

PUBLIC DISCLOSURE

September 22, 2025

**COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION**

**Paradise Bank
2420 North Federal Highway
Boca Raton, Florida 33431**

RSSD ID NUMBER: 3368635

**FEDERAL RESERVE BANK OF ATLANTA
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309-4470**

<p>NOTE: 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 the institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.</p>
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INSTITUTION'S CRA RATING

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

Major factors contributing to this rating include:

- The bank's loan-to-deposit (LTD) ratio is reasonable given the bank's size, financial condition, and assessment area (AA) credit needs.
- A majority of loans are in the AA.
- The geographic distribution of loans reflects reasonable dispersion throughout the AA.
- The distribution of borrowers reflects reasonable penetration among individuals of different incomes and businesses of different revenue sizes.

INSTITUTION

DESCRIPTION OF INSTITUTION

Paradise Bank is a wholly-owned subsidiary of Paradise Bancorp, Inc., located in Boca Raton, Florida. As of December 31, 2024, the bank's asset size was \$413 million; an increase of \$35.2 million, or 9.3 percent, since December 31, 2021. The bank's primary credit focus is commercial lending, including commercial real estate and small business lending, with a particular focus on SBA lending. The bank also maintains a portfolio of consumer loans, which is mostly comprised of unsecured loans, as well as auto and boat loans, and home equity lines of credit (HELOCs).

Loan Portfolio

The following table and graphs show the composition of the loan portfolio according to the Consolidated Report of Condition and Income (Call Report).

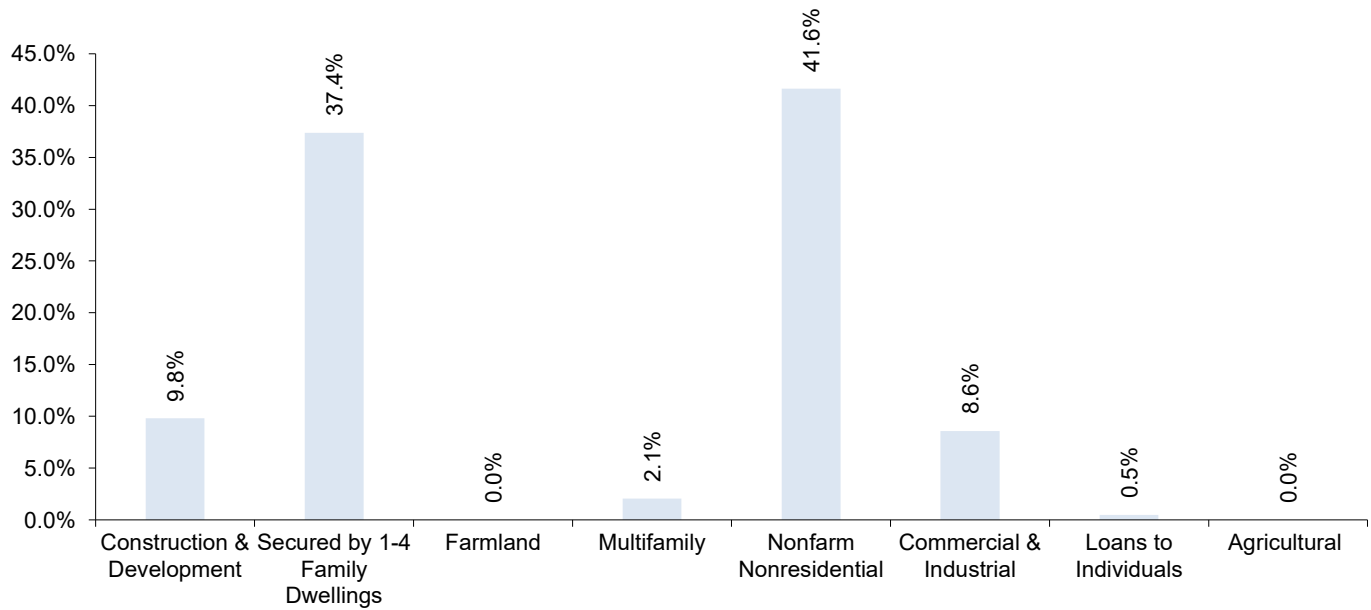
COMPOSITION OF LOAN PORTFOLIO		
Loan Type	12/31/2024	
	\$ (000s)	Percent
Construction and Development	29,126	9.8%
Secured by One- to Four- Family Dwellings	110,699	37.4%
Other Real Estate: Farmland	0	0.0%
Multifamily	6,116	2.1%
Nonfarm nonresidential	123,347	41.6%
Commercial and Industrial	25,471	8.6%
Loans to Individuals	1,482	0.5%
Agricultural Loans	0	0.0%
Total	\$296,241	100.00%

