

# **PUBLIC DISCLOSURE**

June 9, 2021

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Raccoon Valley Bank  
Certificate Number: 245

1202 Second Street  
Perry, Iowa 50220

Federal Deposit Insurance Corporation  
Division of Depositor and Consumer Protection  
Kansas City Regional Office

1100 Walnut Street, Suite 2100  
Kansas City, Missouri 64106

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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## INSTITUTION RATING

**INSTITUTION'S CRA RATING:** This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities. The following points summarize the bank's Community Reinvestment Act (CRA) performance under the Lending Test.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- Collectively, a majority of loans reviewed were located inside the assessment area.
- The geographic distribution of loans reflects an overall excellent dispersion throughout the assessment area.
- The distribution of borrowers reflects overall reasonable penetration of loans among businesses and farms of varying revenues and individuals of different income levels.
- The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the overall rating.

## DESCRIPTION OF INSTITUTION

Raccoon Valley Bank is headquartered in Perry, Iowa and is wholly owned by Greene Investment Company, Jefferson, Iowa, a two-bank holding company. Raccoon Valley Bank received a Satisfactory rating at its previous FDIC CRA Performance Evaluation dated May 29, 2018, based on Interagency Small Institution Examination Procedures. The bank is affiliated with Home State Bank, Jefferson, Iowa, through common ownership. There are no other lending affiliates.

Since the previous evaluation, Raccoon Valley Bank opened a new office location in Grimes, Iowa in July of 2019. No other office locations were opened or closed. The following table shows details of Raccoon Valley Bank’s office locations.

Office Locations				
Location	Address	County	Geography	Income Category
Adel	1009 Court Street	Dallas	507	Middle
Dallas Center	590 Sugar Grove Avenue	Dallas	502	Middle
Grimes	1051 NE Gateway Drive	Polk	113	Upper
Minburn	305 Baker Street	Dallas	502	Middle
Perry (main office)	1202 Second Street	Dallas	504	Moderate

The bank offers traditional loan products including agricultural, commercial, home mortgage, and consumer loans. The bank’s primary focus remains equally on agricultural, commercial, and home mortgage loans. The bank utilizes special financing alternatives offered through the Small Business Administration, U.S. Department of Agriculture, Farm Service Agency, Federal Housing Authority, Veterans Administration, and first-time homebuyer programs through the Federal Home Loan Bank. The bank participated in the Small Business Administration’s Paycheck Protection Program (PPP) during 2020 and 2021. This program provided financial aid to businesses adversely impacted by the COVID-19 pandemic. Raccoon Valley Bank offers a variety of deposit products, including checking, savings, money market deposit accounts, and certificates of deposit. Electronic banking services include internet and mobile banking, along with electronic bill pay and statements. Full-service ATMs are located at each office location. The bank offers a small dollar loan program and originated 20 small dollar loans totaling \$20,225 since the prior evaluation. These loans did not affect the bank’s overall rating.

According to the March 31, 2021 Reports of Condition and Income (Call Report), Raccoon Valley Bank reported total assets of \$357,359,000; total loans of \$242,922,000; and total deposits of \$320,234,000. The bank’s growth since the prior evaluation is attributed to the new Grimes branch, loan demand for PPP loans and home refinance loans, and federal stimulus fund deposits. The largest categories of loans by dollar volume include commercial at 44.8 percent, agricultural at 20.0 percent, and residential at 19.4 percent. The following table shows the distribution for each loan category by dollar volume.

<b>Loan Portfolio Distribution as of 3/31/2021</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	37,226	15.3
Secured by Farmland	27,582	11.4
Secured by 1-4 Family Residential Properties	32,838	13.5
Secured by Multifamily (5 or more) Residential Properties	14,436	5.9
Secured by Nonfarm Nonresidential Properties	66,232	27.3
<b>Total Real Estate Loans</b>	<b>178,314</b>	<b>73.4</b>
Commercial and Industrial Loans	42,513	17.5
Agricultural Production and Other Loans to Farmers	21,010	8.7
Consumer Loans	1,085	0.4
Obligations of State and Political Subdivisions in the U.S.	0	0.0
Other Loans	0	0.0
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	(0)	0.0
<b>Total Loans</b>	<b>242,922</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank’s ability to meet the credit needs of its assessment area.

## **DESCRIPTION OF ASSESSMENT AREA**

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. Raccoon Valley Bank designated a single assessment area in central Iowa that contains 21 census tracts (CTs) located in all of Dallas County, the northeastern portion in Guthrie County, and a small portion in the northwest corner of Polk County. The Polk County CTs were added when the Grimes branch opened in July 2019. The assessment area is part of the Des Moines-West Des Moines, Iowa Metropolitan Statistical Area (MSA).

