



PUBLIC DISCLOSURE

October 21, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Auburn State Bank
RSSD# 979151

1212 J Street
Auburn, Nebraska 68305

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

Auburn State Bank (the bank) is rated Satisfactory. This rating is based on the following conclusions with respect to the performance criteria:

- 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.
- 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.
- A geographic distribution analysis of loans was not conducted as the AA consisted solely of middle-income census tracts for a portion of the review period and did not have sufficient volume for a meaningful analysis in the remainder of the review period.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for 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 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. Lending performance was assessed within the bank's only AA. Examiners reviewed the following data:

- The bank's 18-quarter average NLTD ratio;
- A sample of 69 residential real estate loans from a universe of 105 outstanding loans originated between October 6, 2020 and December 31, 2023;
- A sample of 47 motor vehicle secured loans from a universe of 62 outstanding loans originated between January 1, 2023 and December 31, 2023; and
- A sample of 41 small farm loans from a universe of 52 outstanding loans originated between January 1, 2023 and December 31, 2023.

DESCRIPTION OF INSTITUTION

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

- The bank has total assets of \$250.5 million as of June 30, 2024.
- The bank’s operations are facilitated solely from its headquarters in Auburn.
- The bank operates two stand-alone cash dispensing-only automated teller machines (ATMs) in Auburn.
- The bank is primarily an agricultural lender, followed by residential real estate lending, as illustrated in Table 1.

Table 1

Composition of Loan Portfolio as of June 30, 2024		
Loan Type	\$(000)	%
Construction and Land Development	601	0.6
Farmland	40,352	38.4
1- to 4-Family Residential Real Estate	23,171	22.1
Multifamily Residential Real Estate	8,691	8.3
Nonfarm Nonresidential Real Estate	4,883	4.7
Agricultural	22,515	21.4
Commercial and Industrial	1,959	1.9
Consumer	2,670	2.5
Other	140	0.1
Gross Loans	104,982	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 October 5, 2020 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 AA consists of the entirety of Nemaha County, which is located in the southeastern portion of the state of Nebraska (see Appendix A for an AA map and Appendix B for additional demographic data).

- The bank has not made any changes to its AA delineation since the prior evaluation.
- Previously, the AA was comprised of one middle- and one upper-income census tract. Effective in 2022, following the 2016-2020 American Community Survey (ACS) data release, the AA composition changed to include two middle-income census tracts.
- Based on the June 30, 2024, Federal Depository Insurance Corporation (FDIC) Summary of Deposits Market Share data, the bank held a 59.2 percent share of deposits in the AA, which ranked first among four FDIC-insured financial institutions operating in the AA from a total of five banking offices.
- An interview with a community member previously conducted as part of the CRA evaluation of an area financial institution was reviewed to ascertain the credit needs of the community, the responsiveness of area banks in meeting those credit needs, and to obtain perspective on local area economic and housing conditions. The community member represents a state agency with knowledge of area economic and housing needs.

Table 2

Population Change			
Assessment Area: Nemaha County			
Area	2015 Population	2020 Population	Percent Change
Nemaha County	7,168	7,074	(1.3)
NonMSA Nebraska	679,331	672,190	(1.1)
Nebraska	1,869,365	1,961,504	4.9
<i>Source: 2020 U.S. Census Bureau: Decennial Census 2011-2015 U.S. Census Bureau: American Community Survey</i>			

- As illustrated in Table 2, the population of the AA (Nemaha County) experienced a slight decline between 2015 ACS data and the most recent 2020 Decennial Census data.
- The AA contains an aging population, with a smaller concentration of primarily working-age individuals when compared to other rural statewide areas and statewide figures. The AA contains a lower population of individuals in the 25 to 64 years age group, at 44.9 percent, when compared to other nonmetropolitan statewide areas and the statewide figure, at 47.7 percent and 48.8 percent, respectively. Additionally, 19.8 percent of the AA population is in the 65 years and over age group, which is generally reflective of other nonmetropolitan areas in the state, at 19.6 percent, and above the statewide figure of 15.4 percent.

