



PUBLIC DISCLOSURE

July 8, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Madison County Bank
RSSD# 385471

111 West Third Street
Madison, Nebraska 68748

Federal Reserve Bank of Kansas City
1 Memorial Drive
Kansas City, Missouri 64198

NOTE: This document is an evaluation of this bank'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 bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

This institution is rated: **Satisfactory**
The Lending Test is rated: **Satisfactory**
The Community Development Test is rated: **Satisfactory**

Madison County Bank (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria under the Lending and Community Development Tests:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of the bank's loans are originated inside the AA.
- A reasonable distribution of loans occurs throughout the bank's AA.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and farms of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.
- Community development (CD) activity reflects adequate responsiveness to CD needs of the bank's AA.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Intermediate Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy and market competition, as well as AA demographic and economic characteristics, and credit needs. In addition, available Home Mortgage Disclosure Act (HMDA) and CRA aggregate data for the most recent three years (2020, 2021, and 2022) was referenced for additional perspective to gauge credit demand within the bank's AA. Performance was assessed within the bank's only AA. Examiners reviewed the following data:

- The bank's 11-quarter average NLTD ratio;
- A statistical sample of 96 home mortgage loans from a universe of 182 loans originated from January 1, 2023 through December 31, 2023;
- A statistical sample of 136 small farm loans from a universe of 410 loans originated from January 1, 2023 through December 31, 2023; and,
- CD loans, qualified investments, and CD services originated from May 29, 2021 through December 31, 2023.

For this analysis, greater weight was placed on small farm lending based on its rank within the bank’s loan portfolio and the higher number of small farm originations during the review period. More consideration was given to the number of loan originations than the dollar amount as this is more representative of the numbers of individuals and entities served.

DESCRIPTION OF INSTITUTION

Madison County Bank is a community bank headquartered in Madison, Nebraska. The bank’s characteristics include:

- The bank is a wholly owned subsidiary of Madison County Financial, Inc.
- The bank has total assets of \$609.7 million as of December 31, 2023.
- In addition to its main office in Madison, the bank has six additional branch offices in Nebraska, including full-service branches in the towns of Norfolk (two locations), Albion, Plainview, and Winside, as well as a limited-service branch in Creighton.
- Cash dispensing-only automated teller machine (ATM) services are available at each full-service branch, along with one proprietary, stand-alone cash dispensing-only ATM located in Newman Grove, Nebraska.
- As shown in the table below, the bank’s primary business focus is agricultural and residential lending.

Table 1

Composition of Loan Portfolio as of December 31, 2023		
Loan Type	\$(000)	%
Construction and Land Development	3,211	0.7
Farmland	192,178	42.1
1- to 4-Family Residential Real Estate	145,873	31.9
Multifamily Residential Real Estate	21,406	4.7
Nonfarm Nonresidential Real Estate	32,356	7.1
Agricultural	42,471	9.3
Commercial and Industrial	5,679	1.2
Consumer	8,118	1.8
Other	5,698	1.2
Gross Loans	456,990	100.0
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its August 9, 2021 performance evaluation. There are no known legal, financial, or other factors impeding the bank’s ability to help meet the credit needs in its communities.

DESCRIPTION OF ASSESSMENT AREA

The bank's Northeast Nebraska AA consists of Antelope, Boone, Madison, Pierce, Stanton, and Wayne Counties in their entireties, as well as portions of Cedar and Knox Counties. Refer to Appendix A for an AA map and Appendix B for additional demographic data.

- The composition of the bank's AA includes 2 moderate-, 18 middle-, and 3 upper-income census tracts based on the most current 2016-2020 American Community Survey (ACS) data. Both moderate-income census tracts are located in Madison County. No changes have occurred to the bank's AA delineation since the prior evaluation.
- During the previous evaluation, the Northeast Nebraska AA was comprised of 2 moderate-, 19 middle-, and 2 upper-income census tracts based on 2011-2015 ACS data.
- Antelope County and one census tract in Boone County are designated by the FFIEC as distressed and underserved areas. Additionally, Cedar and Knox Counties are designated as underserved areas.
- According to the June 30, 2023 Federal Deposit Insurance Corporation (FDIC) Deposit Market Share Report, the bank ranked third of 34 FDIC-insured institutions operating from 79 offices in the AA with a market share of 10.4 percent.
- To further augment the CRA performance evaluation, one interview was conducted with a community member within the AA to ascertain the credit needs of area communities, the responsiveness of area banks in meeting those credit needs, and the local economic conditions. The community member represented a housing organization focused on serving LMI individuals and families.

