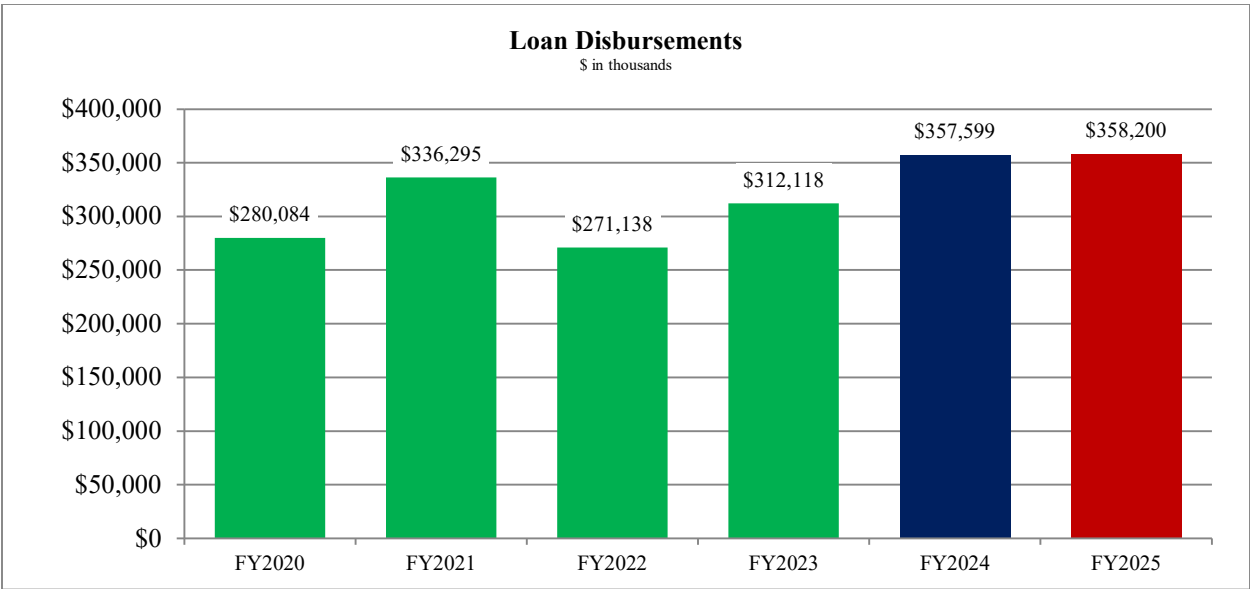


As a result, **Net Operating Income After Grants** of \$66.2MM is an increase of \$5.9MM or 10%.



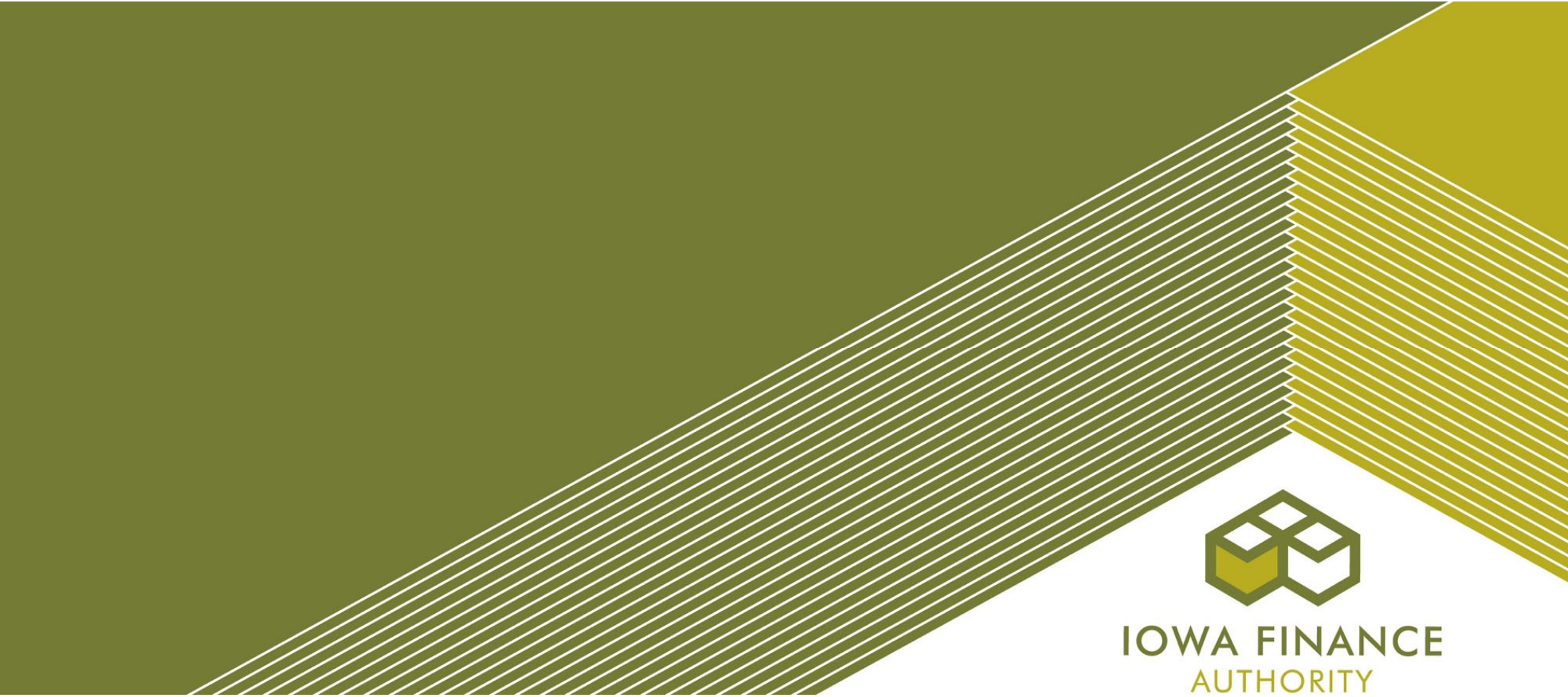
Budgeted Total Assets of \$3,755MM is an increase of \$372.5MM or 11%.

Budgeted Total Liabilities of \$2,588MM is an increase of \$308.3MM or 14%.



Loan Disbursements of \$358.2MM is comparable to FY24

Balance Sheet	Bud25 State Revolving Fund (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Assets and Deferred Outflows										
Cash & Cash Equivalents	335,758,010	449,499,489	513,034,913	555,850,664	597,800,121	722,545,083	679,503,276	888,147,446	208,644,170	31%
Investments	67,057,083	72,920,434	70,042,977	58,153,093	68,393,905	91,385,347	56,815,744	57,750,329	934,585	2%
Mortgage Backed Securities	-	-	-	-	-	-	-	-	-	0%
Line of Credit	-	-	-	-	-	-	-	-	-	0%
Loans - net of reserve for losses	1,711,301,854	1,855,126,852	2,014,433,423	2,204,808,909	2,336,831,531	2,463,530,735	2,637,267,701	2,803,842,208	166,574,507	6%
Capital Assets (net)	-	-	-	-	-	-	-	-	-	0%
Other Assets	4,848,602	5,425,116	4,484,589	4,621,436	4,850,018	7,501,507	7,009,704	5,297,212	(1,712,492)	-24%
Deferred Outflows	15,783,054	12,760,340	10,024,940	7,654,194	5,724,481	3,105,663	2,105,395	142,999	(1,962,396)	-93%
Total Assets and Deferred Outflows	2,134,748,603	2,395,732,232	2,612,020,843	2,831,088,296	3,013,600,056	3,288,068,335	3,382,701,819	3,755,180,193	372,478,374	11%
Liabilities, Deferred Inflows, and Equity										
Liabilities and Deferred Inflows	1,214,691,889	1,438,731,713	1,616,330,377	1,811,492,888	1,970,272,024	2,173,633,905	2,279,945,237	2,588,237,363	308,292,126	14%
Equity	920,056,714	957,000,518	995,690,466	1,019,595,408	1,043,328,031	1,114,434,429	1,102,756,582	1,166,942,830	64,186,248	6%
Total Liabilities, Deferred Inflows, and Equity	2,134,748,603	2,395,732,232	2,612,020,843	2,831,088,296	3,013,600,056	3,288,068,335	3,382,701,819	3,755,180,193	372,478,374	11%
Income Statement										
Income Statement	Bud25 State Revolving Fund (Rollup)									
	ACT FY18	ACT FY19	ACT FY20	ACT FY21	ACT FY22	ACT FY23	FCT FY24	FY2025	\$ change	% change
Operating Revenue										
Interest Revenue	41,680,282	45,334,537	44,691,699	41,609,621	42,195,649	56,583,449	67,068,363	56,977,697	(10,090,666)	-15%
Authority Revenue	-	-	-	-	-	-	-	-	-	0%
Fee Revenue	5,577,513	5,867,826	6,329,547	6,882,666	7,113,659	7,468,382	7,427,252	9,104,286	1,677,034	23%
Other Revenue	4	4	4	-	2	-	-	-	-	0%
Total Operating Revenue	47,257,799	51,202,367	51,021,250	48,492,288	49,309,311	64,051,831	74,495,614	66,081,983	(8,413,632)	-11%
Operating Expense										
Interest Expense	34,969,477	38,603,199	44,123,157	47,124,603	51,610,460	53,106,477	62,681,082	82,127,076	19,445,995	31%
Authority Expense	-	-	-	-	-	-	-	-	-	0%
Employee Expense	807,118	766,437	846,820	709,292	634,156	799,054	893,595	1,055,811	162,216	18%
Shared Expense	48,768	122,496	34,087	17,959	17,258	13,265	49,722	221,000	171,278	344%
Marketing Expense	22,868	10,115	17,015	40,885	13,062	11,564	34,365	27,500	(6,865)	-20%
Professional Services	506,688	462,182	569,478	590,026	635,889	1,513,781	624,062	412,814	(211,249)	-34%
Claim and Loss Expense	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(37,168)	-	-	-	0%
Service Release Premium	-	-	-	-	-	-	-	-	-	0%
Miscellaneous Operating Expense	7,579,713	8,567,629	7,379,157	7,580,695	7,537,494	9,289,407	8,794,759	9,375,000	580,241	7%
Overhead Allocation	89,031	104,556	172,868	148,523	138,221	152,697	159,813	204,917	45,104	28%
Total Operating Expense	43,998,664	48,611,613	53,117,582	56,186,984	60,561,541	64,849,078	73,237,397	93,424,118	20,186,720	28%
Net Operating Income (Loss) Before Grants	3,259,135	2,590,754	(2,096,332)	(7,694,696)	(11,252,230)	(797,247)	1,258,217	(27,342,135)	(28,600,352)	-2273%
Net Grant (Income) Expense										
Grant Revenue	(30,845,662)	(37,571,807)	(44,941,715)	(35,047,459)	(39,591,429)	(79,804,759)	(70,358,998)	(104,110,583)	(33,751,585)	48%
Grant Expense	4,642,751	3,794,187	4,662,494	3,096,439	2,995,104	7,585,402	11,356,075	10,582,200	(773,875)	-7%
Intra-Agency Transfers	-	-	-	-	-	-	-	-	-	0%
Total Net Grant (Income) Expense	(26,202,911)	(33,777,620)	(40,279,221)	(31,951,020)	(36,596,325)	(72,219,357)	(59,002,923)	(93,528,383)	(34,525,460)	59%
Net Operating Income (Loss) After Grants	29,462,047	36,368,374	38,182,888	24,256,324	25,344,094	71,422,110	60,261,140	66,186,248	5,925,108	10%
Non-Operating (Income) Expense	518,557	(575,431)	(507,060)	351,382	1,611,471	315,712	(533,526)	-	533,526	-100%
Net Income (Loss)	28,943,490	36,943,804	38,689,948	23,904,942	23,732,623	71,106,398	60,794,666	66,186,248	5,391,582	9%
IFA Staff Count by Home Dept	4.0	4.0	3.8	4.1	4.8	5.0	5.4	6.0	0.6	11%
Contractor Staff Count by Home Dept	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
Staff Count by FTE	5.2	5.5	5.5	5.5	5.5	6.2	6.4	7.4	0.9	14%