### **Economic and Demographic Data**

Based on 2015 American Community Survey (ACS) data, the assessment area contains two moderate-income (Dallas County 503 and 504); eight middle-income (Dallas County 502, 505, 506, 507, 508.07, 509.01, and 509.02, and Guthrie County 9501); and 11 upper-income (Dallas County 501, 508.03, 508.05, 508.09, 508.11, and 508.12, and Polk County 113, 114.04, 115, 117.01, and 117.02 ) CTs. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	21	0.0	9.5	38.1	52.4	0.0
Population by Geography	120,817	0.0	6.8	27.6	65.5	0.0
Housing Units by Geography	47,828	0.0	6.9	29.4	63.7	0.0
Owner-Occupied Units by Geography	35,243	0.0	5.1	28.9	66.0	0.0
Occupied Rental Units by Geography	9,744	0.0	10.7	25.7	63.6	0.0
Vacant Units by Geography	2,841	0.0	16.3	48.1	35.7	0.0
Businesses by Geography	13,461	0.0	3.5	24.5	72.0	0.0
Farms by Geography	780	0.0	2.6	49.1	48.3	0.0
Family Distribution by Income Level	32,517	12.1	12.8	21.3	53.8	0.0
Household Distribution by Income Level	44,987	14.8	13.2	16.7	55.4	0.0
Median Family Income MSA - Des Moines -West Des Moines, Iowa		\$75,653	Median Housing Value			\$202,687
			Median Gross Rent			\$928
			Families Below Poverty Level			3.5%
<i>Source: 2015 ACS and 2020 D&amp;B Data. (*) The NA category consists of geographies that have not been assigned an income classification. Due to rounding, totals may not equal 100.0</i>						

According to 2020 D&B data, the largest portions of business and farm operations are services at 35.2 percent; non-classifiable establishments at 23.0 percent; and finance, insurance, and real estate at 12.0 percent. In addition, 63.0 percent of assessment area businesses and farms have under five employees and 92.4 percent operate from a single location. These factors suggest that there is credit need for smaller operations.

The unemployment rates in the counties that make up the assessment area reveal a slight increasing trend into 2019. Unemployment rates spiked from April through July of 2020 because of the COVID-19 Pandemic. The U.S. Bureau of Labor Statistics reports that in April of 2020, unemployment percentage rates peaked at 7.9 in Dallas County; 10.6 in Guthrie County; and 13.1 in Polk County. In comparison, unemployment percentage rates one year later were 2.5 in Dallas County; 3.8 in Guthrie County; and 4.1 in Polk County. While unemployment rates decreased over the last 12 months, they have not returned to pre-pandemic percentages. Dallas County, where the bank has four of its five locations, has lower unemployment rates and reveals a faster recovery, demonstrating a more stable economy.

The FFIEC-estimated median family income data is used to analyze home mortgage loans under the Borrower Profile criterion. The low-, moderate-, middle-, and upper-income categories for the Des Moines-West Des Moines, Iowa MSA are presented in the following table.

<b>Median Family Income Ranges</b>				
<b>Median Family Incomes</b>	<b>Low &lt;50%</b>	<b>Moderate 50% to &lt;80%</b>	<b>Middle 80% to &lt;120%</b>	<b>Upper ≥120%</b>
2019 (\$82,000)	<\$41,000	\$41,000 to <\$65,600	\$65,600 to <\$98,400	≥\$98,400
2020 (\$84,800)	<\$42,400	\$42,400 to <\$67,840	\$67,840 to <\$101,760	≥\$101,760
<i>Source: FFIEC</i>				

### **Competition**

The financial services market in the assessment area is highly competitive. The FDIC Deposit Market Share Report as of June 2020 reflects 46 insured institutions operating from 185 locations within Dallas, Guthrie, and Polk counties. These institutions range from small community banks to larger financial institutions operating branch locations in the area. Raccoon Valley Bank ranks 14<sup>th</sup> with 1.3 percent deposit market share. The assessment area is very competitive for home mortgage loans as well, with 266 HMDA-reporting institutions that originated or purchased nearly 9,800 home mortgage loans during 2020. The bank ranked 43<sup>rd</sup> with 0.5 percent of the market share by number of loans. Bank management reported that they also face competitions with several credit unions and from Farm Credit Services.

### **Community Contact(s)**

As part of the evaluation process, examiners contact third parties active in the assessment area to help identify credit and community development needs. This information assists examiners in determining whether local financial institutions are responsive to these needs. It also shows what credit and community development opportunities are available. In conjunction with this evaluation, examiners referenced two interviews that were recently conducted with economic development organizations familiar with Dallas and Polk counties.

The contact described the area as metropolitan and diverse with a wide range of ages and income levels. Many individuals commute to the Des Moines metropolitan area. The primary employers are financial service companies, but small businesses still play a very important role. While the Des Moines metropolitan area is primarily commercial and residential, there are also many agricultural technology companies involving software and equipment sales and agricultural support. Commercial property rates increased throughout the metropolitan area due to growth and expansion, though the COVID-19 pandemic caused them to drop. As demand has started to increase, prices have begun to escalate. Businesses have been struggling due to the pandemic, particularly in the restaurant and hospitality industries. The representative added that small businesses always need access to funding, and there is a need for short-term working capital. One industry that has continued doing well is home construction because customers are comfortable with longer wait times. New housing complexes are being constructed and the metropolitan area has exploded with growth the last few years. Homebuyers often make offers at or above asking price the day homes go on the market.

### **Credit Needs**

Considering information from the community contact, bank management, demographic and economic data, and Call Report data, examiners determined that home mortgage, small business, and small farm lending are primary credit needs of the assessment area.

## SCOPE OF EVALUATION

### **General Information**

This evaluation covers the period from the prior evaluation dated May 29, 2018, to the current evaluation date of June 9, 2021. Examiners performed a full-scope review using the Interagency Small Institution Examination Procedures to evaluate Raccoon Valley Bank's CRA performance.

### **Activities Reviewed**

Based on Call Report information, the number and dollar volume of loans originated during the evaluation period, and the bank's business strategy, examiners determined that the major product lines are commercial, agricultural, and home mortgage loans.