Table 2

Population Change			
Assessment Area: Northeast Nebraska			
Area	2015 Population	2020 Population	Percent Change
Northeast Nebraska	86,891	86,886	0.0
Antelope County, NE	6,486	6,295	(2.9)
Boone County, NE	5,373	5,379	0.1
Cedar County, NE	8,675	8,380	(3.4)
Knox County, NE	8,556	8,391	(1.9)
Madison County, NE	35,111	35,585	1.4
Pierce County, NE	7,184	7,317	1.9
Stanton County, NE	6,081	5,842	(3.9)
Wayne County, NE	9,425	9,697	2.9
NonMSA Nebraska	679,331	672,190	(1.1)
Nebraska	1,869,365	1,961,504	4.9

*Source: 2020 U.S. Census Bureau: Decennial Census
2011 – 2015 U.S. Census Bureau: American Community Survey*

Note: All data presented is at the county level and some values may be different than expected for this AA which includes a partial county.

- The AA's 2020 population comprised 4.4 percent of the statewide population.
- The largest town in the AA is Norfolk, Nebraska, located in Madison County, which reported a population of 24,955 based on 2020 ACS data.
- Approximately 41.0 percent of the AA population resides in Madison County.

Table 3

Median Family Income Change			
Assessment Area: Northeast Nebraska			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Northeast Nebraska	68,501	71,737	4.7
Antelope County, NE	61,516	64,700	5.2
Boone County, NE	69,454	75,179	8.2
Cedar County, NE	73,476	79,135	7.7
Knox County, NE	64,366	67,044	4.2
Madison County, NE	67,293	70,228	4.4
Pierce County, NE	71,720	71,227	(0.7)
Stanton County, NE	66,300	78,916	19.0
Wayne County, NE	79,316	74,809	(5.7)
NonMSA Nebraska	67,146	71,424	6.4
Nebraska	73,448	80,125	9.1

*Source: 2011 – 2015 U.S. Census Bureau: American Community Survey
2016 – 2020 U.S. Census Bureau: American Community Survey*

Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars. All data presented is at the county level and some values may be different than expected for this AA which includes a partial county.

- AA median family income (MFI) from 2015 to 2020 experienced less growth than NonMSA Nebraska areas (rural areas statewide) and the state of Nebraska over the same period.
- According to 2016-2020 ACS data, the portion of families in the AA living below the poverty level, at 6.8 percent, was comparable to figures for rural areas statewide and the state of Nebraska, at 7.1 and 6.6 percent, respectively.

Table 4

Housing Cost Burden						
Assessment Area: Northeast Nebraska						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Northeast Nebraska	59.7	16.1	28.9	52.6	18.2	14.4
Antelope County, NE	49.7	0.0	23.2	37.7	13.0	10.1
Boone County, NE	60.6	0.0	21.0	49.1	21.7	13.3
Cedar County, NE	47.8	6.5	18.7	47.3	17.3	12.1
Knox County, NE	32.9	10.2	16.1	44.0	4.3	10.6
Madison County, NE	62.6	15.8	30.8	58.5	22.0	16.8
Pierce County, NE	44.7	32.6	27.4	57.1	24.2	16.1
Stanton County, NE	54.5	41.4	26.5	59.6	22.9	14.3
Wayne County, NE	84.4	22.5	45.2	47.6	18.4	14.9
NonMSA Nebraska	62.8	15.0	30.7	55.5	19.3	15.4
Nebraska	71.4	24.2	36.2	60.6	26.7	15.9

Cost Burden is housing cost that equals 30 percent or more of household income.
Source: U.S. Department of Housing and Urban Development (HUD), 2016 – 2020 Comprehensive Housing Affordability Strategy
Note: All data presented is at the county level and some values may be different than expected for this AA which includes a partial county.