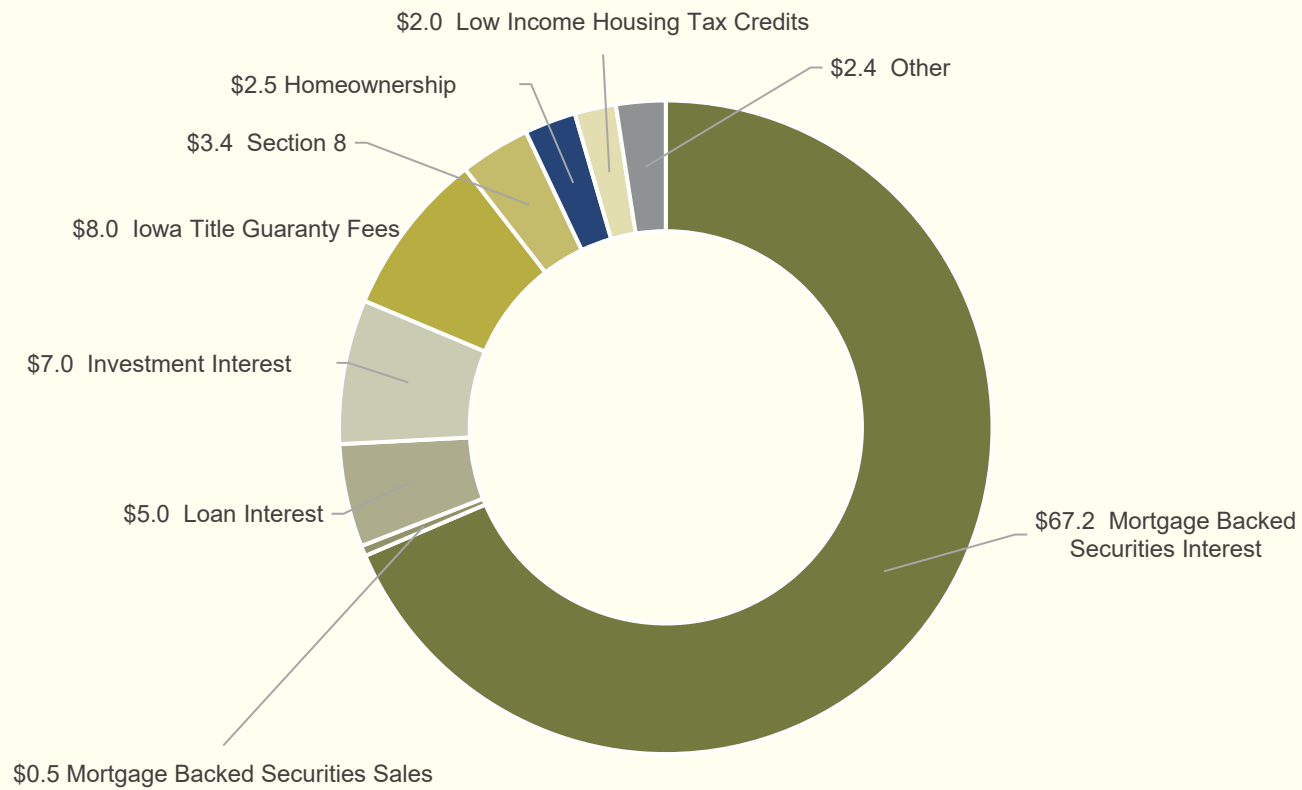
IOWA FINANCE
AUTHORITY

FY25 Budget

May 1, 2024

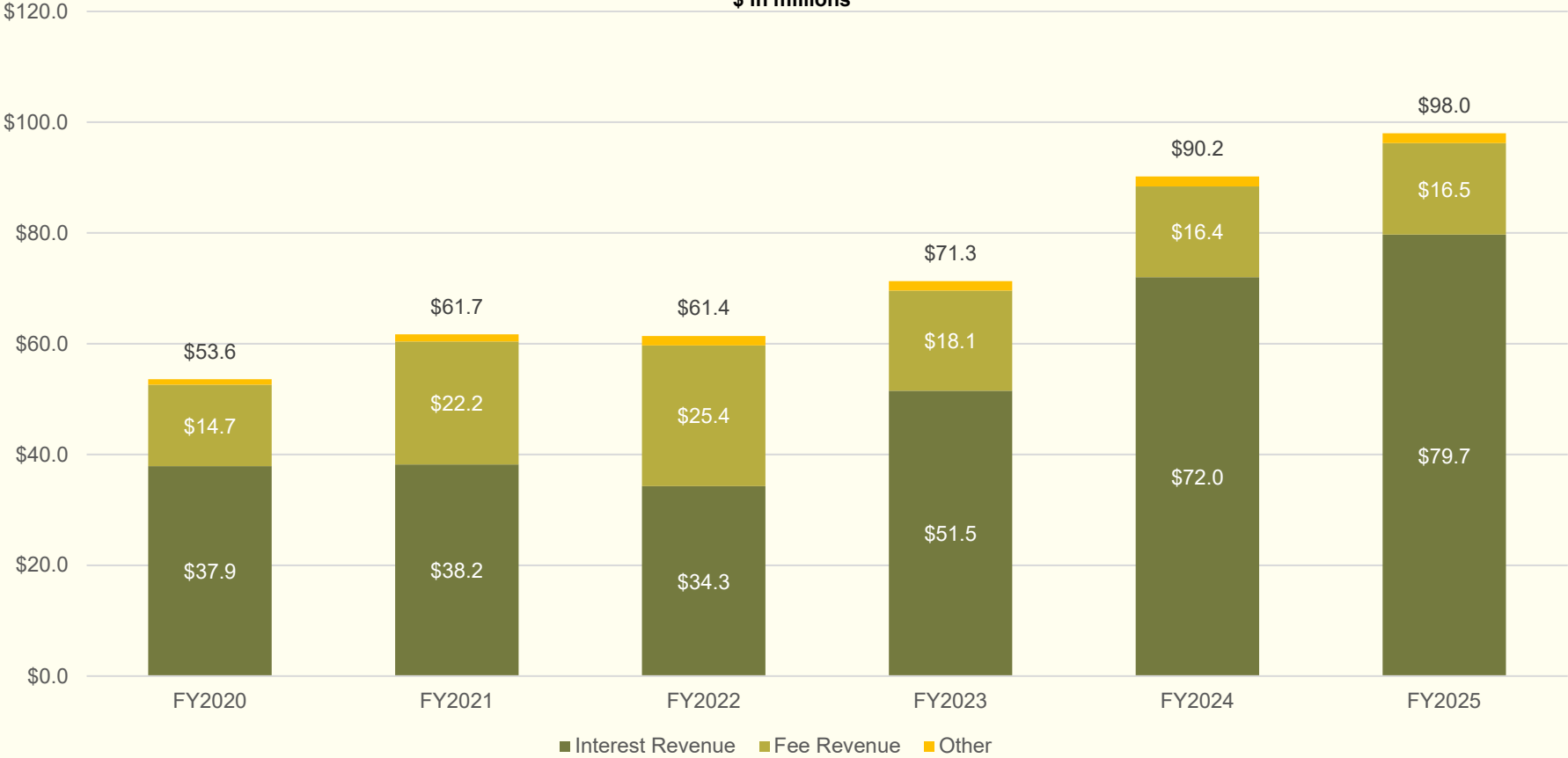
Sources of Revenue – Housing

\$ in millions



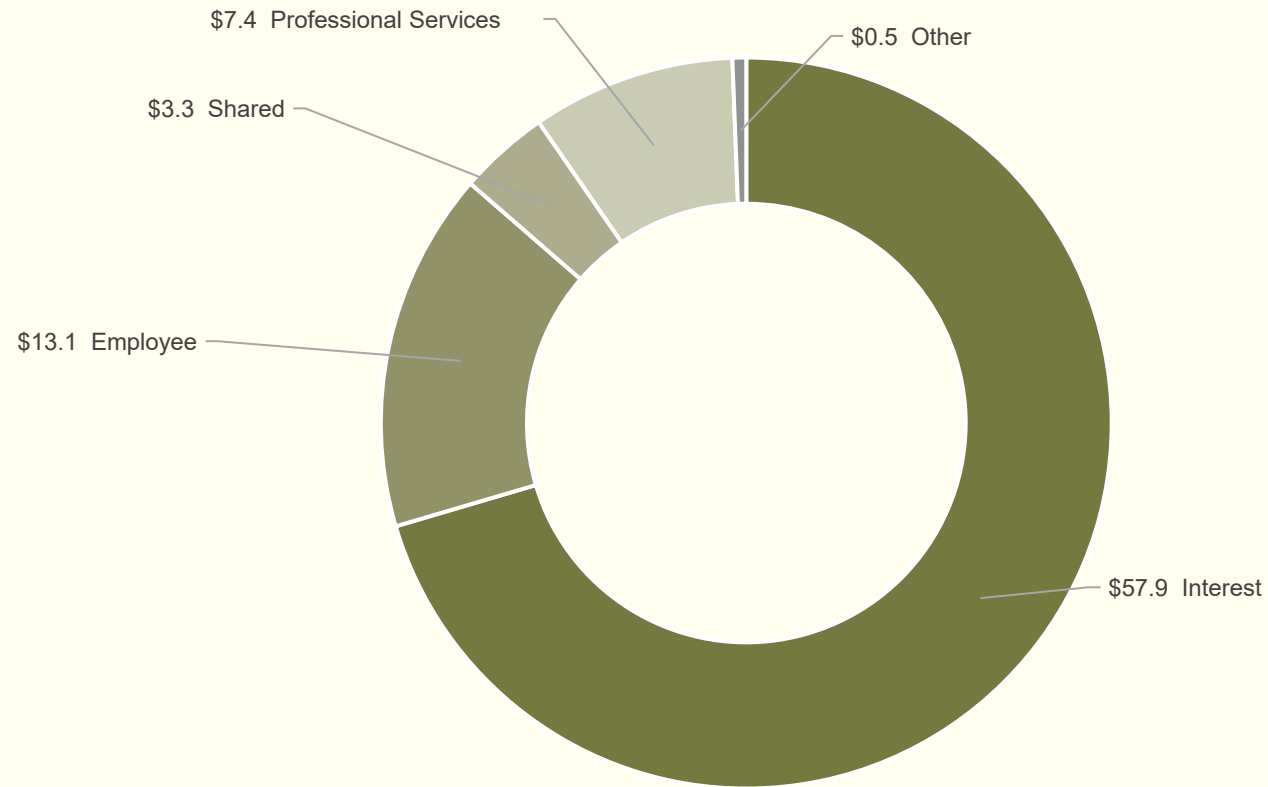
Operating Revenue Trend – Housing

\$ in millions



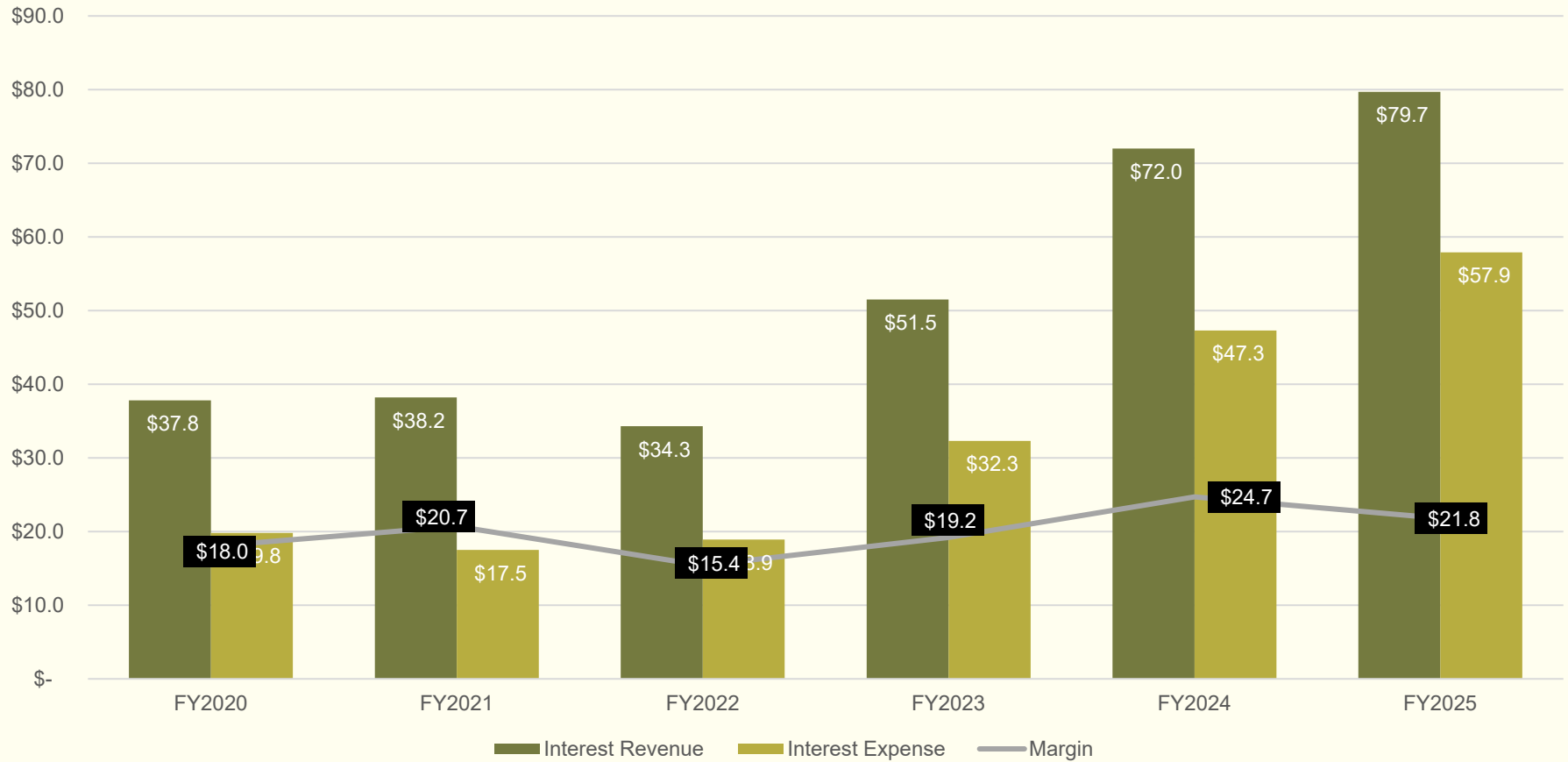