Examiners reviewed all home mortgage loan data collected under HMDA for 2019 and 2020. Raccoon Valley Bank experienced a substantial increase in lending during 2020 attributed to PPP and home refinance loan demand. Management indicated that a vast majority of these loans were originated to existing customers and that 2020 is representative of lending for the entire review period. As such, examiners reviewed small business and small farm loans originated from January 1, 2020, through December 31, 2020.

The bank originated 88 home mortgage loans totaling \$20.0 million in 2019, 542 home mortgage loans totaling \$113.3 million in 2020, 471 small business loans totaling \$63.1 million in 2020, and 148 small farm loans totaling 17.2 million in 2020. For the Assessment Area Concentration performance criteria, examiners analyzed the universes of home mortgage loans originated in 2019 and 2020, and the universe of small business and small farm loans originated in 2020. For the Geographic Distribution criterion, examiners analyzed all home mortgage loans originated inside the assessment area during 2019 and 2020, and all small business and all small farm loans originated inside the assessment area during 2020. For the Borrower Profile criterion, examiners reviewed all home mortgage loans located inside the assessment area in 2019 and 2020, and selected a sample of 167 small business loans totaling \$16.7 million and 80 small farm loans totaling \$ 8.5 million inside the assessment area. Given management's stated business focus equal weight was given to all three loan types when drawing conclusions.

The standard of comparison for 2019 home mortgage loans is 2019 aggregate data; since 2020 aggregate data is not available, 2020 home mortgage loans are compared to 2015 ACS data. Small business and small farm loans are compared to 2020 D&B data. Examiners reviewed the number and dollar volume of home mortgage, small business, and small farm loans. While the number and dollar volume of loans are presented, examiners emphasized performance by the number of loans, which is a better indicator of the number of individuals, businesses, and farms served.



## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

Raccoon Valley Bank demonstrated reasonable performance under the Lending Test. The institution's reasonable lending performance under the Loan-to-Deposit Ratio, Assessment Area Concentration, and Borrower Profile criteria support this conclusion. Despite the bank's excellent level of lending under Geographic Distribution, the performance did not outweigh the other criteria or overall performance.

### Loan-to-Deposit Ratio

Raccoon Valley Bank's loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's net loan-to-deposit ratio, calculated from Call Report data, averaged 77.0 percent over the 12 calendar quarters. The ratio ranged from a low of 73.6 percent as of December 31, 2019, to a high of 84.2 percent as of June 30, 2020. Examiners compared the loan-to-deposit ratio to comparable financial institutions to help evaluate the bank's performance. Comparable institutions were selected based on their size, geographic location, and lending focus. As shown in the following table, Raccoon Valley Bank's average net loan-to-deposit ratio is in line with the comparable bank ratios.

<b>Loan-to-Deposit Ratio Comparison</b>		
<b>Banks</b>	<b>Total Assets as of 3/31/2021 (\$000s)</b>	<b>Average Net Loan-to-Deposit Ratio (%)</b>
<b>Raccoon Valley Bank, Perry, Iowa</b>	<b>357,359</b>	<b>77.0</b>
TruBank, Indianola, Iowa	382,774	78.1
Earlham Savings Bank, West Des Moines, Iowa	370,452	59.2
Midwest Heritage Bank, West Des Moines, Iowa	399,492	89.3

*Source: Reports of Condition and Income 6/30/2018 – 3/31/2021*

### Assessment Area Concentration

Collectively, Raccoon Valley Bank originated a majority of loans by number and dollar volume inside its assessment area. As shown in the following table, the bank originated a majority of small business loans by dollar amount outside the assessment area. This level of lending is attributed to origination of participation loans and PPP loans located outside the assessment area. Management indicated that loan officers have relationships with individuals outside of the assessment area, which generates loan business and referrals for all loan types. Management also said that some customers used to live inside the assessment area and have moved, but continue to do business with the bank. Management stated there was a substantial amount of home loan refinances outside the assessment area in 2020 from rate savvy customers that applied online from the Des Moines metropolitan area that they do not expect will continue at the same pace. Some farmland in Dallas County continues being sold for urban development, which has reduced the demand for farm loans in prior years. However, the bank experienced an increase in farm loan demand from several handfuls of customers that live just outside the bank's assessment area during the pandemic.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				
	Inside		Outside			Inside	Outside		Total	
	#	%	#	%		\$	%	\$	%	\$(000s)
Home Mortgage										
2019	48	54.5	40	45.5	88	10,308	51.6	9,668	48.4	19,976
2020	277	51.1	265	48.9	542	61,914	54.7	51,371	45.3	113,285
<b>Subtotal</b>	<b>325</b>	<b>51.6</b>	<b>305</b>	<b>48.4</b>	<b>630</b>	<b>72,222</b>	<b>54.2</b>	<b>61,039</b>	<b>45.8</b>	<b>133,261</b>
Small Business	312	66.2	159	33.8	471	31,019	49.2	32,075	50.8	63,094
Small Farm	93	62.8	55	37.2	148	9,614	55.8	7,605	44.2	17,219
<b>Total</b>	<b>730</b>	<b>58.4</b>	<b>519</b>	<b>41.6</b>	<b>1,249</b>	<b>112,855</b>	<b>52.8</b>	<b>100,719</b>	<b>47.2</b>	<b>213,574</b>

*Source: 2019 & 2020 HMDA Loan Application Registers, 1/1/2020 – 12/31/2020 Bank Data. Due to rounding, totals may not equal 100.0*

### Geographic Distribution

The geographic distribution of loans reflects excellent dispersion throughout the assessment area. Excellent performance in all three of the loan products reviewed supports this conclusion. Examiners focused on the bank’s lending in the moderate-income geographies in the assessment area.