- The housing cost burden for all renters in the AA was lower than the figures for rural areas statewide and the state of Nebraska. Additionally, the housing cost burden for all renters was higher than the housing cost burden for all owners in every county in the AA, rural areas statewide, and the state of Nebraska.
- The housing cost burden for all owners is highest in Madison County compared to all other counties in the AA.
- The Madison County housing affordability ratio¹ of 33.7 percent was lower than figures for every other AA county and lower than rural areas statewide and the state of Nebraska, at 44.0 percent and 38.4 percent, respectively.
- A community member stated that due to a lack of available housing, especially for LMI families, there is a need to create housing. Additionally, the community member stated the city of Norfolk, located in Madison County, is in the most need of housing availability due to the high county population and its presence as a regional hub.

¹ The housing affordability ratio is calculated by dividing the median household income by the median housing value. A lower ratio reflects less affordable housing.

Table 5

Unemployment Rates					
Assessment Area: Northeast Nebraska					
Area	2018	2019	2020	2021	2022
Northeast Nebraska	2.6	2.8	3.3	2.3	2.1
Antelope County, NE	2.5	2.6	2.3	1.8	1.9
Boone County, NE	2.3	2.8	2.6	1.7	1.8
Cedar County, NE	2.4	2.6	2.8	1.9	1.9
Knox County, NE	3.2	3.1	3.1	2.2	2.3
Madison County, NE	2.6	2.9	3.9	2.6	2.1
Pierce County, NE	2.7	2.7	3.3	2.3	2.0
Stanton County, NE	2.6	2.6	3.4	2.3	2.0
Wayne County, NE	2.5	2.7	2.9	2.1	2.2
NonMSA Nebraska	2.8	3.0	3.5	2.3	2.2
Nebraska	2.9	3.1	4.3	2.7	2.3

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics
Note: All data presented is at the county level and some values may be different than expected for this AA which includes a partial county.

- AA unemployment rates spiked in 2020 at the onset of the Coronavirus Disease 2019 pandemic (pandemic), although unemployment rates in 2022 trended below pre-pandemic levels.
- Major employment sectors in the AA include Health Care and Social Assistance (6,066 employees); Manufacturing (4,509); Retail Trade (4,212); Agriculture and Forestry (3,225); and Educational Services (1,459).
- A community member noted that staffing has been a concern for local industries, especially restaurants. Major employers in the area include Nucor Steel and Continental.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

The bank’s overall lending test performance is Satisfactory. The conclusion was reached based on a reasonable NLTD ratio, a majority of loans being originated within the bank’s AA, a reasonable geographic distribution of loans, and a reasonable borrower distribution of loans.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank’s average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank’s capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AA, and in comparison, to similarly situated FDIC-insured institutions. The

similarly situated institutions were selected based on asset size, loan portfolio composition, and areas of operation within or near the bank’s AAs.

The bank’s NLTD ratio is reasonable. The bank’s 11-quarter average NLTD ratio was within the range of five similarly situated institutions with ratios ranging from 35.4 percent to 92.5 percent.

Table 9

Comparative NLTD Ratios June 30, 2021 – December 31, 2023			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			11 Quarter Average
Madison County Bank	Madison, Nebraska	609,654	86.3
Similarly Situated Institutions			
Citizens State Bank	Wisner, Nebraska	539,095	78.2
F&M Bank	West Point, Nebraska	346,700	76.5
First Nebraska Bank	Valley, Nebraska	357,386	63.6
Heritage Bank	Wood River, Nebraska	572,358	35.4
Great Plains State Bank	Petersburg, Nebraska	325,917	92.5

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. The bank originated a majority of loans, by number and dollar, inside the AA.

Table 10

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%
Residential Loans	82	85.4	12,561	76.7	14	14.6	3,824	23.3
Small Farm	122	89.7	18,554	89.3	14	10.3	2,228	10.7
Total Loans	204	87.9	31,115	83.7	28	12.1	6,052	16.3

Note: Percentages may not total 100.0 percent due to rounding.