Operating Expenses - Housing

\$ in millions



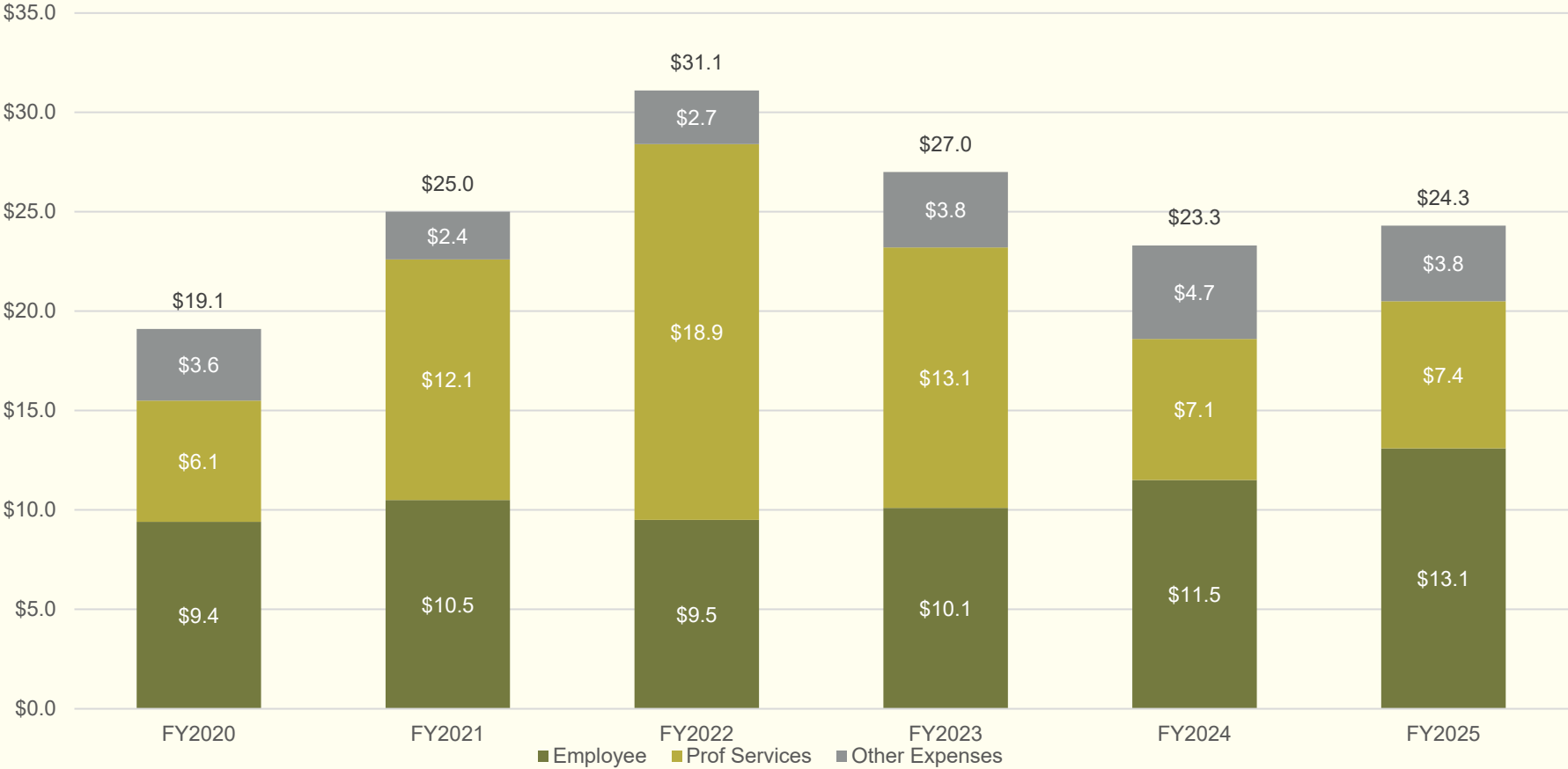
Interest Margin Trend – Housing

\$ in millions



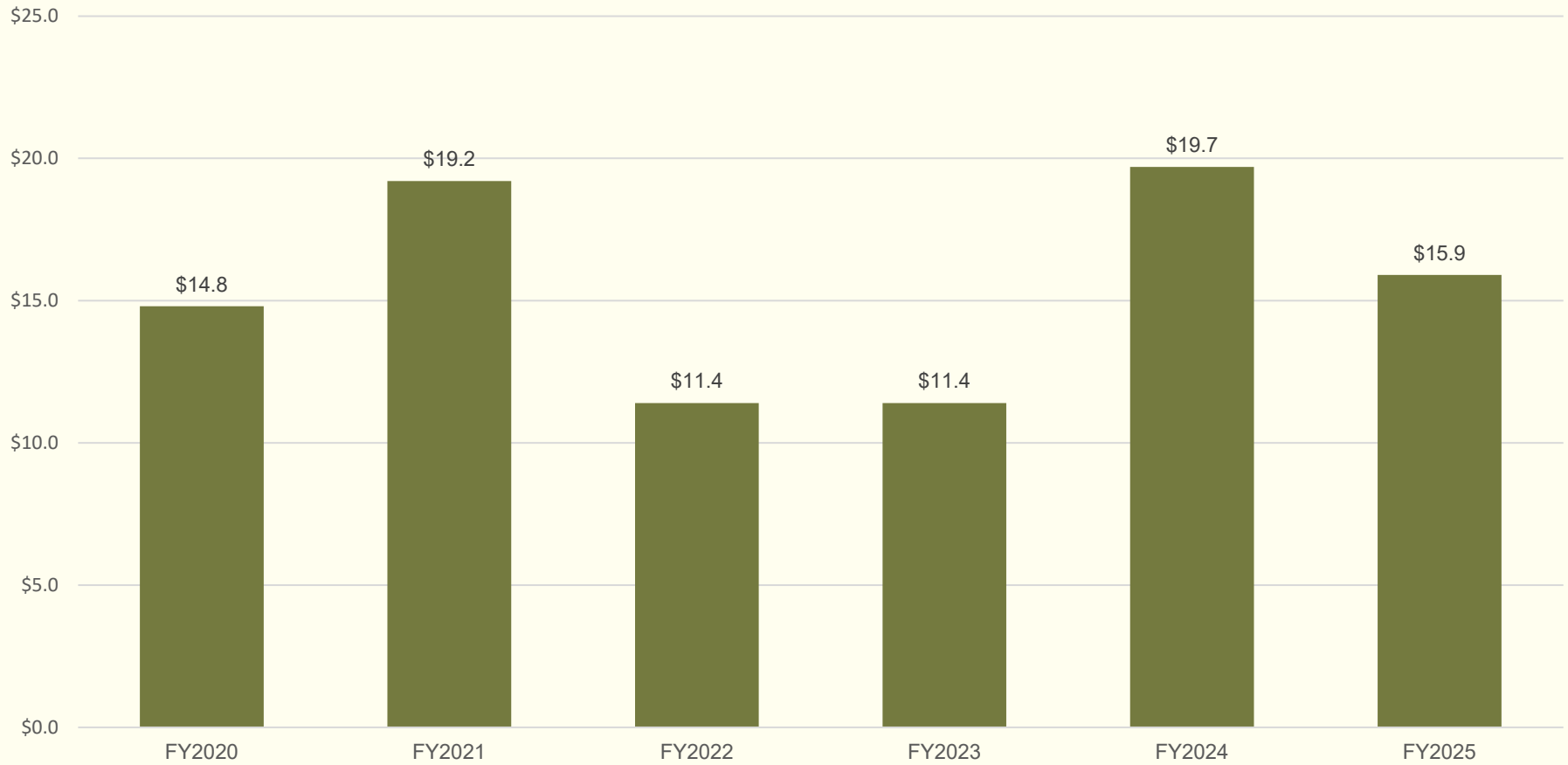
Operating Expense Trend – Housing

\$ in millions



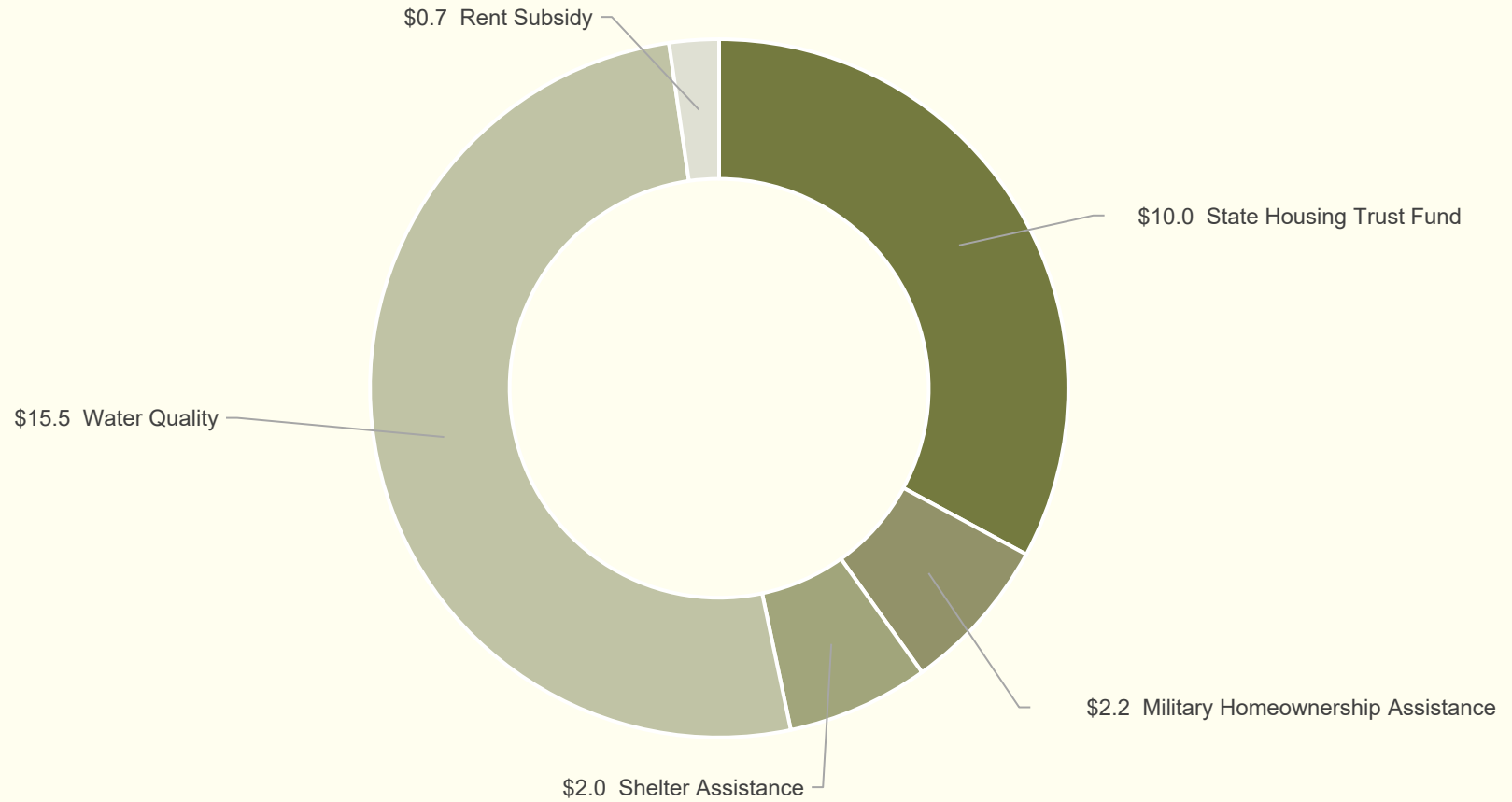
Net Operating Income Before Grants – Housing