#### ***Small Business Loans***

The geographic distribution of small business loans reflects excellent dispersion throughout the assessment area. The percentage of loans to businesses in the moderate-income geographies exceeds D&B data. See the following table.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Moderate	3.5	63	20.2	5,566	17.9
Middle	24.5	161	51.6	10,172	32.8
Upper	72.0	88	28.2	15,281	49.3
<b>Totals</b>	<b>100.0</b>	<b>312</b>	<b>100.0</b>	<b>31,019</b>	<b>100.0</b>

*Source: 2020 D&B Data; 1/1/2020 – 12/31/2020 Bank Data. Due to rounding, totals may not equal 100.0*

#### ***Small Farm Loans***

The geographic distribution of small farm loans reflects excellent dispersion throughout the assessment area. The percentage of loans to farms in the moderate-income geographies exceeds D&B data. See the following table.

<b>Geographic Distribution of Small Farm Loans</b>					
<b>Tract Income Level</b>	<b>% of Farms</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Moderate	2.6	9	9.7	1,334	13.9
Middle	49.1	61	65.6	5,631	58.6
Upper	48.3	23	24.7	2,649	27.6
<b>Totals</b>	<b>100.0</b>	<b>93</b>	<b>100.0</b>	<b>9,614</b>	<b>100.0</b>

*Source: 2020 D&B Data; 1/1/2020 – 12/31/2020 Bank Data. Due to rounding, totals may not equal 100.0*

### ***Home Mortgage Loans***

The geographic distribution of home mortgage loans reflects excellent dispersion throughout the assessment area. The percentage of loans to home mortgage borrowers in the moderate-income geographies exceeds comparable data. See the following table.

<b>Geographic Distribution of Home Mortgage Loans</b>						
<b>Tract Income Level</b>	<b>% of Owner-Occupied Housing Units</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Moderate						
2019	5.1	2.3	7	14.6	884	8.6
2020	5.1	--	41	14.8	4,274	6.9
Middle						
2019	28.9	25.0	23	47.9	4,482	43.5
2020	28.9	--	78	28.2	18,354	29.6
Upper						
2019	66.0	72.7	18	37.5	4,942	47.9
2020	66.0	--	158	57.0	39,286	63.5
<b>Totals</b>						
<b>2019</b>	<b>100.0</b>	<b>100.0</b>	<b>48</b>	<b>100.0</b>	<b>10,308</b>	<b>100.0</b>
<b>2020</b>	<b>100.0</b>	<b>--</b>	<b>277</b>	<b>100.0</b>	<b>61,914</b>	<b>100.0</b>

*Source: 2015 ACS Data; 2019 & 2020 HMDA Data; 2019 HMDA Aggregate Data; "--" data not available. Due to rounding, totals may not equal 100.0*

### **Borrower Profile**

Overall, the distribution of borrowers is reasonable. This conclusion is supported primarily by reasonable level of loans among businesses and farms of varying revenues and individuals of different income levels. Examiners focused on the percentages of small business and small farm loans, by number, to operations with gross annual revenues of \$1 million or less, and on the percentages of home mortgage loans, by number, to low- and moderate-income borrowers.

### ***Small Business Loans***

Raccoon Valley Bank’s lending performance to businesses with \$1 million or less in gross annual revenues is lower than comparable data but is reasonable considering the following. The bank has several customers in the over \$1 million in gross annual revenues with a significant amount of individual loans which skews the data. Management indicated they experienced an increase in business loan demand, including for PPP loans. Some borrowers were small operations but have grown over time into the higher revenue category. The bank also faces competition from other financial institutions that include credit unions. The bank offers a variety of loans with Small Business Administration to help meet the credit needs of smaller businesses. See the following table.

<b>Distribution of Small Business Loans by Gross Annual Revenue Category</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
<=\$1,000,000	88.5	119	71.3	10,973	65.8
>\$1,000,000	3.6	39	23.4	5,390	32.3
Revenue Not Available	7.9	9	5.4	314	1.9
<b>Total</b>	<b>100.0</b>	<b>167</b>	<b>100.0</b>	<b>16,677</b>	<b>100.0</b>
<i>Source: 2020 D&amp;B Data; 1/1/2020 – 12/31/2020 Bank Data. Due to rounding, totals may not equal 100.0</i>					

### ***Small Farm Loans***

The level of small farm lending to farms of varying income levels is reasonable, as the bank’s lending performance is similar to D&B data. See the following table.

<b>Distribution of Small Farm Loans by Gross Annual Revenue Category</b>					
<b>Gross Revenue Level</b>	<b>% of Farms</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
<=\$1,000,000	96.5	78	97.5	8,433	99.7
>\$1,000,000	2.1	1	1.3	0	0.0
Revenue Not Available	1.4	1	1.3	22	0.3
<b>Total</b>	<b>100.0</b>	<b>80</b>	<b>100.0</b>	<b>8,455</b>	<b>100.0</b>
<i>Source: 2020 D&amp;B Data; 1/1/2020 – 12/31/2020 Bank Data. Due to rounding, totals may not equal 100.0</i>					

### ***Home Mortgage Loans***

The distribution of home mortgage loans to borrowers of different income levels is reasonable. The bank’s lending performance, by number of loans, to low-income borrowers exceeds aggregate data in 2019, but falls below ACS data in 2020. Lending performance, by number of loans, to moderate-income borrowers exceeds the comparable data in both 2019 and 2020. As shown in the following table, the percentage of lending to low- and moderate-income borrowers from 2019 to 2020 reveals a declining trend. Raccoon Valley Bank offers several loan programs through the secondary market that are intended to help first-time homebuyers and low- and moderate-income borrowers; government loans offered are not reported on the bank’s HMDA Loan Application Registers. The community contact noted that it has remained a seller’s market for the last few years, with buyers

putting in offers at or above list price shortly after homes go on the market. This has driven up home prices in the area. See the following table.