*This table does not include the entire loan portfolio. Specifically, it excludes loans to depository institutions, bankers acceptances, lease financing receivables, obligations of state and political subdivisions, and other loans that do not meet any other category. Contra assets are also not included in this table.

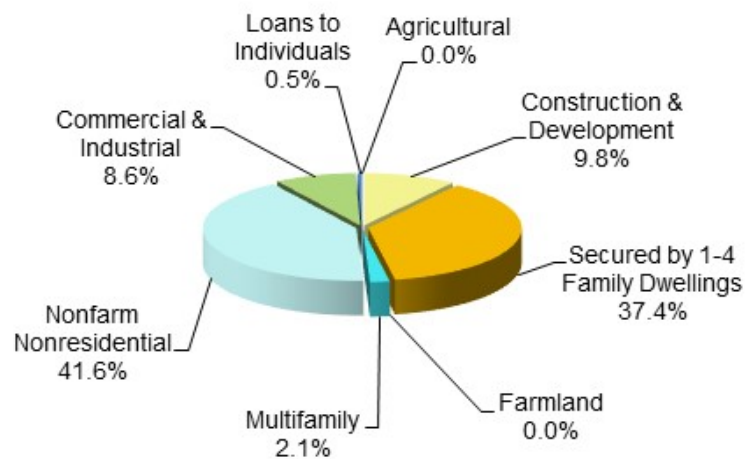
As shown in the table, nonfarm nonresidential loans made up the largest percentage of the portfolio at 41.6 percent as of December 31, 2024, followed by loans secured by one-to-four family dwellings at 37.4 percent.

12/31/2024

Loan Portfolio



Loan Portfolio as of 12/31/2024



AA

For purposes of the CRA, Paradise Bank has one AA: Palm Beach-Broward. The AA includes Broward and Palm Beach counties, which are two of three counties that comprise the Miami-Fort Lauderdale-West Palm Beach, FL MSA. Broward and Palm Beach counties each make up a Metropolitan Division (MD): Fort Lauderdale-Pompano Beach-Sunrise, FL MD 22744 (Broward) and West Palm Beach-Boca Raton-Delray Beach, FL MD 48424 (Palm Beach). These are two of three MDs in the Miami MSA.

Paradise Bank complies with the requirements of the CRA. No known legal impediments exist that would restrict the bank from meeting the credit needs of its AA. The bank received a “Satisfactory” rating at its previous evaluation conducted by the Federal Reserve Bank of Atlanta dated September 19, 2022 under the Intermediate Small Institution Examination Procedures.

SCOPE OF EXAMINATION

The CRA performance evaluation assesses the bank’s record of meeting the credit needs of its community, including LMI neighborhoods, within the context of information such as asset size and financial condition of the institution, competitive factors, as well as the economic and demographic characteristics of its defined AA. Paradise Bank’s CRA performance evaluation was based on CRA activities within its AA using the Small Institution Examination Procedures. Under these procedures, institutions are evaluated using the following five criteria: LTD Ratio, AA Concentration, Geographic Distribution of Loans, Borrower’s Profile, and Response to Substantiated Complaints.

The evaluation included an analysis of samples of small business loans and HELOCs originated from January 1, 2024 to December 31, 2024. While small business is a primary loan product for the firm, an increase in HELOC volume since the previous examination resulted in HELOCs also being evaluated as part of this exam. A small business loan is defined as a business loan with an original amount of \$1 million or less and typically is either secured by nonfarm or nonresidential real estate or classified as commercial loans. Given the bank’s business strategy of being a small business lender during the review period, small business lending performance carried greater weight toward performance conclusions.

Analyses entail comparisons of bank performance to applicable AA demographics, which are based on 2020 U.S. Census data and the 2024 FFIEC Census data. Certain business demographics are based on Dun & Bradstreet (D&B) data applicable to the year of lending activity being considered. Key demographic data used for analysis is discussed in the *Description of Institution’s Operations* section of the AA. Demographic tables are found in *Appendix D*.