\$ in millions



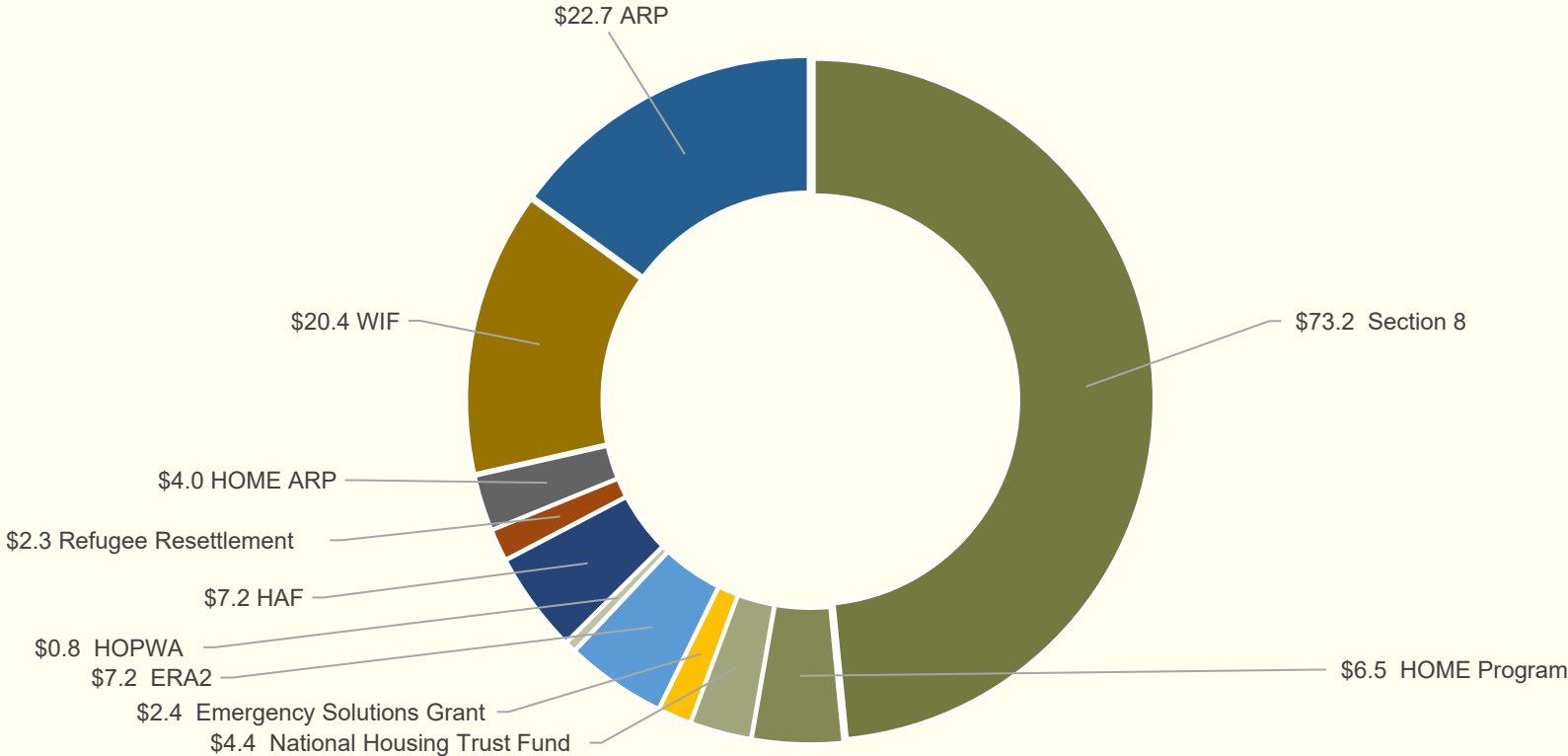
State Grant Revenue

\$ in millions



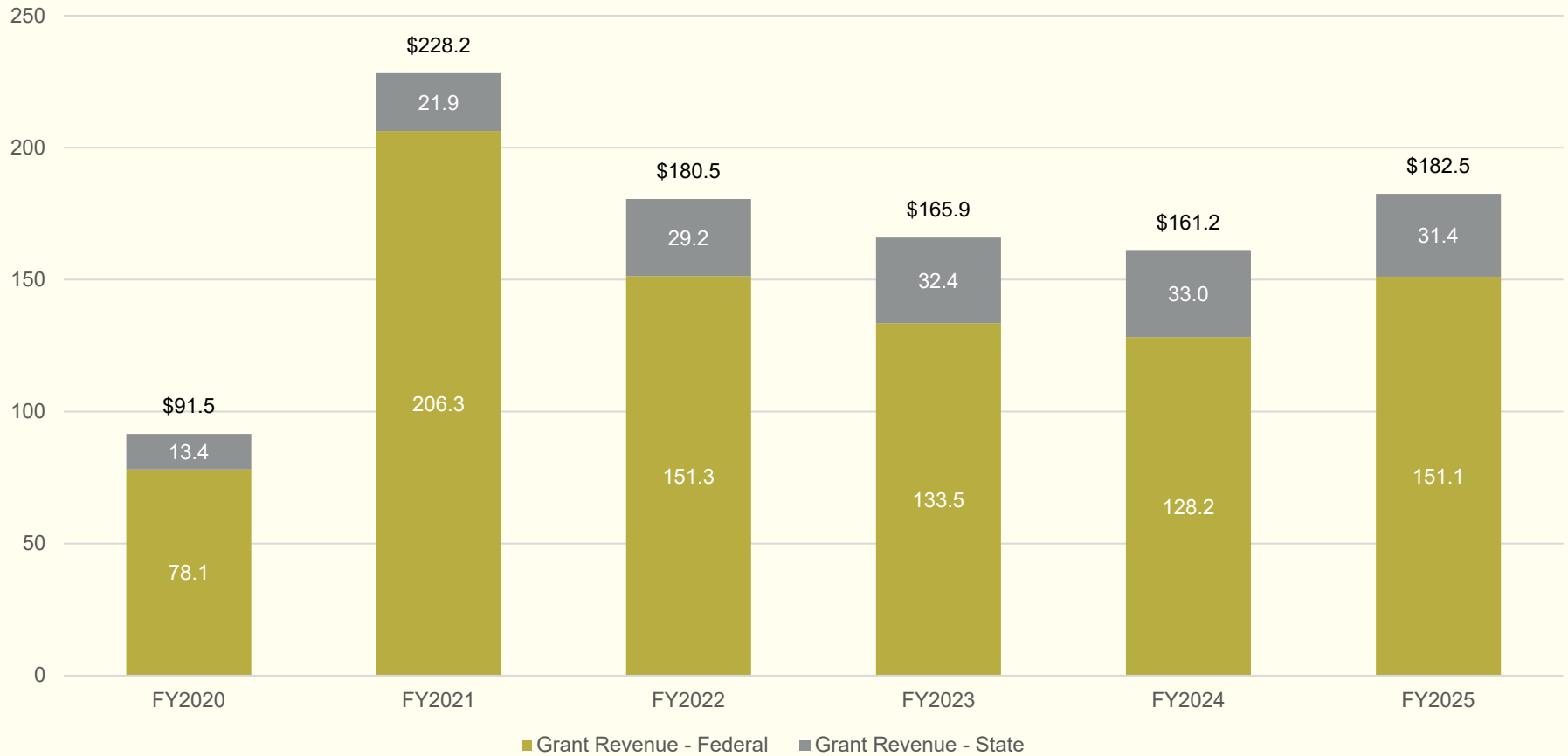
Federal Grant Revenue – Housing

\$ in millions



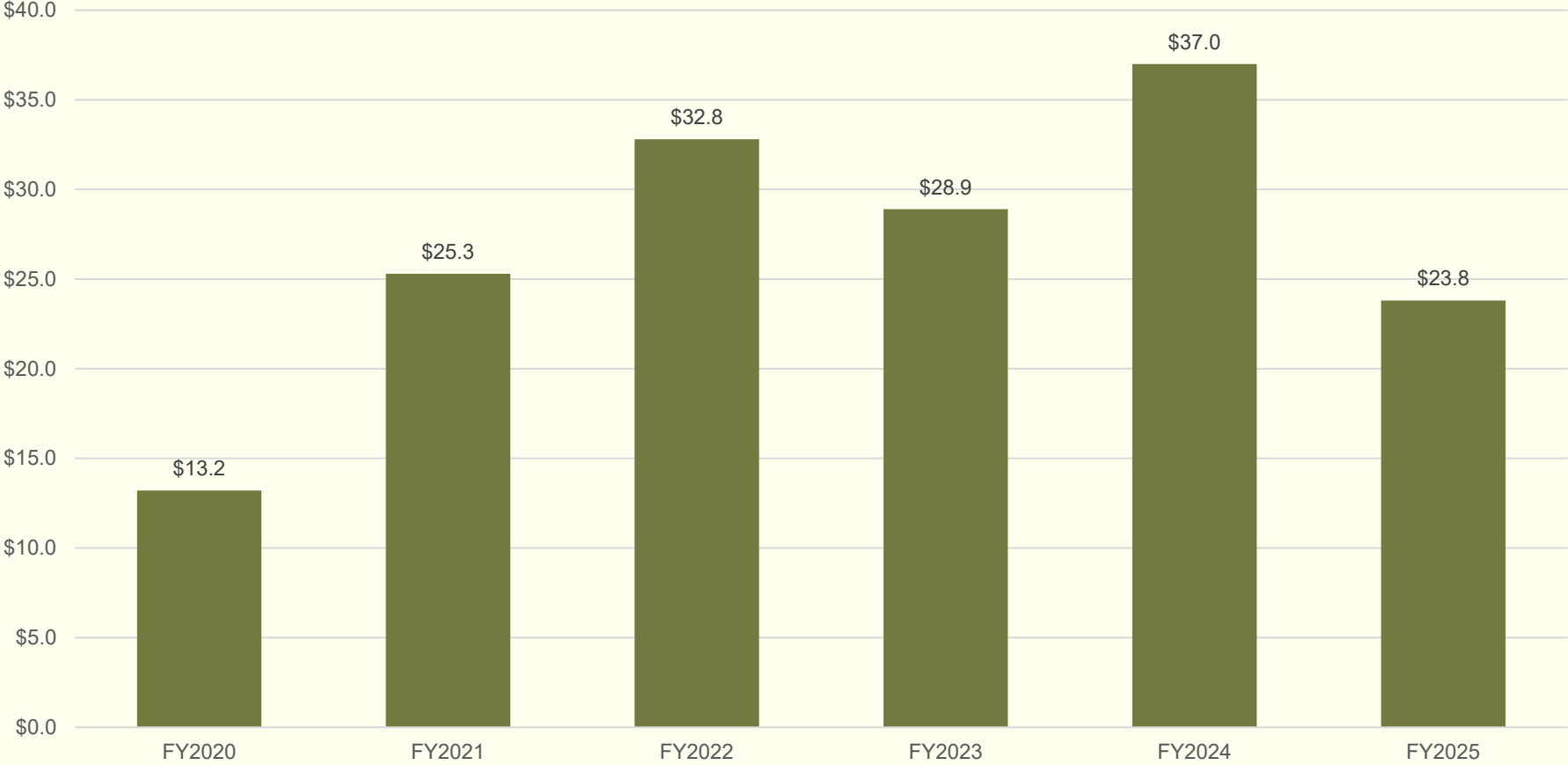
Grant Revenue Trend – Housing

\$ in millions



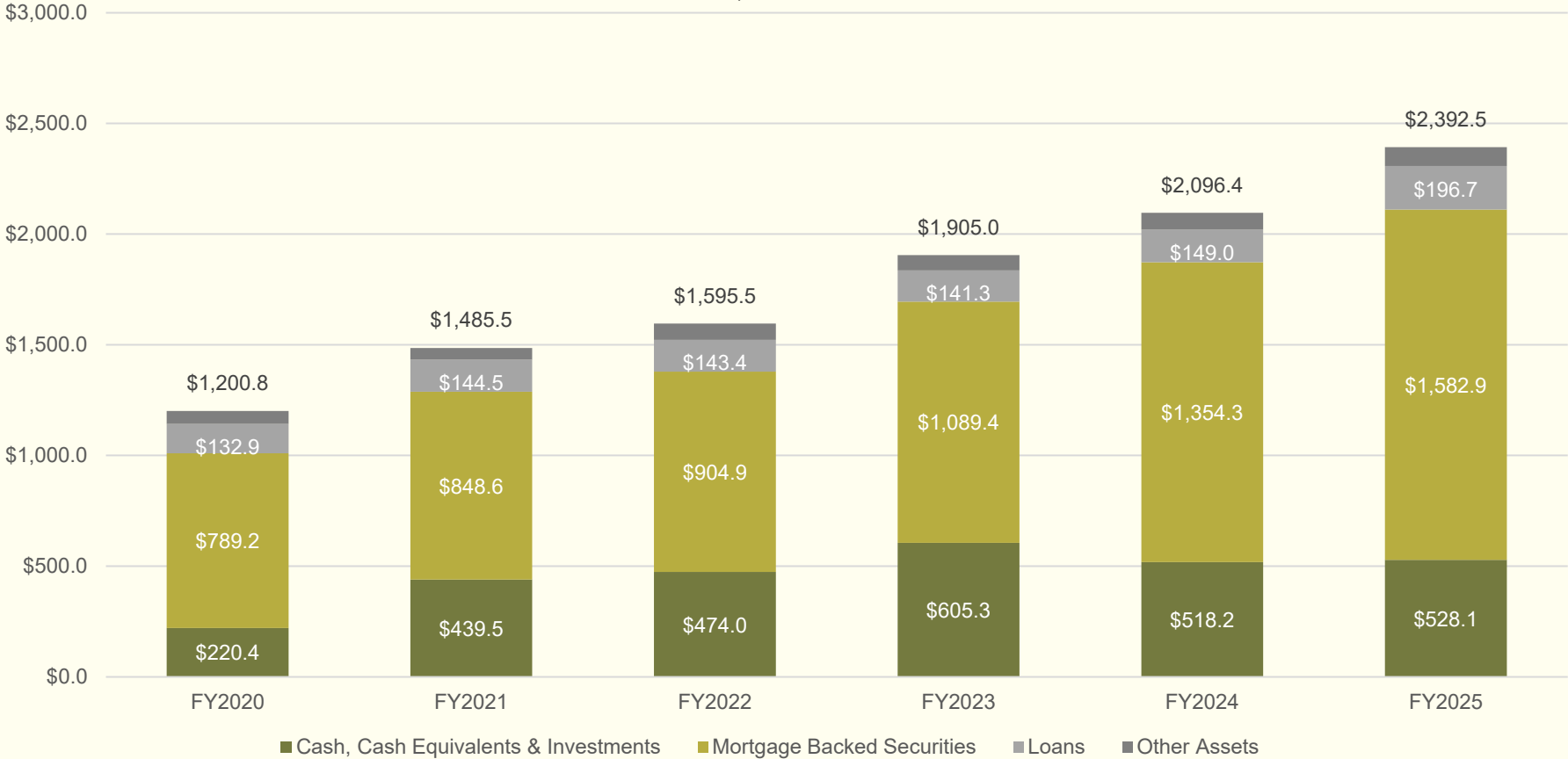
Net Operating Income After Grants – Housing

