

# Security Savings Bank

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## Community Reinvestment Act Public File

2025

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# Section 1

## Written Comments

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There have been no public written comments in the current or preceding two calendar years.

## Section 2

### *SECURITY SAVINGS BANK*

#### CRA PERFORMANCE EVALUATION

THIS SECTION OF THE PUBLIC FILE CONTAINS A COPY OF THE PUBLIC SECTION OF SECURITY SAVINGS BANK'S MOST RECENT CRA PERFORMANCE EVALUATION PREPARED BY THE FDIC. THE BANK PLACES THIS COPY IN THE PUBLIC FILE WITHIN 30 DAYS AFTER ITS RECEIPT FROM THE FDIC.

# **PUBLIC DISCLOSURE**

July 28, 2025

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

Security Savings Bank  
Certificate Number: 28925

220 East Broadway  
Monmouth, Illinois 61462-1871

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

300 South Riverside Plaza, Suite 1700  
Chicago, Illinois 60606

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

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## INSTITUTION RATING

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

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

Security Savings Bank's (SSB) satisfactory Community Reinvestment Act (CRA) performance under the Lending Test supports the overall rating. The following points summarize the bank's Lending Test performance:

- The average loan-to-deposit ratio is reasonable.
- SSB originated a substantial majority of its agricultural loans and a majority of its commercial and residential loans in the assessment area (AA).
- The AA contains all middle- and upper -income census tracts; therefore, a review of the geographic distribution of loans would not result in any meaningful conclusions. This criterion carries no weight in the overall CRA rating.
- The distribution of loans reflects reasonable penetration to farms and businesses of different sizes and borrowers of different incomes given the demographics of the AA.
- The bank has not received any CRA-related complaints since the prior evaluation. Therefore, this factor was not considered in the overall rating.

## DESCRIPTION OF INSTITUTION

### **Background**

SSB is wholly owned by Security Bancorp, MHC, Monmouth, Illinois, a one-bank holding company. The institution does not have any affiliates. The main office is located in Monmouth, Illinois, which is located in Warren County in west central Illinois. The institution operates one additional branch in Stronghurst, Illinois, which is located approximately 25 miles southwest of Monmouth in Henderson County. SSB has not opened or closed any branches since the previous evaluation. The bank received a satisfactory rating at the previous FDIC examination, dated December 9, 2019, utilizing Interagency Small Institution Examination Procedures,

### **Operations**

SSB is a full-service institution that offers an array of conventional loan and deposit products. The institution has two automated teller machines (ATMs) that are located at the main office in Monmouth and at the branch office in Stronghurst and mobile banking is offered. Deposit products include checking, savings, and certificates of deposit. Agricultural and commercial loans are extended for acquiring land, operating funds, and equipment purchases. For residential loans, the bank offers loans for home purchase, refinance, home equity, and construction. SSB sells long-term fixed rate residential real estate loans on the secondary market.

### **Ability and Capacity**

According to the March 31, 2025, Call Report, SSB reported \$243.2 million in total loans, \$218.4 million in total deposits, and \$152.5 million in total loans. Total assets and total deposits have increased by approximately 22.2 and 24.3 percent, respectively, since the previous evaluation. Total loans have increased by approximately 7.0 percent for the same period. The following table illustrates the loan portfolio distribution.

<i>Loan Portfolio Distribution as of March 31, 2025</i>		
<b>Loan Category</b>	<b>\$ (000s)</b>	<b>%</b>
Construction and Land Development	475	0.3
Secured by Farmland	48,590	31.9
Secured by 1-4 Family Residential Properties	22,417	14.7
Secured by Multifamily (5 or more) Residential Properties	517	0.3
Secured by Nonfarm Nonresidential Properties	9,234	6.0
<b>Total Real Estate Loans</b>	<b>81,233</b>	<b>53.3</b>
Commercial and Industrial Loans	7,736	5.1
Agricultural Loans	50,781	33.3
Consumer Loans	12,688	8.3
Other Loans	23	0.0
Less: Unearned Income	0	0.0
<b>Total Loans</b>	<b>152,461</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</i>		



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

## DESCRIPTION OF ASSESSMENT AREA

SSB has designated all of Warren County (tracts 8701, 8702, 8703, 8704, and 8705) and Henderson County (tracts 9733, 9734, and 9735) as its assessment area. Both counties are contiguous and located in a non-metropolitan statistical area (non-MSA) in downstate Illinois. The assessment area only consists of whole geographies, includes the tracts where the institution’s offices are located, and does not reflect illegal discrimination or arbitrarily exclude any low- or moderate-income areas.

According to the 2020 American Community Survey (ACS) data, the AA area is comprised of seven middle-income census tracts and one upper-income census tract. There are no low- or moderate- income census tracts in or adjacent to the assessment area. The City of Monmouth consists of two middle-income census tracts. SSB’s main office in Monmouth and the branch in Stronghurst are both located in middle-income census tracts. All three tracts in Henderson County are classified as distressed middle-income geographies due to population loss. There are four other financial institutions located in Monmouth with several others located in, and adjacent to, the assessment area.