<b>Distribution of Home Mortgage Loans by Borrower Income Level</b>						
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>Aggregate Performance % of #</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low						
2019	12.1	3.3	7	14.6	633	6.1
2020	12.1	--	12	4.3	1,300	2.1
Moderate						
2019	12.8	13.0	10	20.8	1,273	12.4
2020	12.8	--	38	13.7	5,210	8.4
Middle						
2019	21.3	20.5	6	12.5	1,338	13.0
2020	21.3	--	66	23.8	12,809	20.7
Upper						
2019	53.8	48.1	15	31.3	3,361	32.6
2020	53.8	--	146	52.7	40,388	65.2
Not Available						
2019	0.0	15.1	10	20.8	3,703	35.9
2020	0.0	--	15	5.4	2,207	3.6
<b>Totals</b>						
<b>2019</b>	<b>100.0</b>	<b>100.0</b>	<b>48</b>	<b>100.0</b>	<b>10,308</b>	<b>100.0</b>
<b>2020</b>	<b>100.0</b>	<b>--</b>	<b>277</b>	<b>100.0</b>	<b>61,914</b>	<b>100.0</b>
<i>Source: 2015 ACS Data; 2019 &amp; 2020 HMDA Data; 2019 HMDA Aggregate Data; "--" data not available. Due to rounding, totals may not equal 100.0</i>						

### **Response to Complaints**

The institution has not received any CRA-related complaints since the prior evaluation; therefore, this criterion did not affect the CRA rating.

### **DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs; therefore, this consideration did not affect the institution's overall CRA rating.

## APPENDICES

### SMALL BANK PERFORMANCE CRITERIA

#### **Lending Test**

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

## GLOSSARY

**Aggregate Lending:** The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**American Community Survey (ACS):** A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

**Area Median Income:** The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

**Assessment Area:** A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

**Combined Statistical Area (CSA):** A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

**Consumer Loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

**Core Based Statistical Area (CBSA):** The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

**Family:** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

**FFIEC-Estimated Income Data:** The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

**Full-Scope Review:** A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

**Home Mortgage Loans:** Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

**Housing Unit:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

**Limited-Scope Review:** A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

**Low-Income:** Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

**Market Share:** The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**Median Income:** The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary



counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area (MSA):** CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

**Middle-Income:** Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

**Moderate-Income:** Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

**Multi-family:** Refers to a residential structure that contains five or more units.

**Nonmetropolitan Area** (also known as **non-MSA**): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

**Owner-Occupied Units:** Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

**Rated Area:** A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

**Rural Area:** Territories, populations, and housing units that are not classified as urban.

**Small Business Loan:** A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

**Small Farm Loan:** A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

**Upper-Income:** Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

**Urban Area:** All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.

## ADEL

Lobby Hours: Open Tuesday Until 4:30 PM

Drive-up Hours: Open Tuesday Until 4:30 PM

Address

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1009 Court Street, Adel, IA 50003

Phone

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- Phone: 515-993-4581
- Fax: 515-993-5127

Today's Hours

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- **Lobby Hours** Open Tuesday Until 4:30 PM
- **Drive-up Hours** Open Tuesday Until 4:30 PM

## DALLAS CENTER

Lobby Hours: Open Tuesday Until 4:30 PM

Drive-up Hours: Open Tuesday Until 4:30 PM

Address

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590 Sugar Grove Avenue, Dallas Center, IA 50063

Phone

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- Phone: 515-992-9200
- Fax: 515-992-9201

Today's Hours

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- **Lobby Hours** Open Tuesday Until 4:30 PM
- **Drive-up Hours** Open Tuesday Until 4:30 PM

## PERRY

Lobby Hours: Open Tuesday Until 4:30 PM

Drive-up Hours: Open Tuesday Until 4:30 PM

Address

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1202 2<sup>nd</sup> Street, Perry, IA 50220

Phone

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- Phone: 515-465-3521
- Fax: 515-465-4346

#### Today's Hours

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- **Lobby Hours** Open Tuesday Until 4:30 PM
- **Drive-up Hours** Open Tuesday Until 4:30 PM

### GRIMES

Lobby Hours: Open Tuesday Until 4:30 PM

Drive-up Hours: Open Tuesday Until 4:30 PM

Address

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1051 NE Gateway Drive, Grimes, IA 50111

Phone

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- Phone: 515-452-0812
- Fax: 515-452-0817

#### Today's Hours

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- **Lobby Hours** Open Tuesday Until 4:30 PM
- **Drive-up Hours** Open Tuesday Until 4:30 PM

### MINBURN

Lobby Hours: Closed

Drive-up Hours: Closed

## Your Hometown Community Bank

When it comes to choosing a bank, you have many options. But trusting a bank with your money and counting on them to make smart financial decisions in your best interest is not an easy choice. At Raccoon Valley Bank, we recognize the many banking options available, and that trust is something that is earned through actions, not through talk. As a community bank, Raccoon Valley Bank's commitment to providing the latest bank technology and quality customer service for our customers' success is what sets us apart.

A diverse offering of banking products and services means Raccoon Valley Bank can assist nearly anyone with their financial needs. From young adults who commute to our communities to local store owners and farmers, the customer experience is the same at Raccoon Valley Bank.