As part of the CRA evaluation, one community contact was made with a local business development representative familiar with the economic and demographic characteristics as well as community development (CD) opportunities in the AA. Information obtained from the contact was used to establish a context for the communities in which the bank operates and to gather information on the bank’s performance. Specific information obtained from the community contact is included in the applicable section of the evaluation for the AA.

DESCRIPTION OF INSTITUTION’S OPERATIONS IN PALM BEACH – BROWARD AA

Overview

The Palm Beach–Broward AA includes Palm Beach and Broward counties. As of December 31, 2024, the bank operated three branch offices in the AA; one branch located in a middle-income tract and two branches in upper-income tracts. There are no branches with ATMs and no stand-alone ATMs in the bank’s AA. The AA is a highly competitive banking market that includes local, national, and regional financial institutions. Specifically,

there are 64 depository institutions operating 752 branches in the AA. Paradise Bank ranks 28th in deposit market share with 0.3 percent of total deposits (\$348.5 million). Bank of America had the largest deposit market share at 20.3 percent followed by JPMorgan Chase Bank with 15.2 percent, Wells Fargo Bank with 14.5 percent, and Truist Bank with 10.4 percent.

Population and Income Characteristics

The population in the AA increased by 6.7 percent, or 214,608 individuals, from 2015 to 2020. Palm Beach County experienced the largest increase at 8.2 percent. This growth rate was lower than Florida's statewide growth rate of 9.6 percent.

For purposes of classifying borrower income, this evaluation uses the FFIEC estimated median family income. The following tables set forth the estimated median family income by income level in 2024 for the Fort Lauderdale – Pompano Beach – Deerfield Beach, Florida MD (Broward County) and the West Palm Beach – Boca Raton – Delray Beach, Florida (MD) (Palm Beach County).

Borrower Income Levels Fort Lauderdale-Pompano Beach-Sunrise, FL MD

FFIEC Estimated Median Family Income		Low		Moderate		Middle		Upper	
		0	- 49.99%	50%	- 79.99%	80%	- 119.99%	120%	- & above
2024	\$89,100	0	- \$44,549	\$44,550	- \$71,279	\$71,280	- \$106,919	\$106,920	- & above

Borrower Income Levels West Palm Beach-Boca Raton-Delray Beach, FL MD

FFIEC Estimated Median Family Income		Low		Moderate		Middle		Upper	
		0	- 49.99%	50%	- 79.99%	80%	- 119.99%	120%	- & above
2024	\$104,000	0	- \$51,999	\$52,000	- \$83,199	\$83,200	- \$124,799	\$124,800	- & above

According to the 2024 FFIEC census data, there were 799,340 families in the AA. Of those families, 22.0 percent were low-income, 17.9 percent were moderate-income, 18.3 percent were middle-income, and 41.8 percent were upper-income. Of the total families, 8.9 percent had incomes below the poverty level.

Economic Conditions

Broward County is the second most populous county in the state of Florida. Fort Lauderdale is the largest city in the county. The largest private employers include Nova Southwestern University (5,315 employees), First Service Residential (4,869 employees), Spirit Airlines (2,700 employees), American Express (2,600 employees) and AutoNation (2,469 employees).¹

Palm Beach County is the fourth most populous county in the state of Florida. Palm Beach County has undergone an economic shift, diversifying beyond its traditional strongholds in agriculture, construction, and tourism. While these sectors remain essential, a recent study highlights the emergence of three key industries: Finance, Life