Geographic Distribution of Loans

This performance criterion evaluates the bank’s distribution of lending within its AA by income level of census tracts with consideration given to the dispersion of loans throughout the AA. The bank’s overall geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. There were no lending opportunities in low-income census tracts as there are no low-income census tracts in the AA.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The number and dollar amount of lending in moderate-income census tracts is below the demographic figure, which represents the percentage of owner-occupied units by census tract income level.

However, insight from a community member concluded that the AA's largest concentration of competing banks is found in the city of Norfolk, which includes both of the AA's two moderate-income census tracts. At least three large, national and regional banks operate in this area and are heavily relied upon for residential lending. Additionally, the availability of rental units in the area is higher than the availability of owner-occupied units. The percentage of rental units in moderate-income census tracts in the AA is 47.7 percent compared to owner-occupied units at 39.1 percent, and vacant units at 13.2 percent. These figures demonstrate limited residential lending opportunities in the area. An evaluation of the dispersion of home mortgage loans identified gaps across the census tracts but not specifically within moderate-income tracts and did not impact the overall conclusion.

Table 11

Distribution of 2023 Residential Lending By Income Level of Geography					
Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Owner Occupied Units
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	2	2.4	280	2.2	5.2
Middle	62	75.6	9,544	76.0	81.8
Upper	18	22.0	2,737	21.8	13.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	82	100.0	12,561	100.0	100.0

*Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey*

Note: Percentages may not total 100.0 percent due to rounding.

Small Farm Lending

The geographic distribution of small farm lending is reasonable. The distribution of small farm lending in moderate-income census tracts was comparable to the demographic figure, which represents the percentage of farms operating in each respective census tract income level. An analysis of lending dispersion was conducted and identified gaps and lapses that include moderate-income census tracts located in Norfolk, Nebraska,

which is an urban area that has an extremely limited demand for small farm credit. Therefore, this did not impact the overall conclusion.

Table 12

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: Northeast Nebraska					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.8
Middle	104	85.2	15,386	82.9	95.3
Upper	18	14.8	3,168	17.1	3.9
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	122	100.0	18,554	100.0	100.0

Source: 2023 FFIEC Census Data
2023 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Lending to Borrowers of Different Income Levels and to Farms of Different Sizes

This performance criterion evaluates the bank’s lending to borrowers of different income levels and farms of different revenue sizes. The bank’s lending has an overall reasonable distribution among individuals of different income levels and farms of different sizes.

Home Mortgage Lending

The borrower distribution of home mortgage lending is poor. The number and dollar amount of lending to low- and moderate-income borrowers is below the demographic figure, which represents the percentage of families by income level in the AA. Additionally, three-year average aggregate lending data from institutions required to report HMDA data was referenced to augment the evaluation and reflects lending to low-income borrowers in the bank’s AA at 7.1 percent by number and lending to moderate-income borrowers at 21.4 percent by number. While these figures are not direct comparators, as the bank does not report HMDA data, these figures indicate demand for home mortgage loans by LMI borrowers in the AA.

Table 13

Distribution of 2023 Residential Lending By Borrower Income Level					
Assessment Area: Northeast Nebraska					
Borrower Income Level	Bank Loans				Families by Family Income %
	#	#%	\$(000)	\$%	
Low	4	4.9	730	5.8	16.7
Moderate	7	8.5	479	3.8	20.0
Middle	24	29.3	3,961	31.5	23.9
Upper	47	57.3	7,391	58.8	39.4
Unknown	0	0.0	0	0.0	0.0
Total	82	100.0	12,561	100.0	100.0
<i>Source: 2023 FFIEC Census Data 2016-2020 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

Small Farm Lending

The borrower distribution of small farm lending is reasonable. The bank’s lending to farms with gross annual revenues of \$1 million (MM) or less was comparable to the demographic figure, which represents the percentage of total farms by revenue size in the AA. Additionally, three-year average aggregate small farm lending data reflected lending to farms with gross annual revenues of \$1MM or less at 58.3 percent by number and 73.2 percent by dollar in the bank’s AA. While these figures are not direct comparators, as the bank does not report CRA small farm lending data, they indicate demand for small farm lending in the AA is lower than the demographic figure.