\$ in millions



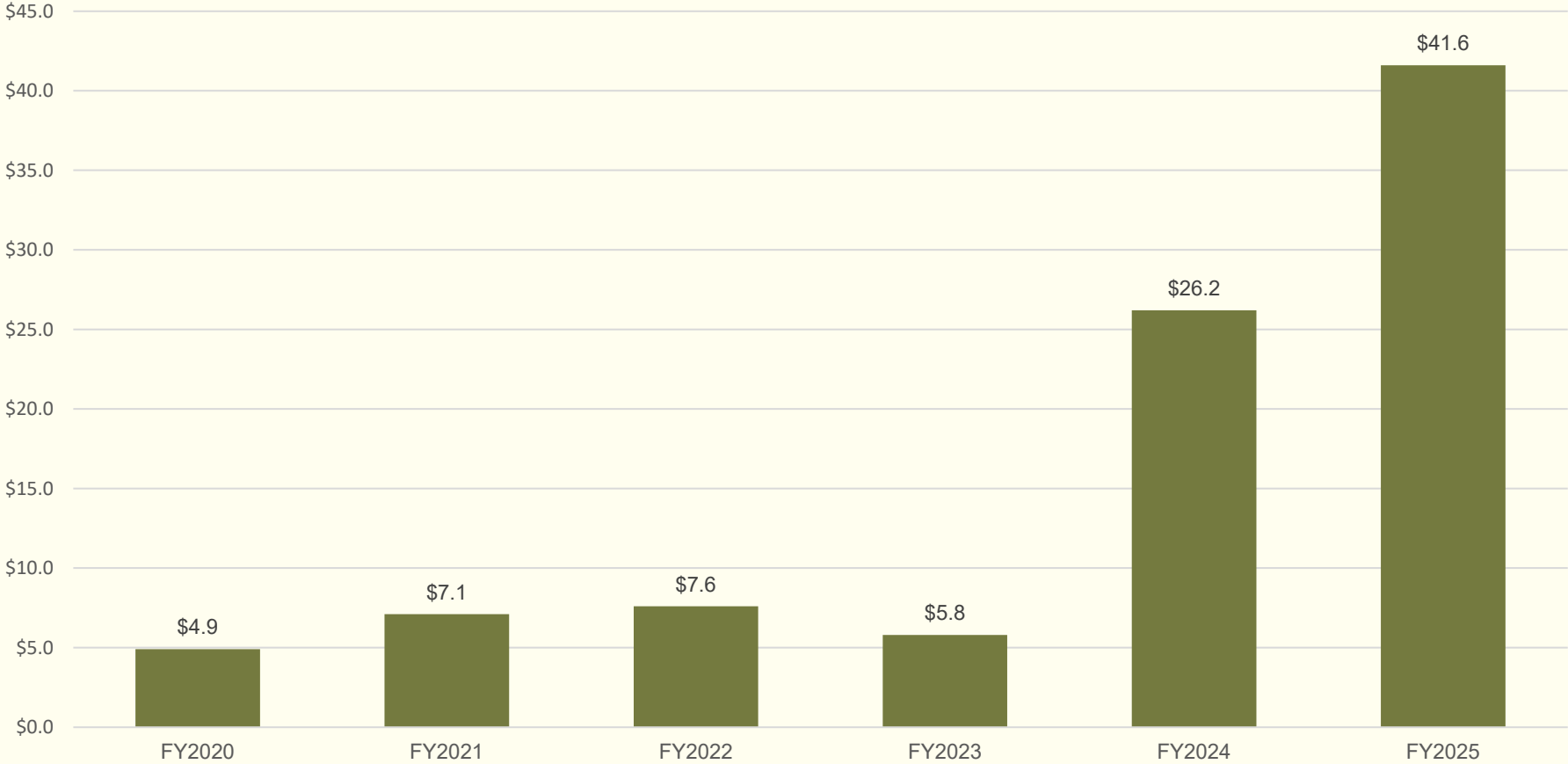
Assets – Housing

\$ in millions

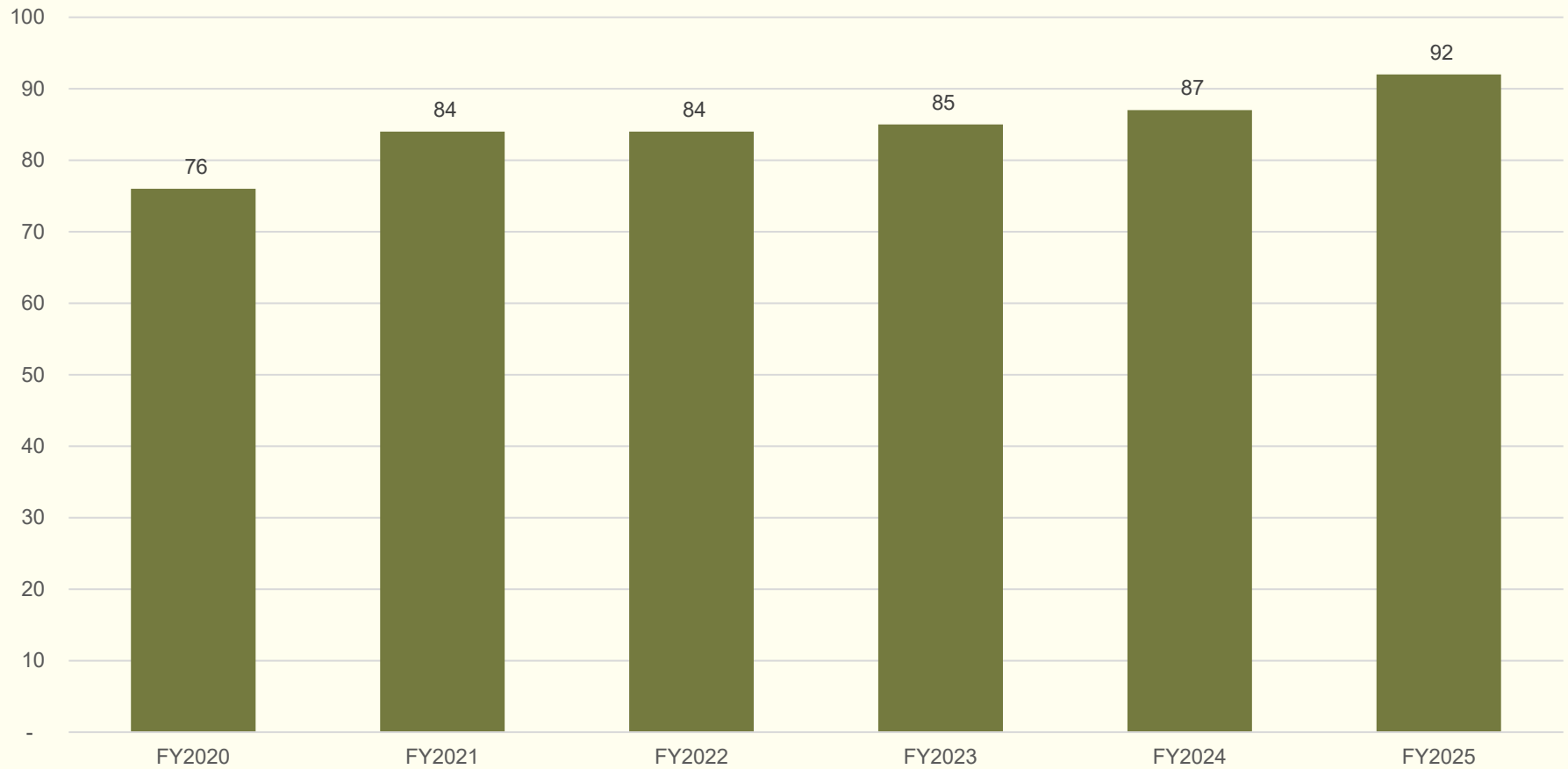


Loan Disbursements – Housing

\$ in millions

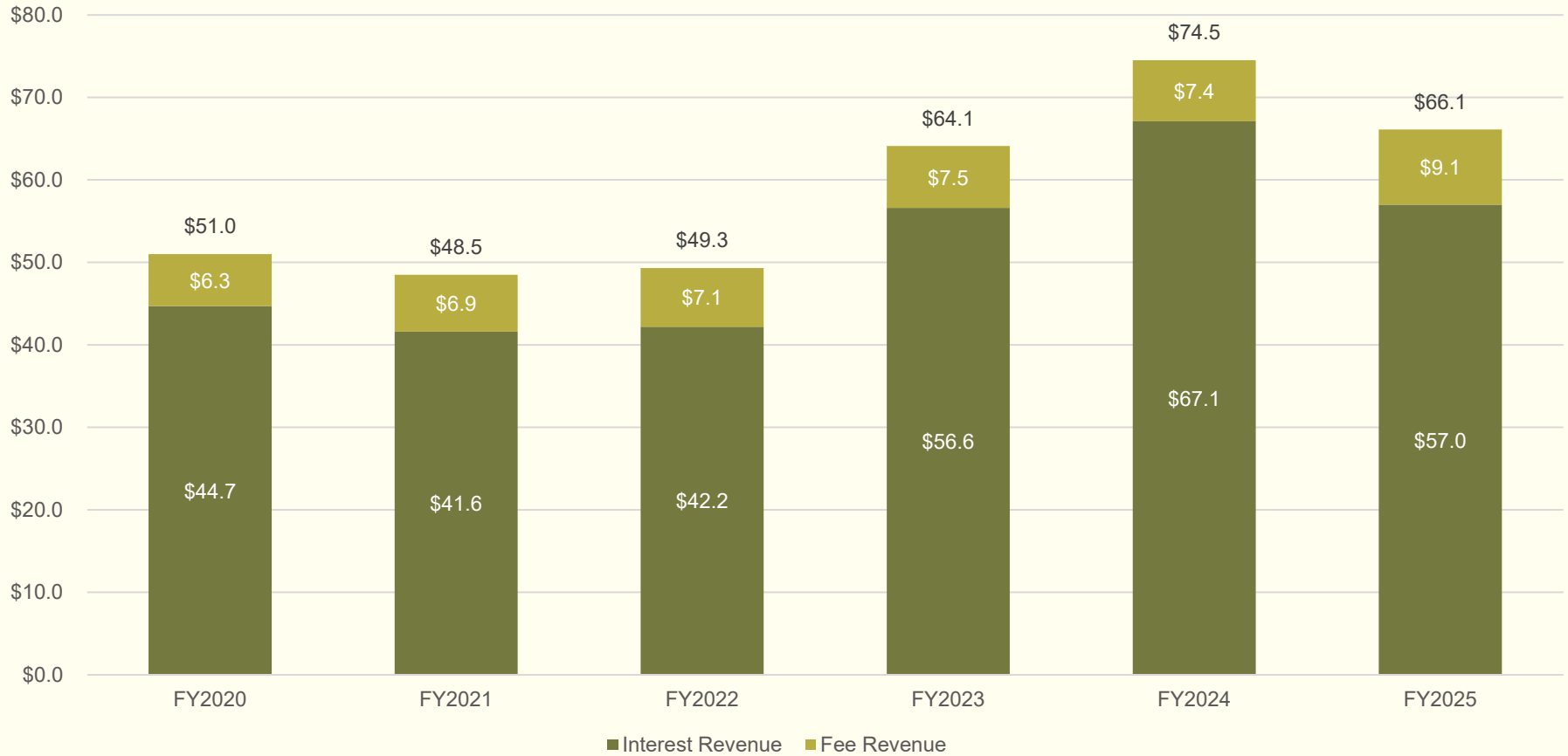


Staff Count – Housing



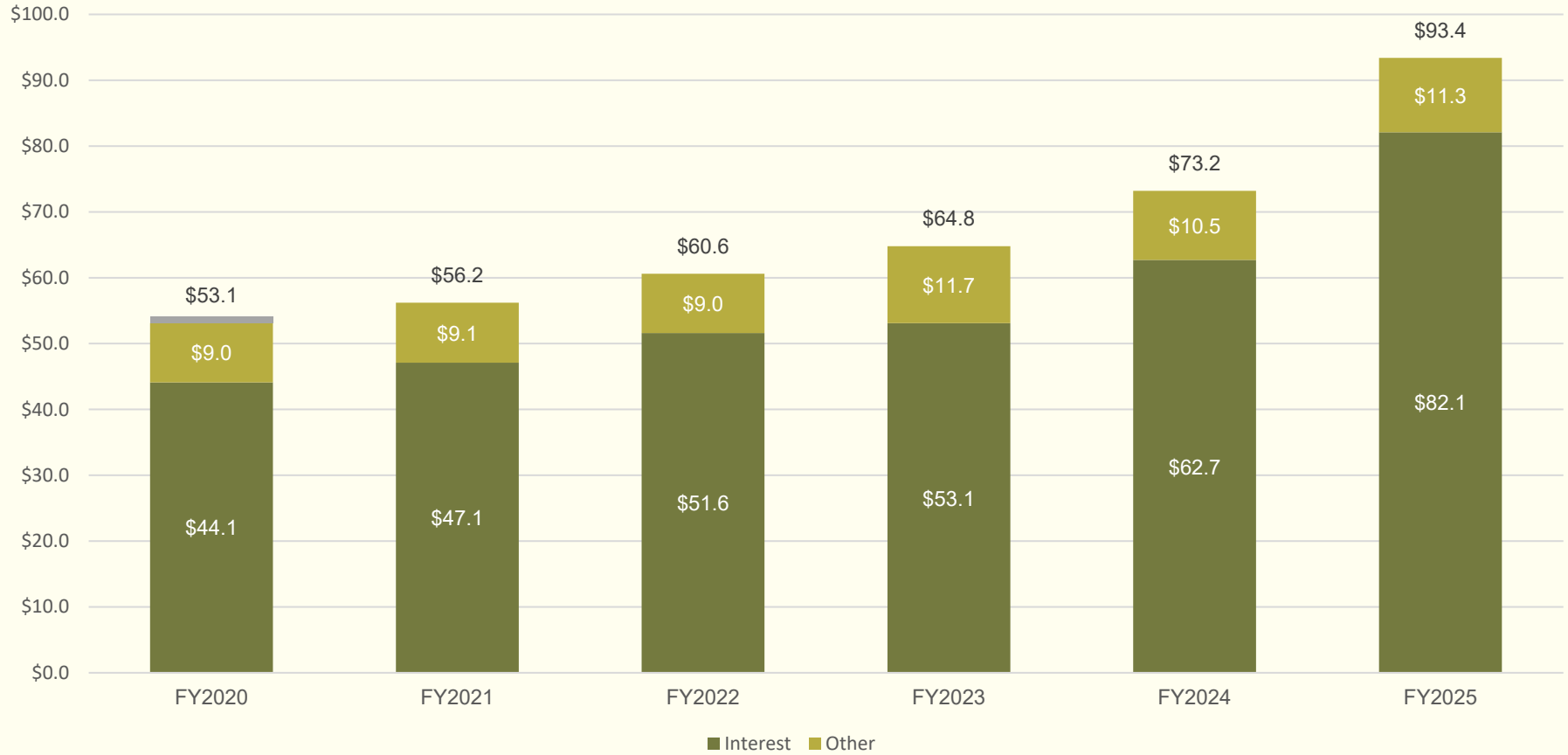
Operating Revenue Trend – SRF

\$ in million



Operating Expense Trend – SRF

\$ in million



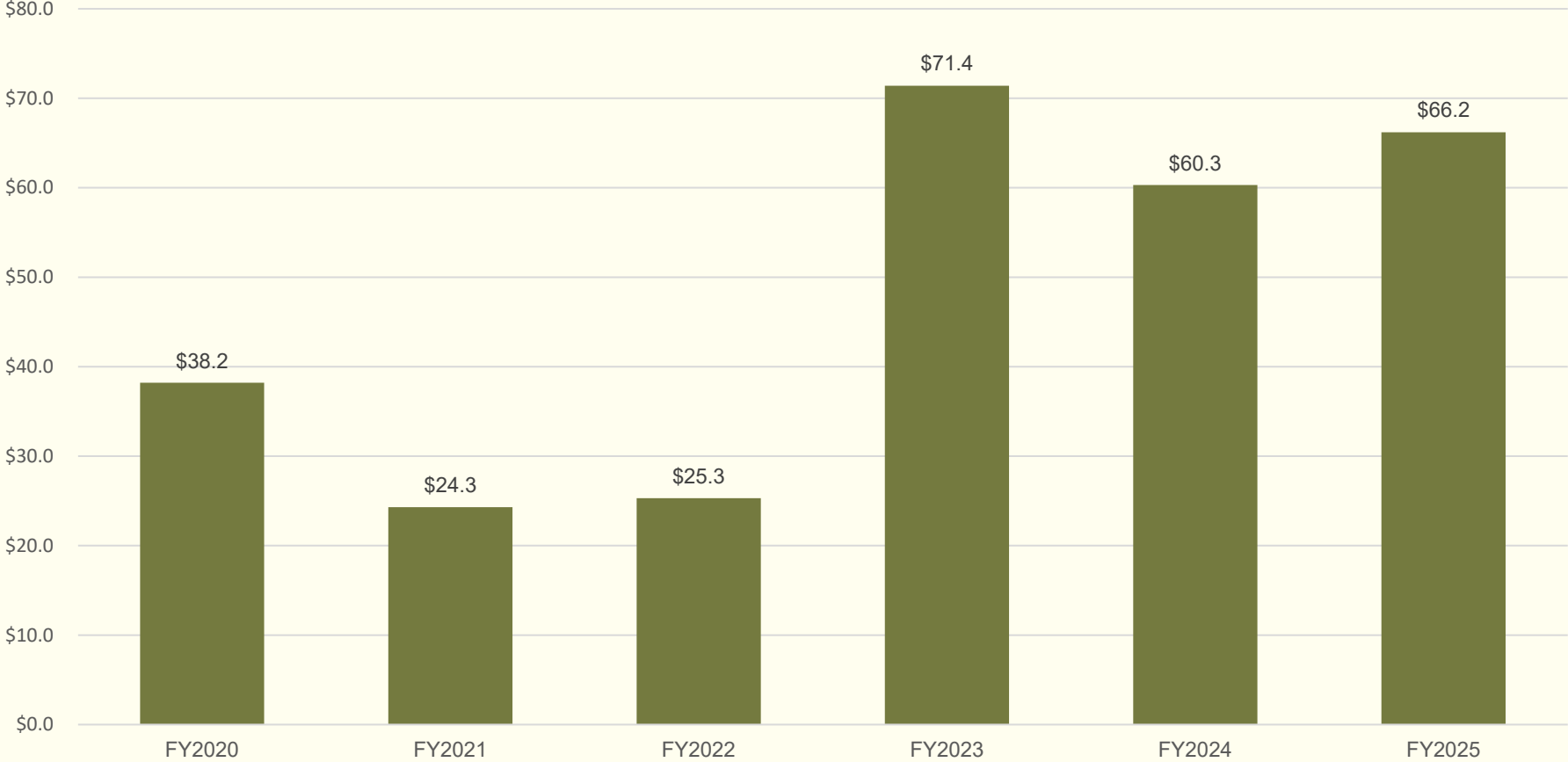
Cap Grant Revenue – SRF

\$ in million



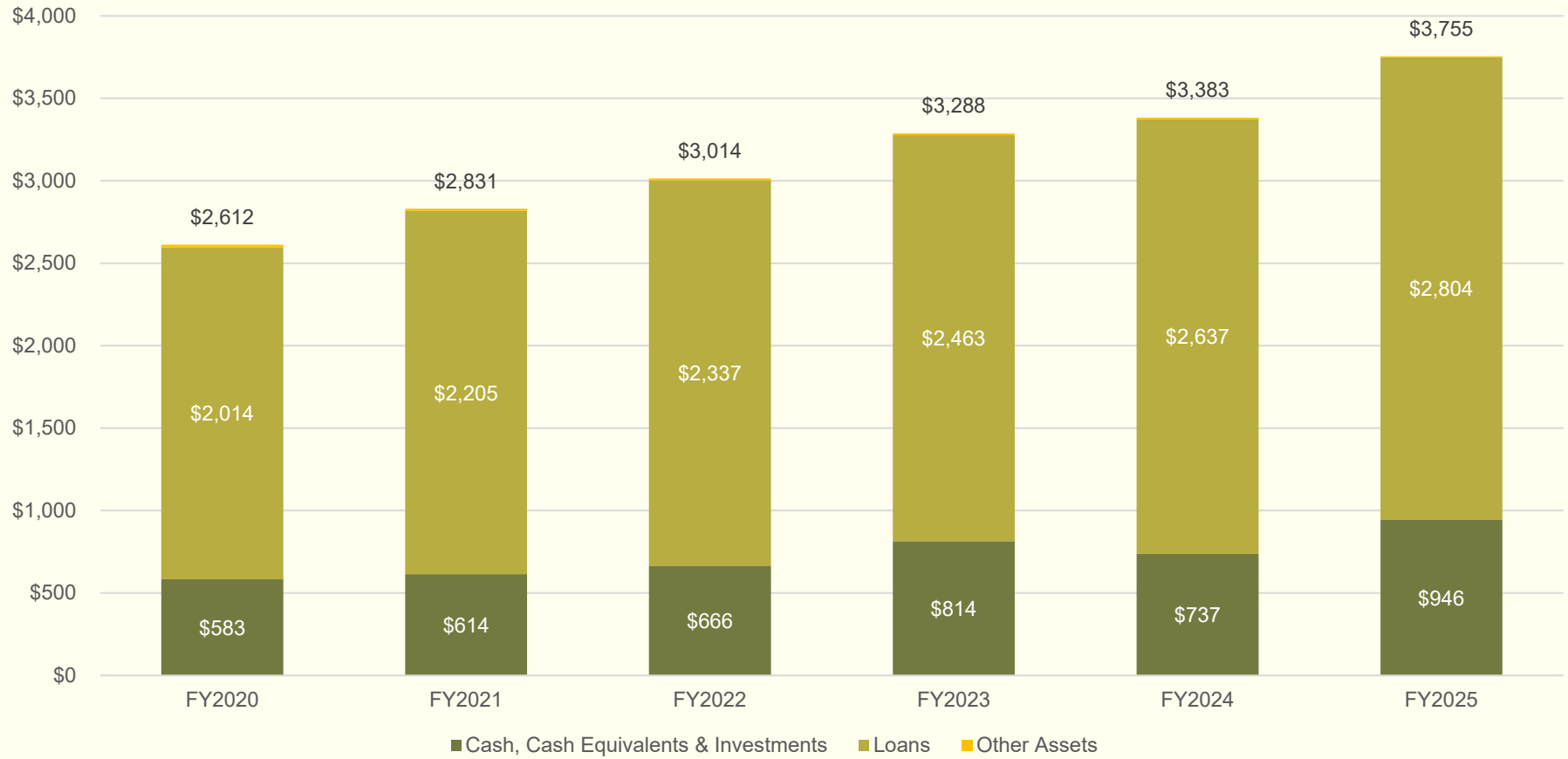