Table 3

Median Family Income Change			
Assessment Area: Nemaha County			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Nemaha County	79,824	68,053	(14.7)
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.

- The AA contains a higher concentration of low-income families, at 24.9 percent, than other rural statewide areas and the statewide figure, at 18.4 percent and 18.6 percent, respectively.
- Similarly, the AA contains a higher proportion of families below poverty, at 10.1 percent, when compared to other rural statewide areas and the state figure, at 7.1 percent and 6.6 percent, respectively.

Table 4

Housing Cost Burden						
Assessment Area: Nemaha County						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Nemaha County	58.2	2.3	24.9	43.5	31.3	17.5
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

- As illustrated in Table 4, the AA contains less housing cost burden, particularly for LMI renters, when compared to other rural statewide areas and the statewide figures. Housing cost burden for homeowners is mixed between less burden on low-income homeowners while being elevated for moderate-income homeowners.
- The AA affordability ratio of 51.8 percent further represents more affordable housing in the AA compared to other rural statewide areas and the statewide figure of 44.0 percent and 38.4 percent, respectively.
- Housing affordability in the AA may be correlated with a much lower median housing value, at \$97,162, when compared to other rural statewide areas and the statewide figure of \$126,095 and \$164,000, respectively.

Table 5

Unemployment Rates					
Assessment Area: Nemaha County					
Area	2018	2019	2020	2021	2022
Nemaha County	3.5	3.7	3.6	2.4	2.4
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

- Unemployment rates in the AA have trended similarly to other nonmetropolitan statewide areas and the overall statewide figure, as illustrated in Table 5.
- The area’s primary economic and labor market is driven by agricultural industries. Within the Auburn community, the primary employers are Auburn Public Schools, Fast Global Solutions, Good Samaritan Society, Magnolia Metal Corporation, and Nemaha County Hospital. In addition, the community member indicated that many local residents commute for employment.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA

The bank’s overall lending test performance is Satisfactory. The bank’s net loan-to-deposit ratio reflects reasonable ability to provide credit in light of the bank’s size, financial condition, and credit needs of its AA. Additionally, a majority of the bank’s lending occurs within its AA, and the borrower distribution of the loans included in the evaluation reflects reasonable penetration levels.

For the borrower distribution of home mortgage lending, loan data for 2022 and 2023 was combined and evaluated aggregately within the AA, and compared to 2023 demographic data, as there were no significant changes during this portion of the review period. Loan data for 2020 and 2021 were similarly combined and evaluated in comparison to 2021 demographic data.

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 product offerings, geographic proximity to the bank, and asset size.

The bank’s NLTD ratio is reasonable. The 18-quarter NLTD ratio of 48.6 percent is within the range of similarly situated financial institutions. The bank has experienced significant growth in its pledged securities portfolio since the prior evaluation resulting in a greater restriction on its ability to fund loans. The impact of pledged securities on the NLTD ratio

was significantly higher for Auburn State Bank than it was for four of the five similarly situated banks.

Table 6

Comparative NLTD Ratios March 31, 2020 – June 30, 2024			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18-Quarter Average
Auburn State Bank	Auburn, NE	250,537	48.6
Similarly Situated Institutions			
State Bank	Table Rock, NE	131,640	101.5
Western National Bank	Chester, NE	240,861	81.9
Tecumseh Federal Bank	Tecumseh, NE	52,254	70.3
F&M Bank	Falls City, NE	127,140	54.9
First National Bank of Johnson	Johnson, NE	94,763	35.7

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AA. As illustrated in Table 7, the bank originated a majority of loans, by number and dollar volume, inside the AA.