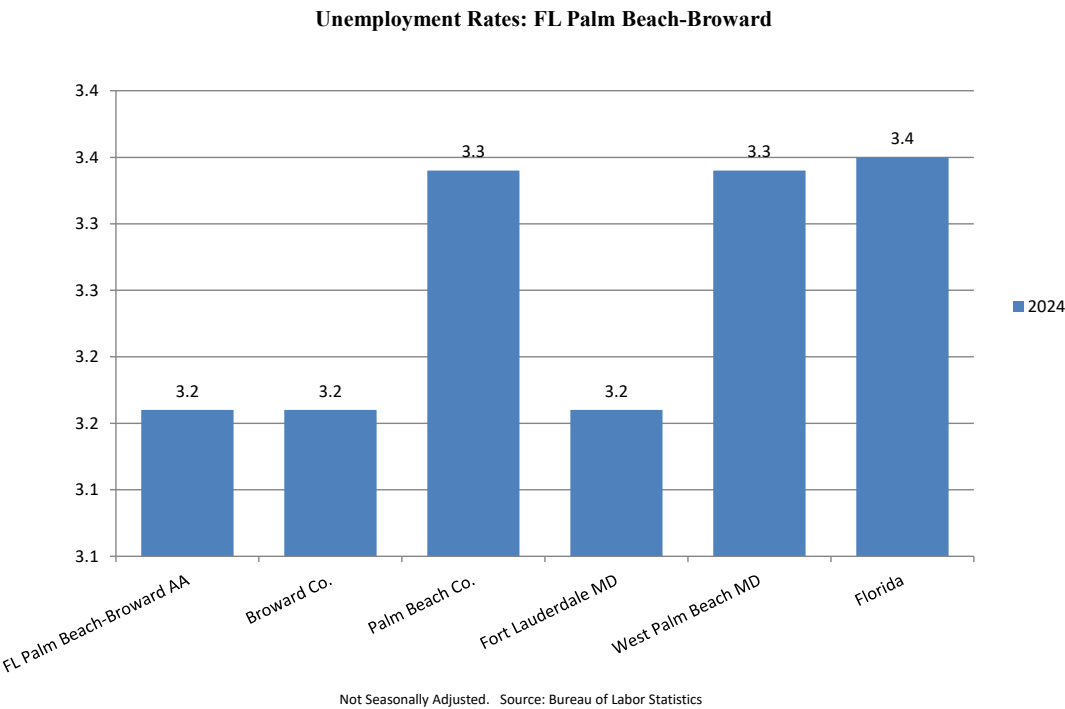
¹ "Business Facts and Statistics – Largest Employers in Fort Lauderdale". Business and Greater Fort Lauderdale Alliance – Broward County.

https://www.gflalliance.org/clientuploads/Business%20Intelligence/2025_Sourcebook/Largest_Private_Employers_GFLA.JPG.

Accessed 25 September 2025.

Sciences/Healthcare, and Corporate Headquarters. This shift has been driven by intentional efforts to expand the local economy. In addition, the county is home to “Wall Street South”, which has emerged as a thriving financial hub, attracting hundreds of financial firms in recent years.² Record-breaking visitation numbers reflected an increase of 4.6 percent from 2023 to 2024.³ Top goods producing employers include Florida Crystals Corporation – Headquarters (2,000 employees), Pratt and Whitney (2,000 employees), U.S. Sugar (1,300 employees), Lockheed Martin and Sikorsky (1,052 employees) and Cheney Brothers (1,050 employees). Top service providing employers include Palm Beach County School District (22,218 employees), Florida Atlantic University (6,335 employees), Palm Beach County Board of Commissioners (5,873 employees), Tenet Coastal Division – Palm Beach County (5,734 employees) and NextEra Energy, Inc. (5,598 employees).⁴

The following table shows the unemployment rates for the bank’s AA, the counties in the AA, the MDs in the AA, and the state of Florida. As shown, the unemployment rate for the AA is lower than the unemployment rate for the state. The AA, Broward County, and the Fort Lauderdale MD all share the lowest unemployment rate at 3.2 percent.



Housing Characteristics

There are 1,516,457 housing units in the AA, of which 55.0 percent are owner-occupied, 28.8 percent are rental units, and 16.2 percent are vacant. The median age of the housing stock in the AA is 43 years, which is older

² “Palm Beach County’s Economic Transformation: A New Era of Growth and Innovation”. Business Development Board of Palm Beach County. <https://bdb.org/news/palm-beach-countys-economic-transformation-a-new-era-of-growth-and-innovation/>. Accessed 25 September 2025

³ “Discover The Palm Beaches releases 2024 tourism numbers”. Discover the Palm Beaches. <https://www.thepalmbeaches.com/press-releases/record-breaking-visitation-announced-for-the-palm-beaches-2024>. Accessed 24 September 2025.

⁴ “Top Employers”. Business Development Board of Palm Beach County. <https://bdb.org/data/top-employers/>. Accessed 24 September 2025.

than the median for the state of Florida at 34 years. Housing units in LMI census tracts are older, with a median age of 47 years.