Net Operating Income After Grants – SRF

\$ in million



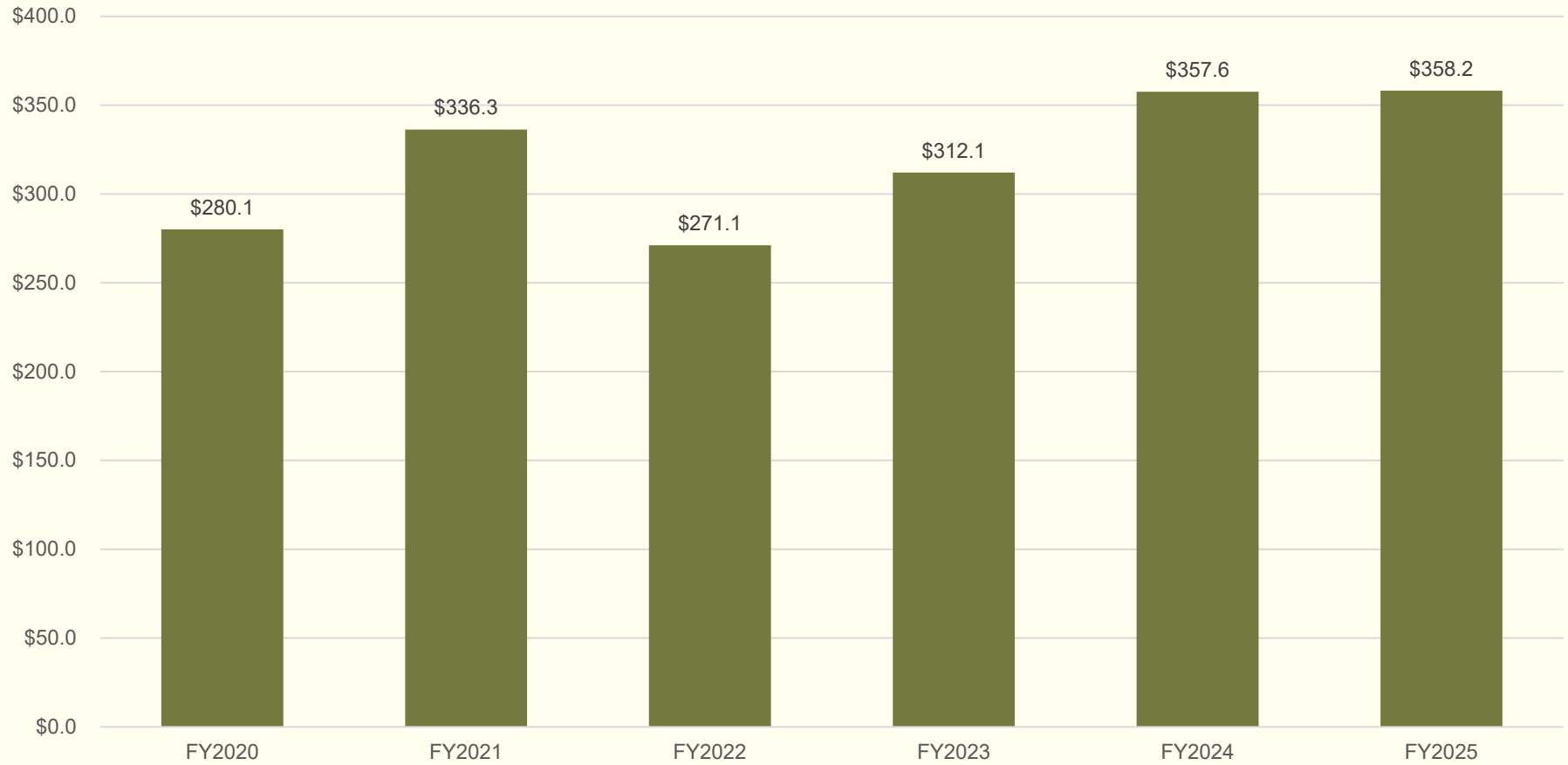
Assets – SRF

\$ in million

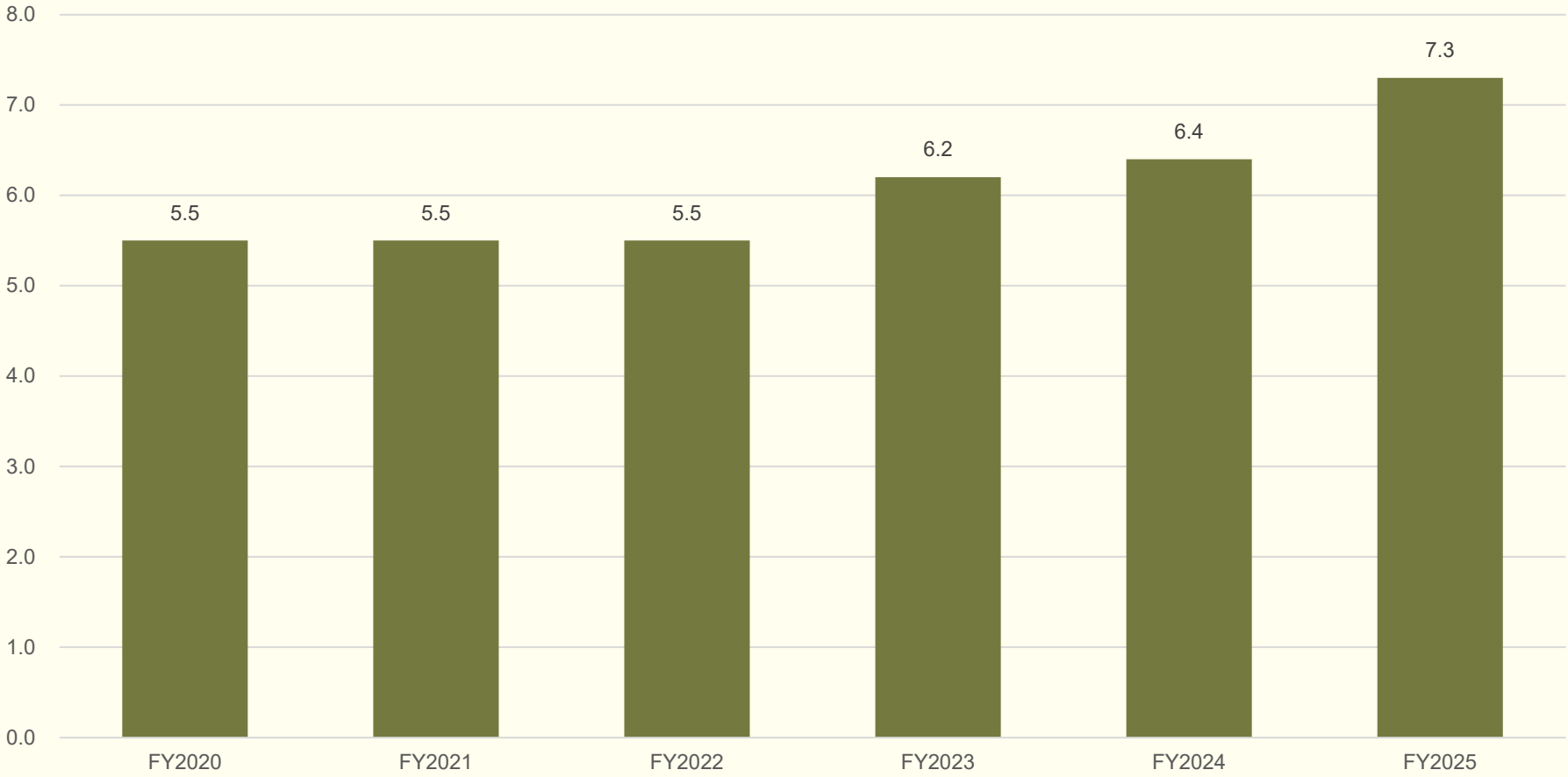


Loan Disbursements – SRF

\$ in million



Staff Count – SRF



THANK YOU

Jennifer Pulford Accounting Director
Jennifer.Pulford@IowaFinance.com | 515.452.0408

Special acknowledgements to:

Linda Day
Michelle Bodie
David Morrison
Andy Gjerstad
Dan Stout
Tawnya Jacobs
Becky Wu



To: IFA Board of Directors

From: Cindy Harris, Chief Financial Officer
Jennifer Pulford, Accounting Director

Date: June 5, 2024

Re: Iowa Finance Authority Emergency and Innovative Housing Fund
FIN 24-14

Background:

Through the IFA strategic planning process in 2023, Board members concentrated on Focus 1: of the plan which is to “ensure the IFA continues to be an effective and impactful organization that meets the needs of Iowa.” A subpoint of this focus is to “create greater flexibility in policies and procedures of funding programs to enable IFA to effectively respond to emergency situations in Iowa.”