Table 7

Lending Inside and Outside the Assessment Area								
Loan Type	Inside				Outside			
	#	%	\$(000)	%	#	%	\$(000)	%
Motor Vehicle	38	80.9	448	88.7	9	19.1	57	11.3
Residential Loans	53	76.8	5,862	54.2	16	23.2	4,960	45.8
Small Farm	31	75.6	2,574	76.3	10	24.4	799	23.7
Total Loans	122	77.7	8,884	60.4	35	22.3	5,816	39.6

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

Geographic Distribution of Loans

The bank’s distribution of lending within its AA by income level of census tracts was not evaluated. The AA consisted of only middle-income census tracts in 2022 and 2023, resulting in a geographic distribution analysis not being meaningful for these years, as there are no low-, moderate-, or upper-income census tracts in the AA for comparative purposes. While the AA consisted of a middle- and an upper-income census tract in 2020 and 2021, only residential real estate loans were evaluated during this time period, with insufficient volume in these years to conduct a meaningful analysis.

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 home mortgage, motor vehicle, and small farm lending reflects a reasonable distribution among individuals of different income levels and farms of different sizes, respectively.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The distribution of 2022 and 2023 home mortgage loans among low-income borrowers was below the percentage of families by family income (demographic figure). Lending among moderate-income borrowers was comparable to the demographic figure. A review of three-year average aggregate home mortgage loan data (aggregate loan data) for 2020, 2021, and 2022, as reported by originating financial institutions in the AA, was reviewed to ascertain local demand for credit. According to the data, 6.7 percent of loans over the three-year period were originated among area low-income borrowers by number volume and 3.5 percent by dollar volume. Lending among moderate-income borrowers was 17.4 percent by number volume and 11.1 percent by dollar volume. While not a direct comparison to the bank’s performance, the aggregate loan data provides a relevant proxy to understand area lending performance in light of local conditions and competition that may impact financial institutions originating loans in the AA.

The borrower distribution of home mortgage lending in 2020 and 2021 reflected penetration levels which were below the performance of 2022 and 2023 lending patterns, although not to an extent that impacted the conclusion of lending performance.

Table 8

Distribution of 2022 and 2023 Residential Lending By Borrower Income Level									
Assessment Area: Nemaha County									
Borrower Income Level	Bank Loans By Year								Families by Family Income %
	2022				2023				
	#	%	\$(000)	%	#	%	\$(000)	%	
Low	0	0.0	0	0.0	3	16.7	123	6.1	24.9
Moderate	2	11.8	86	4.5	3	16.7	94	4.7	19.3
Middle	5	29.4	666	34.5	3	16.7	385	19.1	16.1
Upper	10	58.8	1,178	61.0	9	50.0	1,409	70.0	39.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Total	17	100.0	1,931	100.0	18	100.0	2,012	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 borrower distribution of small farm lending is reasonable. The distribution of 2023 lending to farms with revenues of \$1 million or less (small farms) was comparable to the percentage of small farms in the AA. Additionally, a review of lending by loan size to small farms further supports the bank’s responsiveness to the needs of small farm entities which typically request financing in increments of \$250,000 or less for operating needs.

Table 9

Distribution of 2023 Small Farm Lending By Revenue Size of Farms					
Assessment Area: Nemaha County					
	Bank Loans				Total Farms %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	24	77.4	1,147	44.6	100.0
Over \$1 Million	7	22.6	1,428	55.5	0.0
Revenue Unknown	0	0.0	0	0.0	0.0
Total	31	100.0	2,574	100.0	100.0
By Loan Size					
\$100,000 or Less	24	77.4	758	29.4	
\$100,001 - \$250,000	4	12.9	729	28.3	
\$250,001 - \$500,000	3	9.7	1,088	42.3	
Total	31	100.0	2,574	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	21	87.5	565	49.3	
\$100,001 - \$250,000	2	8.3	322	28.1	
\$250,001 - \$500,000	1	4.2	260	22.7	
Total	24	100.0	1,147	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>					

Motor Vehicle Lending

The borrower distribution of motor vehicle lending is reasonable. As illustrated in Table 10, the distribution of motor vehicle loans to low-income borrowers was comparable to the percentage of low-income households in the AA. While the bank’s lending to moderate-income borrowers reflected a concentration of lending that was below the percentage of moderate-income households in the AA, this did not lower the overall conclusion.