The median housing value in the AA is \$291,130, which is greater than the median housing value for the state of Florida (\$232,000). Median gross rent in the AA is \$1,440 per month, which is higher than the median gross rent for the state of Florida (\$1,218 per month). Additionally, the affordability ratio⁵ for the AA (21.4 percent) is lower than the affordability ratio for the state of Florida (24.9 percent). This data indicates that housing in the AA is less affordable than in the state of Florida.

Housing cost burden is a challenge in the AA. Families that are housing cost-burdened are defined as renters or homeowners paying 30.0 percent or more of household income toward housing costs. The percent of cost-burdened renters in the AA is 56.3 percent, which is higher than the percent of cost-burdened renters in the state of Florida (51.3 percent). The percent of cost-burdened homeowners in the AA is 30.3 percent, which is higher than the percent of cost-burdened homeowners in the state of Florida (24.0 percent). Within the AA, 40.7 percent of cost-burdened renters live in a moderate-income tract, which indicates rental affordability in moderate-income tracts is a challenge. Additionally, 41.6 percent of households in moderate-income tracts are below the poverty level and 42.8 percent of households receive public assistance. This suggests that many households in the AA's moderate-income tracts are facing economic hardship, creating lending challenges.

Credit and CD Needs

As part of the CRA examination, information was obtained from a local business development organization. The community contact noted that current demand for small business loans in the area is low due to high interest rates. Instead of borrowing, businesses are focused on generating internal capital while organically growing at a moderate pace. Additionally, according to the contact, small businesses are borrowing less due to businesses' revenues improving. The contact noted that the businesses community has not expressed unmet credit needs. The contact also discussed how the area is experiencing higher living costs and a shortage of affordable housing. Finally, the contact noted that there is an opportunity for local financial institutions to invest in affordable housing projects in the area.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

LENDING TEST

Overview

The rating for the Lending Test is Satisfactory. The LTD ratio is reasonable given the bank's size, financial condition, and AA credit needs. A majority of loans are in the AA. The geographic distribution of loans reflects reasonable dispersion throughout the AA. The distribution of borrowers reflects reasonable penetration among individuals of different incomes and businesses of different sizes.

The bank has not received any CRA-related complaints since the previous examination. Performance context factors such as economic conditions, competition, and demographics were considered when evaluating performance. Details of the bank's home equity and small business lending can be found in *Appendix E*.

⁵ Housing affordability ratio is calculated by dividing the median household income by the median housing value. Values closer to 100 percent indicate greater affordability.

LTD Ratio

The net LTD ratio indicates that the level of lending activity is reasonable given Paradise Bank's size, financial condition, and AA credit needs. The average LTD ratio for the 10 quarters ending December 31, 2024 was 72.6 percent, which was compared to the ratio of one other financial institution of similar asset size with branch offices in the AA. The average LTD ratio for the comparator bank was 110.9 percent. Although Paradise Bank's LTD ratio was lower than the comparator bank, performance context such as competition and the bank's business strategy were considered in determining reasonableness of the LTD ratio.

AA Concentration

During the review period, the bank originated a majority of the total loans sampled to borrowers and businesses residing in or located within the bank's AA. The table below shows, by product type, the number and percentage of loans reviewed that were located inside and outside of the bank's AA.

Lending Inside and Outside the Assessment Area

Loan Types	Inside				Outside			
	#	%	\$(000s)	%	#	%	\$(000s)	%
Home Equity	46	83.6	\$29,616	89.1	9	16.4	\$3,633	10.9
Total Non-HMDA	46	83.6	\$29,616	89.1	9	16.4	\$3,633	10.9
Small Business	32	74.4	\$9,028	64.7	11	25.6	\$4,935	35.3
Total Small Bus. related	32	74.4	\$9,028	64.7	11	25.6	\$4,935	35.3
TOTAL LOANS	78	79.6	\$38,644	81.9	20	20.4	\$8,568	18.1

Note: Affiliate loans not

As shown, 79.6 percent of the total loans by number were originated inside the AA, which further breaks down as follows: 83.6 percent of HELOCs and 74.4 percent of small business loans were originated to borrowers and businesses residing within the bank's AA. This indicates the bank's willingness to make loans that are responsive to the credit needs of its AA.