Each customer is informed and educated about the products and services that could best help them reach their financial goals. Whether you are interested in newer bank technology such as [Online Banking](#), [Mobile Banking](#) and [Online Bill Pay](#), or simply need a [checking account](#), [business loan](#) or [agricultural loan](#), you get just what you need at Raccoon Valley Bank. We are invested in building up the communities and people we serve, meaning that you always get the face-to-face time and attention you deserve.

Raccoon Valley Bank's approach to community banking is nothing new, it is just the way banking should be done: with honesty, integrity and an eye on building the strongest communities we can for the future. See what this experience is all about by coming by any of the [Raccoon Valley Bank offices](#) in central Iowa today!

FEDERAL DEPOSIT INSURANCE CORPORATION  
WASHINGTON, D. C.

Hereby certifies that the deposits of each depositor in



are insured to the maximum amount provided by the  
Federal Deposit Insurance Act



No: 245

Attest: Robert L. Feldman  
EXECUTIVE SECRETARY

In testimony whereof, witness my signature and the seal of the  
Corporation this 27TH day of OCTOBER, 2003

[Signature]  
CHAIRMAN OF THE BOARD OF DIRECTORS



Branch	Address	City	County	State	State Code	Community Code	Camera Tract	MSA
Main	1202 2nd Street	Perry	Dallas	Texas	19	009	0304.00	DES MOINES-WEST DES MOINES, IA
Adel	1809 Court Street	Adel	Dallas	Texas	19	009	0307.00	DES MOINES-WEST DES MOINES, IA
Dallas Center	520 Sugar Grove Avenue	Dallas Center	Dallas	Texas	19	009	0302.00	DES MOINES-WEST DES MOINES, IA
Waltham	303 Baker Street	Waltham	Dallas	Texas	19	009	0302.00	DES MOINES-WEST DES MOINES, IA
Grimes	1051 NE Gateway Drive	Grimes	Polk	Texas	19	153	0113.00	DES MOINES-WEST DES MOINES, IA





## NON-PROFIT CHECKING ACCOUNT

### Overview

Made for non-profit organizations that have minimal transactions.

Monthly Service Fee - \$5.00

-How to waive the fee – If average monthly balance is above \$100

Per Item Fee - \$0.50

- First 99 items are free

Requirements:

- Must have Tax ID Number (EIN)
- SOS Documents and/or Meeting Minutes

Benefits:

- Online Banking
- Mobile Banking
- QuickBooks Integration

Additional Products:

- ACH - \$15 a month
- Remote Deposit - \$25 or \$35 a month
- Positive Pay - \$35 a month



## HOMETOWN BUSINESS CHECKING ACCOUNT

### Overview

Made for businesses with simple account needs

Monthly Service Fee - \$10

-How to Avoid the Fee – Keep average monthly balance above \$500

Per Item Fee - \$0.50

- First 99 items are free

#### Benefits

- Online Banking
- Mobile Banking
- QuickBooks Integration

#### Additional Products

- ACH - \$15 a month
- Remote Deposit - \$25 or \$35 a month
- Positive Pay - \$35 a month



## JUST RIGHT BUSINESS CHECKING ACCOUNT

### Overview

Made for businesses with complex needs and high transactions

#### Fees:

- Monthly Service Fee - \$17 a month
- Per Debit - \$0.25
- Per Credit - \$0.20

#### Benefits:

- Earnings Credit
- ACH
- Business Online Banking
- Mobile Banking

#### Additional Products:

- Remote Deposit - \$25 or \$35 a month
- Positive Pay - \$35 a month
- QuickBooks Integration - \$0



## Automatic Clearing House (ACH)

### Overview

Automated Clearing House (ACH) is an electronic payment delivery system that allows the customer to pay or collect funds electronically. With greater speed, accuracy, and efficiency, ACH offers more control over the timing of payments posting to the customers bank accounts. A customer can use ACH to help improve forecasting expenses, reduce exposure to check fraud, cut expenses and get faster access to funds.

#### Ways a customer can use ACH

- Direct Deposit – Pay employees and vendors
- Consumer Receipts – Collect bills, payments, and more from their customers
- Payments – Send funds to suppliers and make payments to other businesses
- Cash Concentration – Consolidate funds from various accounts
- Cross-border – Send payments to Foreign Businesses.

#### Consumer Credit Transactions

*Business Online-ACH Manager	6:00 PM	<b>Two</b> business day Prior to <b>Effective date</b>
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#### Consumer Debit Transactions

*Business Online-ACH Manager	6:00 PM	<b>One</b> business day Prior to <b>Effective date</b>
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#### Same Day Transactions

*Business Online-ACH Manager	11:30 AM	Same Day Additional Fee applies
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ACH is \$15/month. This fee is waived for the Just Right Business Checking Account.



## Positive Pay (Check)

### Overview

Positive Pay is a fraud mitigation service that provides early detection of fraudulent, altered, or counterfeit checks through a daily verification of checks presented for payment against the customer's check register.

Positive Pay helps prevent check fraud and strengthens internal controls by systematically comparing checks presented on the customer's account against the checks you issue daily. It works by verifying check numbers, dollar amounts, etc. and then reports discrepancies to the customer through Business Online Banking. If the customer identifies a fraudulent check, they notify us through their online portal by the cutoff time to return the item.

Positive Pay is \$35/month.