Table 14

Distribution of 2023 Small Farm Lending By Revenue Size of Farms					
Assessment Area: Northeast Nebraska					
	Bank Loans				Total Farms
	#	#%	\$(000)	\$%	%
By Revenue					
\$1 Million or Less	95	77.9	10,898	58.7	99.0
Over \$1 Million	26	21.3	7,156	38.6	0.9
Revenue Unknown	1	0.8	500	2.7	0.1
Total	122	100.0	18,554	100.0	100.0
By Loan Size					
\$100,000 or Less	62	50.8	3,166	17.1	
\$100,001 - \$250,000	35	28.7	5,965	32.1	
\$250,001 - \$500,000	25	20.5	9,423	50.8	
Total	122	100.0	18,554	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	60	63.2	2,998	27.5	
\$100,001 - \$250,000	24	25.3	3,902	35.8	
\$250,001 - \$500,000	11	11.6	3,998	36.7	
Total	95	100.0	10,898	100.0	
<i>Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank’s responsiveness to CD needs of its AA through CD loans, qualified investments, and CD services, considering the bank’s capacity and the need and availability of such opportunities in the bank’s AA.

The bank’s overall CD test performance is Satisfactory and demonstrates adequate responsiveness to the AA’s CD needs. Examples of CD activities include:

- A substantial majority of qualified CD loans were affordable housing loans made to LMI borrowers, for a total of \$2.8MM.
- One donation for \$25 thousand to an organization that promotes economic development for small businesses.
- One new community service investment for \$364 thousand that will fund a needs-based behavioral health facility.

Table 15

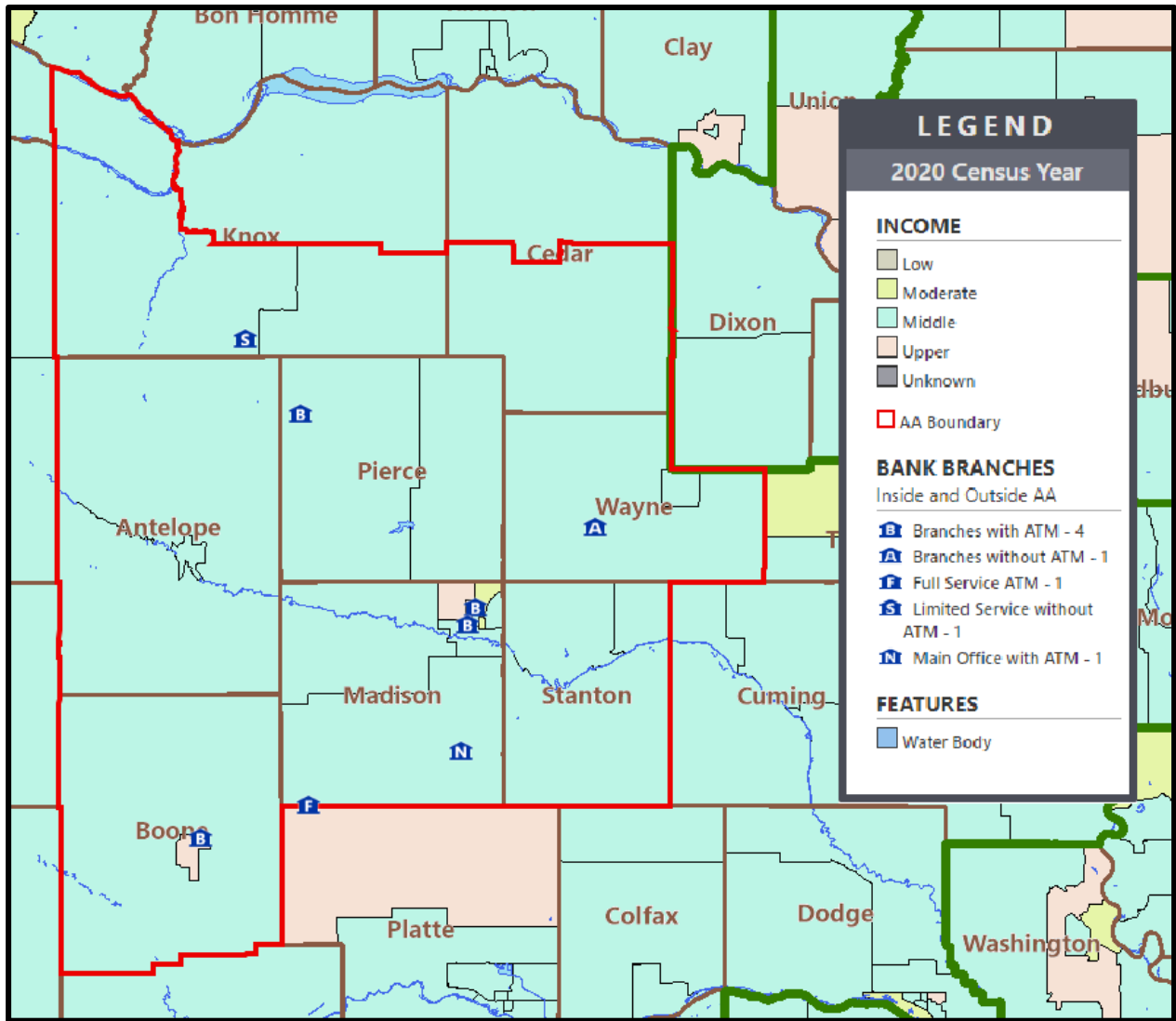
Community Development Activity Assessment Area: Northeast Nebraska									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	25	2,803	1	100	3	1	4	101	0
Community Services	2	160	4	759	35	22	39	781	11
Economic Development	0	0	0	0	2	25	2	25	1
Revitalization and Stabilization	0	0	8	1,034	7	10	15	1,044	0
Outside Activities	1	185	28	3,124	0	0	28	3,124	0
Totals	28	3,148	41	5,017	47	58	88	5,075	12