Geographic Distribution of Loans

The geographic distribution of loans reflects reasonable penetration throughout the AA. This analysis is based on 78 loans made in the AA during the 2024 review period. See *Appendix E* for detailed loan distribution data. As described in the following sections, overall performance for small business lending is reasonable and home equity lending is reasonable. Performance context information was considered in determining the reasonableness of the geographic distribution of loans. As previously noted, small business lending performance carried greater weight toward performance conclusions.

Small Business Loans

Small business lending in low-income tracts is excellent. The bank made two loans (6.3 percent) in low-income tracts, which exceeds the percentage of total small businesses in these tracts (3.2 percent). Small business lending in moderate-income tracts is reasonable. The bank made eight loans (25.0 percent) in moderate-income tracts, which is similar to the percentage of total small businesses in these tracts (24.7 percent). This performance is notable in light of the community contact information indicating that small businesses are borrowing less due to businesses revenues improving.

HELOCs

Home equity lending in low-income tracts is reasonable. The bank made one line of credit (2.2 percent) in low-income tracts, which is below the percentage of owner-occupied units in these tracts (3.4 percent). Home equity lending in moderate-income tracts is also reasonable. The bank made two lines of credit (4.3 percent) in moderate-income tracts, which is below the percentage of owner-occupied units in these tracts (23.8 percent). This performance is considered reasonable in light of performance context factors that include 41.6 percent of households in moderate-income tracts below the poverty level and 42.8 percent of households in these tracts receiving public assistance. These data points indicate that many households in the AA's moderate-income tracts are facing economic hardship, creating lending challenges in these areas.

Lending to Borrowers of Different Incomes and Businesses of Different Sizes

The distribution of loans based on borrower income or gross annual revenues is reasonable. As described in the following sections, overall performance for small business lending is reasonable and home equity lending is poor. Performance context information was considered in determining the reasonableness of lending to borrowers of different incomes and businesses of different sizes, such as a competitive environment for lending due to the presence of many local, regional, and national financial institutions operating in the AA. As previously noted, small business lending performance carried greater weight toward performance conclusions.

Small Business Loans

Small business lending to businesses of different sizes is reasonable. The bank made 16 loans (50.0 percent) to small businesses with revenues of \$1 million or less, which is below the percentage of total small business with revenue of \$1 million or less in the AA (93.6 percent). Although lending to small businesses with revenues of \$1 million or less is below the demographic comparator, performance is reasonable when considering performance context factors such as competition. Additionally, as noted by the community contact, small businesses are currently borrowing less due to high interest rates and businesses revenues improving.

HELOCs

Home equity lending to low-income borrowers is poor. The bank made two lines of credit (4.3 percent) to low-income households, which is below the percentage of low-income families in the AA (22.0 percent). Home equity lending to moderate-income borrowers is also poor. The bank made two lines of credit (4.3 percent) to moderate-income households, which is below the percentage of moderate-income families in the AA (17.9 percent).

Responsiveness to Substantiated Complaints

Neither the bank nor this Reserve Bank has received any CRA-related complaints since the previous evaluation.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

No evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs was identified.

APPENDIX A – SCOPE OF EXAMINATION

TIME PERIOD REVIEWED			
January 1, 2024 to December 31, 2024			
FINANCIAL INSTITUTION		PRODUCTS REVIEWED	
Paradise Bank (Boca Raton, Florida)		Home Equity Lines of Credit Small Business Loans	
AFFILIATE(S)	AFFILIATE RELATIONSHIP	PRODUCTS REVIEWED	
N/A	N/A	N/A	
LIST OF ASSESSMENT AREAS AND TYPE OF EXAMINATION			
ASSESSMENT AREAS	TYPE OF EXAMINATION	BRANCHES VISITED	OTHER INFORMATION
Palm Beach-Broward AA	Full-scope Review	None	N/A

APPENDIX B – DEFINITIONS AND GENERAL INFORMATION

Definitions

ATM	Automated Teller Machine
CDC	Community Development Corporation
CDFI	Community Development Financial Institution
CRA	Community Reinvestment Act (Regulation BB)
FDIC	Federal Deposit Insurance Corporation
FFIEC	Federal Financial Institutions Examination Council
HMDA	Home Mortgage Disclosure Act (Regulation C)
HUD	Department of Housing and Urban Development
LMI	Low- and Moderate-Income
LTD	Loan-to-Deposit
LTV	Loan-to-Value Ratio
MD	Metropolitan Division
MSA	Metropolitan Statistical Area
OMB	Office of Management and Budget
REIS	Regional Economic Information System
SBA	Small Business Administration
USDA	United States Department of Agriculture

Rounding Convention

Because the percentages presented in tables were rounded to the nearest tenth in most cases, some columns may not total exactly 100 percent.