## REMOTE DEPOSIT CAPTURE

### Overview

Remote Deposit Capture (RDC) allows the customer to make deposits remotely using a bank scanner. They scan the paper checks from their place of business and send images securely over the internet to Raccoon Valley Bank for deposit.

This service gives the customer flexibility to manage their business on their schedule. They can make deposits without driving to the branch and deposit them at any time.

The bank will provide them with a scanner if they do not have one already. We just ask that if they cancel the service that they return the scanner. We will charge for a non-return or damaged machine.

Remote Deposit Capture Single-Feed is \$25/month.

Remote Deposit Capture Multi-Feed is \$35/month.



## QUICKBOOKS DIRECT CONNECT

### Overview

Direct Connect is an Intuit solution that provides all Raccoon Valley Banking clients the ability to automatically connect and access their account information and download transactions directly from within Quicken or QuickBooks.

Customer must have an updated version of Quicken or QuickBooks on their mobile or computer device. For Business Online Banking customers, they will need assistance connecting RVB to their bank feed.

Quickbooks is free for customers.



## MERCHANT SERVICES PROFESSIONAL SOLUTIONS

### Overview

Allows businesses to accept credit, debit cards and other forms of payment online, through a payment card reader, or a point-of-sale (POS) system.

We partner with Professional Solutions to provide this service to our customers.

Referral Site:

[How to Enroll or Refer Your Customer or Member - Professional Solutions \(profsolutions.com\)](https://www.profsolutions.com)

Professional Solutions will quote the cost for customers.





## HOMETOWN BUSINESS SAVINGS

### Overview

Made for businesses with basic savings needs

Monthly Service Fee - \$10

How to Avoid Fee – Keep average monthly balance above \$500

### Benefits

- Interest Bearing
- Online Banking
- Mobile Banking



## BUSINESS MONEY MARKET

### Overview

Made for businesses with larger savings balances

Monthly Service Fee - \$15

How to Avoid the Fee – Maintain a monthly balance above \$2500

Benefits:

- Tiered interest rate on daily collected balance
- Online Banking
- Mobile Banking



## HOMETOWN FREE CHECKING ACCOUNT

### Opening Deposit:

- \$100

### Monthly Fees:

- None

### Stipulations:

- eStatement only

### Interest Paid:

- None

### Additional Features:

- Debit card- \$10.70 annual fee
- Online banking
- Online bill Pay
- Mobile banking
- \$5 toward opening balance for savings account



## HOMETOWN CHECKING ACCOUNT

### Opening Deposit:

- \$100

### Monthly Fees:

- \$7.49 per statement cycle if average daily balance falls below \$1,000
- \$5.35 per statement cycle if check images returned

### Stipulations:

- \$1,000 minimum balance to avoid monthly service charge

### Interest Paid:

- On daily collected balance of \$1,000 or more

### Additional Features:

- Debit card- \$10.70 annual fee
- Online banking
- Online bill Pay
- Mobile banking
- eStatements or paper statements available
- Free 3X5 SDB for 1 year, based on availability
- \$5 toward opening balance for savings account



## HOMETOWN CHECKING PLUS

### Opening Deposit:

- \$500

### Monthly Fees:

- \$10.70 per statement cycle if combined balance falls below \$10,000
- \$5.35 per statement cycle if check images returned

### Stipulations:

- \$10,000 minimum balance to avoid monthly service charge

### Interest Paid:

- Tiered interest rate on daily collected balance

### Additional Features:

- Debit card- Free
- Online banking
- Online bill Pay
- Mobile banking
- Free 3X5 SDB for 1 year, based on availability
- Free club checks or discount specialty checks
- \$5 toward opening balance for savings account



## Junior Savings

### Opening Deposit:

- \$25

### Monthly Fees:

- \$2 per withdrawal/debit over 3 per service change cycle

### Stipulations:

- 0-17 years old

### Interest Paid:

- Compound on collected balance

### Additional Features:

- Online banking
- Mobile banking
- eStatement or paper statements available



## REGULAR SAVINGS ACCOUNT

### Opening Deposit:

- \$100

### Monthly Fees:

- \$5 per service charge cycle if balance falls below \$100
- \$2 per withdrawal/debit over 3 per service charge cycle

### Stipulations:

- \$1,000 minimum balance to avoid monthly service charge

### Interest Paid:

- Compound on collected balance

### Additional Features:

- ATM card- \$10.70 annual fee
- Online banking
- Mobile banking
- eStatements or paper statements available



## INSURED MONEY MARKET ACCOUNT

### Opening Deposit:

- \$2,500

### Monthly Fees:

- \$10 per statement cycle if combined balance falls below \$2,500
- \$10 per withdrawal/debit over 6 per service charge cycle

### Stipulations:

- \$2,500 minimum balance to avoid monthly service charge

### Interest Paid:

- Tiered interest rate on collected balance

### Additional Features:

- Online Banking
- Mobile Banking
- eStatements or paper statements available





## Saftey Deposit Boxes

### Annual Rent:

- 3 X 5           \$15
- 5 X 5           \$20
- 3 X 10          \$30
- 5 X 10          \$40
- 10 X 10         \$60
- Cabinet         \$120

### Additional Fees:

- Drill-Replacement Lock   \$200
- Key Replacement           \$15
- Past-Due Rent              \$10 (Per month after 30 days)
- Security Deposit            \$10

### Stipulations:

- Auto pay required.



Raccoon Valley Bank

# LENDING SOLUTIONS

There's a lending option just right for you at Raccoon Valley Bank. Right for your personal or business needs. Right for your budget. Right for your dreams. With many options to choose from, your Raccoon Valley Bank loan officer can help you choose the lending solution that's just right for you.