Table 10

Distribution of 2023 Motor Vehicle Lending By Borrower Income Level						
Assessment Area: Nemaha County						
Borrower Income Level	Bank Loans				Households by Household Income %	
	#	#%	\$(000)	%		
Low	12	31.6	110	24.6	26.2	
Moderate	4	10.5	24	5.4	17.8	
Middle	7	18.4	125	27.9	17.3	
Upper	4	10.5	74	16.5	38.7	
Unknown	11	28.9	115	25.7	0.0	
Total	38	100.0	448	100.0	100.0	

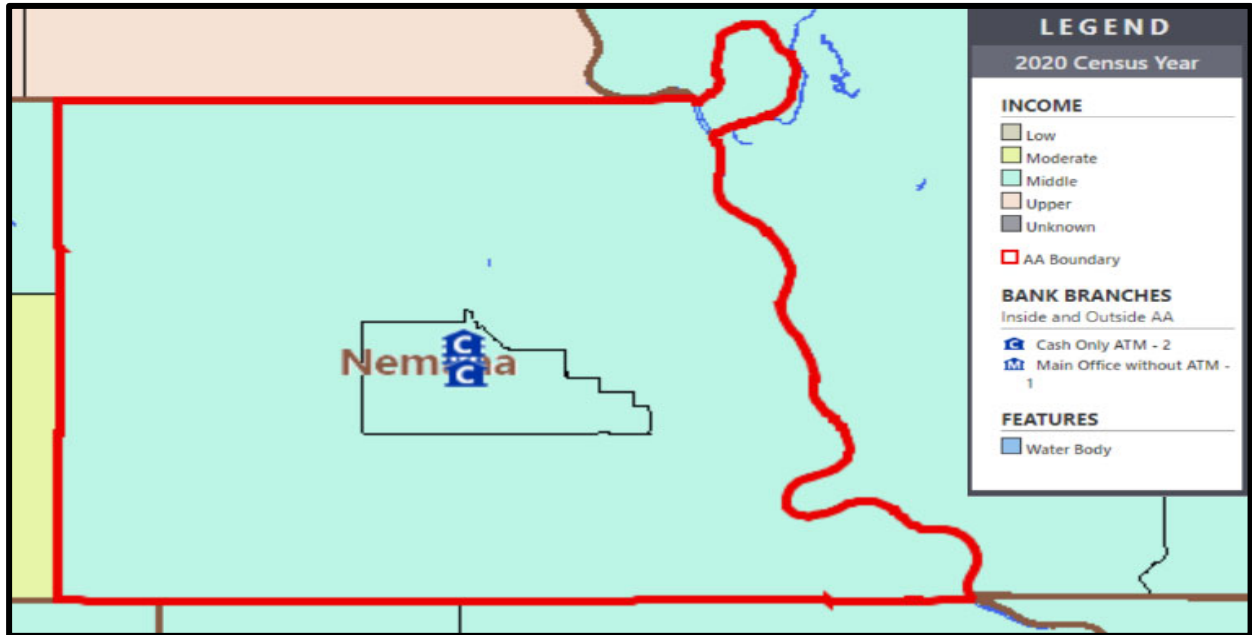
Source: 2023 FFIEC Census Data
2016-2020 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