Members of the Board met with the CFO and the Accounting Director to discuss setting up a fund to:

- (i) Effectively respond to emergency housing needs related to natural disasters or other housing crises within the state; and/or
- (ii) Participate in creative and innovative initiatives related to supporting affordable housing.

Funding Plan:

The source of funds for the Emergency and Innovative Housing Fund, the “Fund,” will come from IFA’s General Fund.

The Board will approve the Fund deposit amount with the approval of each fiscal year budget in June.

Fund Parameters:

- (i) Up to \$4 million maximum in the fund with an annual contribution not to exceed \$2 million.
- (ii) Funded once annually within 90 days of the fiscal year end.
- (iii) Board approval required for use of funds.
- (iv) Director has authority to approve disbursement up to \$50,000 for emergency needs without Board approval.
- (v) Emergency funds are granted.
- (vi) Innovation funds may be loaned or granted.
- (vii) Funds may be used for debt service or operational expenses, if deemed necessary by the Director.
- (viii) IFA credit ratings must be maintained.
- (ix) Investment of these funds are governed by the IFA general investment policy.

RESOLUTION
FIN 24-14

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the legislative findings and statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to create, protect and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, Iowa experiences housing crises due to natural disasters and other factors, thereby creating a need for an emergency housing program;

WHEREAS, Iowa has a substantial need for affordable housing, giving rise to a need for creative and innovative initiatives to support affordable housing in Iowa; and

WHEREAS, consistent with its purpose, goals, mission, and guiding principles, the Authority desires to create the Iowa Finance Authority Emergency and Innovative Housing Fund (the “Fund”) that will make grant assistance available in emergency situations and loan and grant assistance available for creative and innovative initiatives supporting affordable housing in Iowa; and

WHEREAS, the Authority is proposing to create the Fund with funds from the IFA General Fund, with deposits to the Fund not exceeding \$2,000,000 annually and the balance in the Fund to never exceed \$4,000,000; and

WHEREAS, allocating funds in the IFA General Fund to effectively respond to housing crises in Iowa and to creative and innovative initiatives supporting affordable housing in Iowa furthers the goals of the Authority;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the “Board”) of the Iowa Finance Authority as follows:

SECTION 1. Pursuant to its authority under Iowa Code Chapter 16, specifically sections 16.1A, 16.2 and 16.5, the Board hereby approves the creation of the Fund with funds from the IFA General Fund, with deposits to the Fund not exceeding \$2,000,000 annually and the balance in the Fund to never exceed \$4,000,000.

SECTION 2. The Authority staff is authorized to establish application, award, disbursement, and any additional policies and procedures necessary to implement the Fund consistent with the terms set forth on Exhibit A and the content of this resolution.

SECTION 3. The provisions of this resolution are declared to be separable, and if any section, phrase, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

SECTION 4. All resolutions, parts of resolutions, or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 5th day of June, 2024.

Jennifer Cooper, Chairperson

ATTEST:

Deborah Durham, Secretary

Exhibit A
Iowa Emergency and Innovative Housing Fund

Purpose: Effectively respond to emergency housing needs related to natural disasters or other housing crises within the state and participate in creative and innovative initiatives related to supporting affordable housing.

Fund Parameters:

- (i) Up to \$4 million maximum in the fund with an annual contribution not to exceed \$2 million.
- (ii) Funded once annually within 90 days of the fiscal year end.
- (iii) Board approval required for use of funds.
- (iv) Director has authority to approve disbursement up to \$50,000 to address emergency needs without Board approval.
- (v) Emergency funds are granted.
- (vi) Innovation funds may be loaned or granted.
- (vii) Funds may be used for debt service or operational expenses, if deemed necessary by the Director.
- (viii) IFA credit ratings must be maintained.
- (ix) Investment of these funds is governed by the IFA General Investment Policy.

To: Iowa Finance Authority Board of Directors

From: Terri Rosonke, Housing Programs & Strategic Initiatives Manager

Date: June 5, 2024

Re: Iowa Innovation in Homelessness Incubator

Iowa Finance Authority (IFA) staff recommends that the Board approve up to a \$100,000 grant award to finance an Iowa Innovation in Homelessness Incubator pitch competition in conjunction with the HousingIowa Conference. The new initiative will challenge Iowa's housing and community leaders to think innovatively about new approaches to alleviating homelessness in the state. Details can be found in the attached proposal.

Funding Recommendation

IFA staff recommends for the Board's approval up to \$100,000 in grant funding to finance the Iowa Innovation in Homelessness Incubator as set forth in the requested resolution. The monies for the grant shall be taken from the new Emergency and Innovative Housing Fund, subject to approval of the Authority's FY2025 Budget.

Iowa Innovation in Homelessness Incubator

The Iowa Innovation in Homelessness Incubator calls for forward-thinking proposals aimed at addressing homelessness prevention and/or response. We seek innovative ideas that aspire to create a state where homelessness is rare, brief and nonrecurring and support is readily available to those in need. The goal is to redefine the landscape of homelessness prevention and response systems and rethink how assistance for persons experiencing homelessness in Iowa is delivered.

This initiative challenges Iowa housing and community leaders to think innovatively about how we can implement new approaches to alleviate homelessness. Whether it involves developing essential resources, introducing innovative tools, enhancing services, fostering essential partnerships, or streamlining processes, we're in search of solutions that transcend traditional funding mechanisms and programs.

The winning pitch will receive funding of up to \$100,000 to transform their concept into a pilot initiative, laying the groundwork for long-term impact, potential expansion, and measurable, life-saving outcomes. The source of funding for the award will be from state funds not subject to traditional federal program requirements, providing greater flexibility to innovate around homelessness prevention and response.

Guidelines:

- Proposals must be led and submitted by a State of Iowa nonprofit service provider, certified Local Housing Trust Fund, City or County or by a statewide association. One or more nonprofit agencies that provides services related to homelessness prevention, rapid rehousing, and/or permanent supportive housing to persons experiencing homelessness in Iowa must be a key partner in the proposal if not the lead applicant.
- Proposals must be strategically aimed at alleviating homelessness with housing as the focus and have the potential to enact significant, broad-scale change (funding requests specific to financing the general operations of individual agencies are ineligible).
- Entrants are encouraged to consider person-centered responses to homelessness and include input from persons with lived experience.
- Proposals must have the potential to be replicated or expanded across the state.
- Proposal content and format is at the discretion of entrants and should be centered on innovation and supported by evidence-based practices.
- Partnerships are highly encouraged but not required.
- Proposals must be emailed to ifafyi@iowafinance.com and receive a confirmation email.
- Finalists will be determined by IFA and will be invited to make their pitch to a panel of expert judges at the HousingIowa Conference in Des Moines on Thurs., Sept. 5.
- Entrants are not guaranteed an opportunity to pitch or funding and must sign an acknowledgement form prior to submission of proposal.

Application Timeline:

- June 10: Program Announced
- Aug. 2: Application deadline at 5:00 p.m. CT
- Aug. 9: Finalists notified

RESOLUTION
HI 24-12

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the legislative findings and statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to create, protect, and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, the Board has approved the creation of an Emergency and Innovative Housing Fund, in part to allow the Authority to participate in creative and innovative initiatives related to supporting affordable housing; and

WHEREAS, according to the most recent point-in-time estimate conducted in early 2024, approximately 2,500 Iowans were experiencing homelessness statewide; and

WHEREAS, homelessness in Iowa demands innovative ideas that aspire to create a state where homelessness is rare, brief, and nonrecurring and support is readily available to those in need; and

WHEREAS, the Authority seeks to promote innovative thinking about how Iowa can implement new approaches to alleviate homelessness in the state; and

WHEREAS, consistent with its purpose, goals, mission, and guiding principles, the Authority desires to create an Iowa Innovation in Homelessness Incubator that will make grant assistance available to the selected winner(s) of the pitch competition to be held in conjunction with the HousingIowa Conference; and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. Pursuant to its authority under Iowa Code Chapter 16, specifically sections 16.1A, 16.2 and 16.5, the Board hereby approves the creation of an Iowa Innovation in Homelessness Incubator to be funded through up to \$100,000 in available funds within the Authority’s Emergency and Innovative Housing Fund.

SECTION 2. The Authority is authorized to establish application, award, disbursement, and any additional policies and procedures necessary to implement the Iowa Innovation in Homelessness Incubator consistent with the terms set forth on Exhibit A and the content of this resolution.

SECTION 3. The provisions of this resolution are declared to be separable, and if any section, phrase, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

SECTION 4. All resolutions, parts of resolutions, or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 5th day of June, 2024.

Jennifer Cooper, Chairperson

ATTEST:

(SEAL)

Deborah Durham, Secretary

Exhibit A
Iowa Innovation in Homelessness Incubator
Grant Award

Grant Amount: up to \$100,000 to the selected winner(s) of the Iowa Innovation in Homelessness Incubator pitch competition covering up to a 2-year period.

- No funding shall be available for the general operations of an individual agency.
- The Authority may divide the available funding between or among selected winners if more than one winner is approved during the pitch competition, but in no case shall Iowa Innovation in Homelessness Incubator grant awards in the aggregate exceed a total of \$100,000 annually.

Source of Funds: The monies for the grant shall be taken from the Authority's Emergency and Innovative Housing Fund.

Purpose: Grant funds may be used to implement the Iowa Innovation in Homelessness Incubator pilot initiative(s) approved during the annual pitch competition.

Agreement: The award of the grant shall be memorialized in an agreement between the Authority and selected winner(s) of the Iowa Innovation in Homelessness Incubator pitch competition (the "Grantee"), setting forth the terms contained herein and such additional terms and conditions as the Director shall deem prudent and reasonable.

- The agreement shall require that the Grantee report to the Authority on the effectiveness and results of the Iowa Innovation in Homelessness Incubator pilot initiative.
- The Board shall be provided a final report following close-out of the grant agreement, which may be in the form of a presentation to the Board and/or a written report.

To: Iowa Finance Authority Board of Directors

From: Derek Folden, Tax Credit Director

Date: June 5, 2024

Re: 2024 9% Innovation Set Aside LIHTC Award

Background: The Iowa Finance Authority has received an application in the 2024 LIHTC Innovation Set Aside for The Townhall Food Hall and Apartments. This project was selected from the four finalists at the 2023 HousingIowa Conference and the application meets the requirements of the QAP and proposed innovations.

Recommendation: Staff has reviewed the 9% tax credit Innovation Set Aside application and recommends awarding the following project:

Project Number: 24-01
Project Name: The Townhall Food Hall and Apartments
City: Des Moines

Project Type: New Construction & Adaptive Reuse
Occupancy: Family
LIHTC Units: 29

Developers: Newbury Management Company
Ntontan, LLC

Ownership Entity: Townhall Associates, LP

Tax Credits: \$1,000,000

RESOLUTION
HI 24-13

WHEREAS, the Iowa Finance Authority (the “Authority”) is the housing credit agency for the State of Iowa in connection with the Low-Income Housing Tax Credit Program administered under Section 42 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, the Authority received an application for the 2024 Innovation Set Aside that was created as part of the 2024 Low-Income Housing Tax Credit Qualified Allocation Plan previously adopted by this Board of Directors (the “QAP”) from Townhall Associates, LP for The Townhall Food Hall and Apartments project; and

WHEREAS, the Authority has reviewed the application and desires to award 2024 Tax Credits (the “Tax Credits”) in the amount of \$1,000,000 to Townhall Associates, LP for The Townhall Food Hall and Apartments project to be administered pursuant to the QAP; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the “Board”) of the Iowa Finance Authority as follows:

SECTION 1. Subject to Section 2 hereof, the Board hereby awards Tax Credits in the amount of \$1,000,000 to Townhall Associates, LP to be administered pursuant to the QAP.

SECTION 2. The provisions of this Resolution are declared to be separable, and if any section, phrase, line item, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, line items, and provisions.

SECTION 3. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 5th Day of June, 2024.

Jennifer Cooper, Chairperson

ATTEST:

Deborah Durham, Secretary