## Mortgage Loans

You found the perfect home, now find the mortgage loan that's right for you at Raccoon Valley Bank.

### CONVENTIONAL LOANS

Choose from 10-, 15-, 20-, 25- and 30-year fixed rate terms.

**80/10/10 Program**—Avoid private mortgage insurance and strict lending requirements of a jumbo loan by buying a home with 10% down and two mortgages totaling 90% of the purchase price

**Home Ready Program**—With a 3% down payment and no income restrictions, this is the right choice for low- to moderate-income home buyers.

**Construction Loan Program**—Finance the building of your new home by securing a loan to cover project costs before obtaining long-term funding

### GOVERNMENT LOAN PROGRAMS

**Federal Housing Administration (FHA)**—With a down payment as little as 3.5% and flexible underwriting guidelines, you may qualify for FHA financing to protect the lender in the event of defaulting on the loan.

**Veterans Administration Program (VA)**—A \$0 down payment with no need for private mortgage insurance makes this the right choice for veterans and select military spouses.

**Rural Development Loan Program**—A \$0 down payment and reduced monthly mortgage insurance makes this USDA Single-Family Program the right choice for low- and moderate-income rural residents.

### SPECIALTY PRODUCTS

**Bridge Loan Program**—Use this 12-month single-pay fixed-rate loan against a current property to finance the purchase of your next home. Only pay interest until your current home is sold and the balance is fully paid.

**Portfolio Loan Program**—Borrowers benefit from the 3/1, 5/1 or 7/1 adjustable rate first mortgage for times when a conforming loan will not work.

**Lot Loan**—Choose this loan to purchase land on which you plan to develop and construct a home in the future.

**First Time Home Buyer Grant Program**—Ask about this \$5,000 grant available to qualified applicants.

### HOME EQUITY PRODUCTS

**Home Equity Line of Credit (HELOC)**—Use the equity in your home for any purpose with an option to pay only interest during the first five years of the loan.

**Home Equity Fixed Rate Loan**—This fixed rate 5-year balloon loan can be amortized over 15 years to help fund home improvements, major purchases or other financial needs you may have.

## Consumer Financing

### CONSUMER LOANS

The perfect solution for purchasing vehicles, planning a vacation, making home improvements or paying off high interest rate credit cards.

### CREDIT CARDS

Low annual percentage rates with rewards and the convenience of worldwide acceptance make our VISA® credit cards ideal for added buying power.



Just Right FOR YOU



## Business Financing

### **BUSINESS LOANS**

Whatever you need to help your business grow, Raccoon Valley Bank has a lending solution to make it happen – equipment purchase loans and leases, business expansion loans, real estate construction loans, commercial real estate loans, working capital loans and SBA loans.

### **LINES OF CREDIT**

A solution for managing your cash flow effectively and use as needed.

### **LETTERS OF CREDIT**

Enhance your ability to do business with new suppliers who may require payment security.

### **BUSINESS CREDIT CARDS**

The convenience of credit card payments with the added benefit of detailed annual reports of your expenditures.

## Ag Services

### **BUSINESS LOANS**

With a full menu of ag lending services including everything from crop input loans to operating lines of credit, equipment financing to grain bin loans, capital improvement loans and more, Raccoon Valley Bank has the ag and financing expertise to tailor lending solutions to fit your operation's needs.

### **FINANCIAL PLANNING**

Raccoon Valley Bank is here to help you plan for the future by determining changes in net worth compared to actual income and providing you with valuable cash flow projections and cash flow analysis.

These features make Raccoon Valley Bank just right for your financing needs.

### **Quick and Local Answers and Decisions**

Local loan officers can provide timely responses to your questions and requests. In most cases, loan decisions will be made the same day you apply.

### **Expertise To Guide You To The Right Decision**

Raccoon Valley Bank loan officers will take the time to understand your needs, review your lending options and assist you through the application process.

### **Common Sense Rates and Terms**

Don't expect to find exorbitant late charges, ridiculously small grace periods or abrupt rate escalations at Raccoon Valley Bank. Our style of lending is simple, honest and respectful of the trust you have put in your local bank.

### **It's Not About Making Loans, It's About Building Relationships**

Long after the loan is made, your Raccoon Valley Bank loan officer will be here to answer your questions and serve as your primary point of contact for any lending solutions you may need in the future.



## ABOUT RACCOON VALLEY BANK

Not too big. Not too small. Raccoon Valley Bank is just right for you with a helpful and knowledgeable staff to assist you, a full range of services to meet your financial needs, the technology to make life easier, convenient locations in your community and a commitment to make those communities stronger every day. With roots stretching back for generations in our communities, Raccoon Valley Bank has come to know the people we serve, the financial challenges they face and the services they need. Whether it is "traditional" banking products like personal or business accounts, mortgages, loans, trust services or newer bank technology such as online and mobile banking, you will find exactly what you need at Raccoon Valley Bank.

Visit [RaccoonValleyBank.com](http://RaccoonValleyBank.com) for product specials, detailed services and bank addresses and hours of operations



**Raccoon  
Valley Bank**

### Home Mortgage Disclosure Act Notice

*The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials. HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's Web site ([www.consumerfinance.gov/hmda](http://www.consumerfinance.gov/hmda)).*



## Loan to Deposit Ratio

Net Loans/Total Deposits (as found on the call report)

Quarter End	LTD Ratio
3/31/2023	85.76%
6/30/2023	85.90%
9/30/2023	85.92%
12/31/2023	87.17%