General Information

The CRA requires each federal financial supervisory agency to use its authority when examining financial institutions subject to its supervision to assess the 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. Upon conclusion of such examination, the agency must prepare a written evaluation of the institution's record of meeting the credit needs of its community.

This document is an evaluation of the CRA performance of Paradise Bank prepared by the **Federal Reserve Bank of Atlanta**, the institution's supervisory agency, as of **September 22, 2025**. The agency rates the CRA performance of an institution consistent with the provisions set forth in Appendix A to 12 CFR Part 228.

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 MSAs. 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: All Agencies have adopted the following language. Affordable housing (including multi-family 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.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System (Board), Office of the Comptroller of the Currency (OCC), and the Federal Deposit Insurance Corporation (FDIC) have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- I. Low-or moderate-income geographies;
- II. Designated disaster areas; or
- III. Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, FDIC, and OCC, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

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.

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 under the Lending, Investment, and Service Tests 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).

APPENDIX C – GLOSSARY (Continued)

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 MSA 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 multi-family (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 under the Lending, Investment, and Service Tests 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 MSA or a metropolitan division (MD) as defined by the Office of Management and Budget. An 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. An MD is a division of an MSA based on specific criteria including commuting patterns. Only an 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.

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

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.

APPENDIX C – GLOSSARY (Continued)

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 MA. 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 MA, the institution will receive a rating for the multistate MA.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Call Report and the Thrift Financial Reporting (TFR) 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 instructions for preparation of the Call Report. 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 at least 120 percent of the area median income, or a median family income at least 120 percent, in the case of a geography.

APPENDIX D – ASSESSMENT AREA DEMOGRAPHIC TABLES

Combined Demographics Report

Assessment Area: FL Palm Beach-Broward

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	45	5.7%	33,645	4.2%	9,279	27.6%	175,492	22.0%
Moderate-income	218	27.6%	217,683	27.2%	31,226	14.3%	143,372	17.9%
Middle-income	235	29.7%	246,788	30.9%	17,102	6.9%	146,276	18.3%
Upper-income	269	34.1%	293,725	36.7%	12,330	4.2%	334,200	41.8%
Unknown-income	23	2.9%	7,499	0.9%	1,490	19.9%	0	0.0%
Total Assessment Area	790	100.0%	799,340	100.0%	71,427	8.9%	799,340	100.0%
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacant	
		#	%	%	#	%	#	%
Low-income	74,462	28,528	3.4%	38.3%	33,125	44.5%	12,809	17.2%
Moderate-income	431,917	198,311	23.8%	45.9%	166,501	38.5%	67,105	15.5%
Middle-income	462,879	262,957	31.5%	56.8%	133,231	28.8%	66,691	14.4%
Upper-income	529,008	336,753	40.4%	63.7%	97,695	18.5%	94,560	17.9%
Unknown-income	18,191	7,357	0.9%	40.4%	6,082	33.4%	4,752	26.1%
Total Assessment Area	1,516,457	833,906	100.0%	55.0%	436,634	28.8%	245,917	16.2%
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	8,208	3.2%	7,547	3.1%	582	4.3%	79	2.5%
Moderate-income	64,367	24.7%	59,691	24.5%	4,092	30.2%	584	18.8%
Middle-income	77,722	29.9%	73,393	30.1%	3,536	26.1%	793	25.6%
Upper-income	105,965	40.7%	99,638	40.9%	4,745	35.1%	1,582	51.0%
Unknown-income	3,846	1.5%	3,201	1.3%	582	4.3%	63	2.0%
Total Assessment Area	260,108	100.0%	243,470	100.0%	13,537	100.0%	3,101	100.0%
	Percentage of Total Businesses:			93.6%		5.2%		1.2%
	Total Farms by Tract		Farms by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low-income	32	2.6%	26	2.2%	6	12.5%	0	0.0%
Moderate-income	218	17.6%	206	17.3%	12	25.0%	0	0.0%
Middle-income	370	29.9%	358	30.1%	12	25.0%	0	0.0%
Upper-income	605	48.9%	589	49.5%	16	33.3%	0	0.0%
Unknown-income	12	1.0%	10	0.8%	2	4.2%	0	0.0%
Total Assessment Area	1,237	100.0%	1,189	100.0%	48	100.0%	0	0.0%
	Percentage of Total Farms:			96.1%		3.9%		0.0%