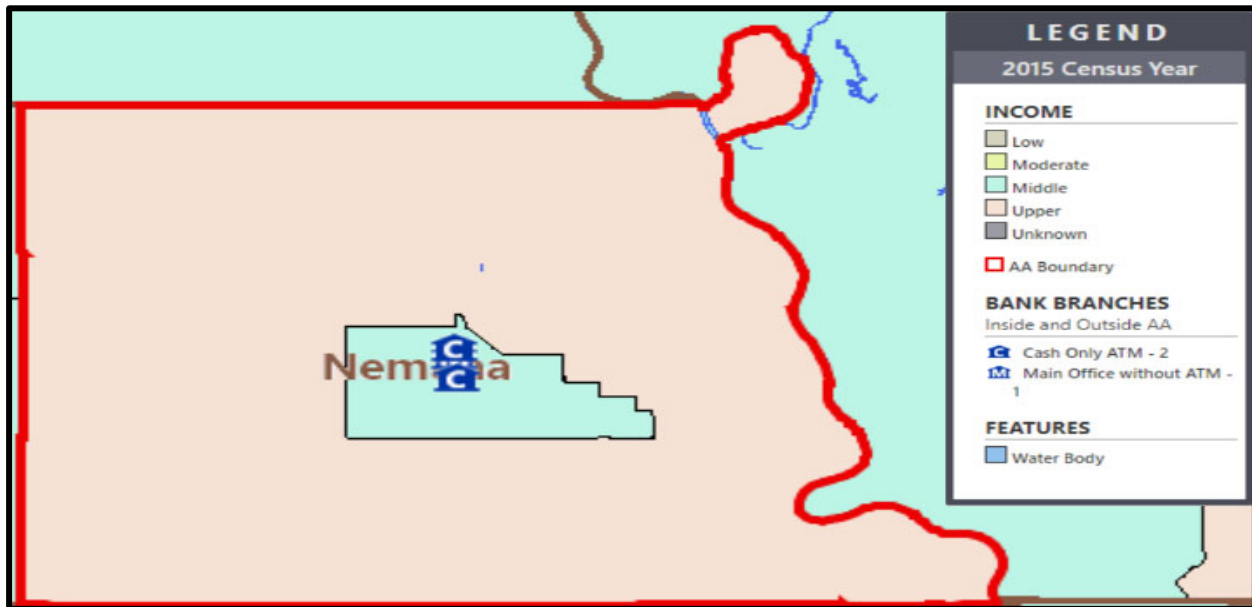
Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited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

APPENDIX A – MAP OF THE ASSESSMENT AREA

Map A-1
2022-2023



Map A-2
2020-2021



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2023 Nemaha County 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	458	24.9
Moderate	0	0.0	0	0.0	0	0.0	355	19.3
Middle	2	100.0	1,839	100.0	186	10.1	296	16.1
Upper	0	0.0	0	0.0	0	0.0	730	39.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2	100.0	1,839	100.0	186	10.1	1,839	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	3,496	2,117	100.0	60.6	795	22.7	584	16.7
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	3,496	2,117	100.0	60.6	795	22.7	584	16.7
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	334	100.0	300	100.0	20	100.0	14	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	334	100.0	300	100.0	20	100.0	14	100.0
Percentage of Total Businesses:				89.8		6.0		4.2
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	75	100.0	75	100.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	75	100.0	75	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
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.								

Table B-2

2022 Nemaha County 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	458	24.9
Moderate	0	0.0	0	0.0	0	0.0	355	19.3
Middle	2	100.0	1,839	100.0	186	10.1	296	16.1
Upper	0	0.0	0	0.0	0	0.0	730	39.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2	100.0	1,839	100.0	186	10.1	1,839	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	3,496	2,117	100.0	60.6	795	22.7	584	16.7
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	3,496	2,117	100.0	60.6	795	22.7	584	16.7
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	347	100.0	313	100.0	20	100.0	14	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	347	100.0	313	100.0	20	100.0	14	100.0
Percentage of Total Businesses:				90.2		5.8		4.0
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	75	100.0	75	100.0	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	75	100.0	75	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table B-3

2021 Nemaha County 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	256	14.2
Moderate	0	0.0	0	0.0	0	0.0	327	18.1
Middle	1	50.0	925	51.2	35	3.8	350	19.4
Upper	1	50.0	881	48.8	33	3.7	873	48.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2	100.0	1,806	100.0	68	3.8	1,806	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	1,790	898	43.9	50.2	521	29.1	371	20.7
Upper	1,708	1,146	56.1	67.1	312	18.3	250	14.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	3,498	2,044	100.0	58.4	833	23.8	621	17.8
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	226	64.8	207	65.9	14	70.0	5	33.3
Upper	123	35.2	107	34.1	6	30.0	10	66.7
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	349	100.0	314	100.0	20	100.0	15	100.0
Percentage of Total Businesses:				90.0		5.7		4.3
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	14	17.9	14	17.9	0	0.0	0	0.0
Upper	64	82.1	64	82.1	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	78	100.0	78	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table B-4