The bank made a large volume of CD investments in areas outside its AA, within broader regional and statewide areas, as noted in the table above. Considering the totality of CD activities conducted by the bank, both inside and outside its AA, the volume of CD loans, qualified investments, and CD services was determined to reflect adequate responsiveness to the CD needs of the AA.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

APPENDIX A – MAP OF THE ASSESSMENT AREA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2023 Northeast Nebraska AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	3,352	16.7
Moderate	2	8.7	1,394	6.9	201	14.4	4,008	20.0
Middle	18	78.3	16,014	79.8	1,019	6.4	4,798	23.9
Upper	3	13.0	2,665	13.3	138	5.2	7,915	39.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	23	100.0	20,073	100.0	1,358	6.8	20,073	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied		Rental		Vacant		
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	3,081	1,206	5.2	39.1	1,468	47.6	407	13.2
Middle	28,987	18,973	81.8	65.5	6,688	23.1	3,326	11.5
Upper	4,336	3,015	13.0	69.5	1,053	24.3	268	6.2
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	36,404	23,194	100.0	63.7	9,209	25.3	4,001	11.0
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	417	10.3	365	10.2	50	14.2	2	2.0
Middle	3,135	77.7	2,772	77.4	270	76.5	93	91.2
Upper	485	12.0	445	12.4	33	9.3	7	6.9
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	4,037	100.0	3,582	100.0	353	100.0	102	100.0
Percentage of Total Businesses:				88.7		8.7		2.5
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	10	0.8	10	0.8	0	0.0	0	0.0
Middle	1,137	95.3	1,125	95.3	11	100.0	1	100.0
Upper	46	3.9	46	3.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	1,193	100.0	1,181	100.0	11	100.0	1	100.0
Percentage of Total Farms:				99.0		0.9		0.1
Source: 2023 FFIEC Census Data 2023 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

APPENDIX C – 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.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

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, other secured consumer loans, and other unsecured consumer loans.

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 nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which 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).

Full-scope review: Performance is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, 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 applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-scope review: Performance is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, 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.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

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 percent 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 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

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.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

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. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. These loans have original amounts of \$500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

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