Based on 2024 FFIEC Census Data and 2024 D&B Information

APPENDIX E – LENDING TABLES

Geographic Distribution of Small Business Loans

Assessment Area: FL Palm Beach-Broward

PRODUCT TYPE	Tract Income Levels	Bank Lending & Demographic Data				
		2024				
		Count		Dollar		Total Businesses
		#	%	\$ (000s)	\$ %	%
SMALL BUSINESSES	Low	2	6.3%	1,062	11.8%	3.2%
	Moderate	8	25.0%	2,478	27.4%	24.7%
	Middle	6	18.8%	1,180	13.1%	29.9%
	Upper	13	40.6%	3,798	42.1%	40.7%
	Unknown	3	9.4%	509	5.6%	1.5%
	<i>Total</i>	32	100%	9,028	100%	100.0%

Originations & Purchases

Based on 2024 FFIEC Census Data; 2016-2020 ACS data; 2024 D&B information

Percentages may not total 100 percent due to rounding

Geographic Distribution of Home Equity Lines of Credit

Assessment Area: FL Palm Beach-Broward

Tract Income Levels	Bank Lending & Demographic Data				
	2024				
	Count		Dollar		Owner Occupied Units
	#	%	\$ (000s)	\$ %	%
Low	1	2.2%	150	0.5%	3.4%
Moderate	2	4.3%	750	2.5%	23.8%
Middle	19	41.3%	11,854	40.0%	31.5%
Upper	24	52.2%	16,863	56.9%	40.4%
Unknown	0	0.0%	0	0.0%	0.9%
<i>Total</i>	46	100%	29,617	100%	100.0%

Originations & Purchases

Based on 2024 FFIEC Census Data; 2016-2020 ACS data

Percentages may not total 100 percent due to rounding

APPENDIX E – LENDING TABLES (Continued)

Small Business Loans by Business Revenue & Loan Size

Assessment Area: FL Palm Beach-Broward

		Bank Lending & Demographic Data				
		2024				
		Count		Dollar		Total Businesses
		#	%	\$ (000s)	\$ %	%
Revenue	\$1 Million or Less	16	50.0%	5,563	61.6%	93.6%
	Over \$1 Million	13	40.6%	3,201	35.5%	5.2%
	<i>Total Rev. available</i>	29	90.6%	8,764	97.1%	98.8%
	Rev. Not Known	3	9.4%	264	2.9%	1.2%
	<i>Total</i>	32	100%	9,028	100%	100%
Loan Size	\$100,000 or Less	10	31.3%	560	6.2%	
	\$100,001 - \$250,000	7	21.9%	1,159	12.8%	
	\$250,001 - \$1 Million	15	46.9%	7,309	81.0%	
	<i>Total</i>	32	100%	9,028	100%	
Loan Size & Rev \$1 Mill or Less	\$100,000 or Less	3	18.8%	121	2.2%	
	\$100,001 - \$250,000	3	18.8%	517	9.3%	
	\$250,001 - \$1 Million	10	62.5%	4,925	88.5%	
	<i>Total</i>	16	100%	5,563	100%	

Originations & Purchases

Based on 2024 FFIEC Census Data; 2016-2020 ACS data; 2024 D&B information

Percentages may not total 100 percent due to rounding

Borrower Distribution of Home Equity Lines of Credit

Assessment Area: FL Palm Beach-Broward

Household Income Levels	Bank Lending & Demographic Data				
	2024				
	Count		Dollar		Families by Family Income
	#	%	\$ (000s)	\$ %	%
Low	2	4.3%	212	0.7%	22.0%
Moderate	2	4.3%	114	0.4%	17.9%
Middle	6	13.0%	1,124	3.8%	18.3%
Upper	27	58.7%	26,264	88.7%	41.8%
Unknown	9	19.6%	1,902	6.4%	
<i>Total</i>	46	100.0%	29,617	100.0%	100.0%

Originations & Purchases

Based on 2024 FFIEC Census Data; 2016-2020 ACS data

Percentages may not total 100 percent due to rounding