2020 Nemaha County 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	256	14.2
Moderate	0	0.0	0	0.0	0	0.0	327	18.1
Middle	1	50.0	925	51.2	35	3.8	350	19.4
Upper	1	50.0	881	48.8	33	3.7	873	48.3
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	2	100.0	1,806	100.0	68	3.8	1,806	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	0	0	0.0	0.0	0	0.0	0	0.0
Middle	1,790	898	43.9	50.2	521	29.1	371	20.7
Upper	1,708	1,146	56.1	67.1	312	18.3	250	14.6
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	3,498	2,044	100.0	58.4	833	23.8	621	17.8
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	233	65.3	214	66.0	14	70.0	5	38.5
Upper	124	34.7	110	34.0	6	30.0	8	61.5
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	357	100.0	324	100.0	20	100.0	13	100.0
Percentage of Total Businesses:				90.8		5.6		3.6
	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	0	0.0	0	0.0	0	0.0	0	0.0
Middle	15	19.0	15	19.0	0	0.0	0	0.0
Upper	64	81.0	64	81.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	79	100.0	79	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
Source: 2020 FFIEC Census Data 2020 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

APPENDIX C – ADDITIONAL LENDING TABLES

Table C-1

Distribution of 2020 and 2021 Residential Lending By Income Level of Geography									
Assessment Area: Nemaha County									
Geographic Income Level	Bank Loans By Year								Owner Occupied Units %
	2020				2021				
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Middle	2	50.0	274	61.7	8	57.1	794	53.8	43.9
Upper	2	50.0	170	38.3	6	42.9	681	46.2	56.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	0	0.0	0	0.0	
Total	4	100.0	444	100.0	14	100.0	1,475	100.0	100.0

Source: 2021 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

APPENDIX D – GEOGRAPHIC LENDING TABLES

Table D-1

Distribution of 2022 and 2023 Residential Lending By Income Level of Geography									
Assessment Area: Nemaha County									
Geographic Income Level	Bank Loans By Year								Owner Occupied Units %
	2022				2023				
	#	#%	\$(000)	\$%	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Middle	17	100.0	1,931	100.0	18	100.0	2,012	100.0	100.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	0	0.0	0	0.0	
Total	17	100.0	1,931	100.0	18	100.0	2,012	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.

Table D-2

Distribution of 2023 Small Farm Lending By Income Level of Geography					
Assessment Area: Nemaha County					
Geographic Income Level	Bank Loans				Total Farms %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	31	100.0	2,574	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	31	100.0	2,574	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.

Table D-3

Distribution of 2023 Motor Vehicle Lending By Income Level of Geography					
Assessment Area: Nemaha County					
Geographic Income Level	Bank Loans				Households %
	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0.0
Middle	38	100.0	448	100.0	100.0
Upper	0	0.0	0	0.0	0.0
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	38	100.0	448	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.

Table D-4

Distribution of 2020 and 2021 Residential Lending By Income Level of Geography									
Assessment Area: Nemaha County									
Geographic Income Level	Bank Loans By Year								Owner Occupied Units %
	2020				2021				
	#	#%	\$(000)	%	#	#%	\$(000)	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Middle	2	50.0	274	61.7	8	57.1	794	53.8	43.9
Upper	2	50.0	170	38.3	6	42.9	681	46.2	56.1
Unknown	0	0.0	0	0.0	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	0	0.0	0	0.0	
Total	4	100.0	444	100.0	14	100.0	1,475	100.0	100.0

Source: 2021 FFIEC Census Data

2011-2015 U.S. Census Bureau: American Community Survey

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

APPENDIX E – 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.