### **Economic and Demographic Data**

The following table outlines the demographic and economic characteristics of the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A* % of #
Geographies (Census Tracts)	8	0.0	0.0	87.5	12.5	0.0
Population by Geography	23,222	0.0	0.0	89.0	11.0	0.0
Housing Units by Geography	11,555	0.0	0.0	89.2	10.8	0.0
Owner-Occupied Units by Geography	7,637	0.0	0.0	86.9	13.1	0.0
Occupied Rental Units by Geography	2,180	0.0	0.0	93.9	6.1	0.0
Vacant Units by Geography	1,738	0.0	0.0	93.5	6.5	0.0
Businesses by Geography	1,564	0.0	0.0	89.1	10.9	0.0
Farms by Geography	276	0.0	0.0	79.7	20.3	0.0
Family Distribution by Income Level	6,570	18.1	19.9	23.8	38.2	0.0
Household Distribution by Income Level	9,817	19.4	17.0	19.5	44.1	0.0
Illinois Non-MSA Median Family Income		\$67,835	Median Housing Value			\$ 87,532
			Median Gross Rent			\$635
Sources: 2020 Census; 2024 D&B Data; Due to rounding, totals may not equal 100%.			Families Below Poverty Level			8.0%

The analysis of small farm and small business loans under the borrower profile criterion compares the distribution of farms and businesses by gross annual revenue (GAR). According to the 2024 D&B data, there are 276 farms in the assessment area. GARs for these farms are as follows:

- 98.9 percent have \$1 million or less;
- 0.4 percent have more than \$1 million; and
- 0.7 percent have unknown revenues.

There are also 1,564 businesses in the assessment area according to D&B data. GARs for these businesses are as follows:

- 79.6 percent have \$1 million or less;
- 3.8 percent have more than \$1 million; and
- 16.6 percent have unknown revenues.

The AA is largely rural in nature with agricultural-related businesses and occupations responsible for a large percentage of employment. Specifically, agriculture, forestry, fishing, and hunting (15 percent) represent the largest portion of businesses in the AA followed by retail trade (8.3 percent); construction (6.4 percent); transportation and warehousing (5.2%); and Professional, scientific, and technical services (5.1%). In addition, 72.7 percent of businesses in the AA have four or fewer employees and 86.1 percent operate from a single location.

As of May 2025, the Illinois Department of Employment Security reports the unemployment rate for Warren County at 3.6 percent and Henderson County 3.3 percent. These figures are lower when compared to the State of Illinois unemployment rate of 4.4 percent as well as the national rate of 4.0 percent. The unemployment rates for 2024 decreased for the same time period when the unemployment rates were 4.4 percent in Warren County and 4.1 percent in Henderson County.

The evaluation used the 2024 FFIEC-updated median family income (MFI) levels to analyze home mortgage loans under the Borrower Profile criterion. Since the AA is not located in an MSA, examiners used the statewide non-MSA MFI figure for the State of Illinois and the corresponding income levels shown in the following table.

Estimated Median Family Income Ranges					
Year	MFI	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
Non-Metro Median Family Income For ILLINOIS					
2024	\$ 82,800	< \$41,400	\$41,400 to < \$66,240	\$66,240 to < \$99,360	≥ \$99,360
Source: FFIEC					

## **Competition**

The assessment area exhibits a slightly competitive financial services market centered around Monmouth. According to the FDIC Deposit Market Share data as of June 30, 2025, nine FDIC-insured financial institutions operate 12 full-service offices within Warren and Henderson Counties. Of the nine institutions in the AA, SSB ranked 2<sup>nd</sup> with 24.2 percent of the deposit market share.

Several community banks maintain an office in Monmouth and surrounding communities throughout, and adjacent to, the assessment area. There is a strong demand for farm loans with several other banks actively serving the area.

### **Community Contacts**

As part of the evaluation process, examiners conducted a community contact in the AA to assist in identifying credit and community development needs. This information helps determine whether local financial institutions are responsive to these needs. It also shows what credit and community development opportunities are available. Examiners contacted a representative from an agricultural-focused organization that supports local farmers by promoting favorable legislative initiatives, performing public relations, and providing educational meetings and materials.

While local farmers are generally able to obtain credit from local financial institutions, the contact stated there is currently a lack of cash flow due to economic conditions and rising interest rates. Crop pricing uncertainty will continue for several months to come. Local banks are adequately providing working capital and land acquisition loans to area farmers. The contact noted additional financing options for smaller farming operations was a credit need but was unaware of any other unmet credit needs. The representative also indicated significant competition for agricultural loans between financial institutions and other non-bank agricultural lenders in the area. The contact also stated that all of the local financial institutions are generally involved in the community and are committed to assisting consumers, business owners, farmers, and homebuyers with financing.

### **Credit Needs**

Considering information from the community contact and demographic data, examiners determined that agriculture and commercial lending are needed given the number of farms and businesses operating in the AA.

## **SCOPE OF EVALUATION**

### **General Information**

This evaluation covers the period from the prior CRA evaluation dated December 9, 2019, to the current evaluation dated July 28, 2025. Examiners used the Interagency Small Institution Examination Procedures to evaluate SSB's CRA performance, which includes the small bank Lending Test. The performance is evaluated according to the following criteria: LTD ratio, AA concentration, geographic distribution, borrower profile, and response to CRA-related complaints.

### **Activities Reviewed**

Examiners determined that SSB's major product lines are agricultural, residential, and commercial loans. This conclusion considered the bank's business strategy, and the number and dollar volume of loans originated during the evaluation period.

As of March 31, 2025, agricultural loans represented 65.2 percent, residential loans represented 14.7 percent, and commercial loans represented 11.1 percent of the total loan portfolio, by dollar

amount. Since the prior evaluation, agricultural loans increased 21 percent, residential loans increased 35 percent, and commercial loans increased six percent by dollar amount. Examiners gave more consideration to agricultural loans because this loan type represents the bank's main lending focus and business strategy. Consumer loans only represented 8.3 percent of the total loan portfolio and are not included in the evaluation since it is not a major lending focus of the bank and represents a smaller percentage of the loan portfolio.

Examiners reviewed the universe of agricultural, residential, and commercial loans extended from January 1, 2024, through December 31, 2024, to evaluate the bank's performance for lending within the assessment area, geographic distribution, and borrower income distribution.

The loans included in this evaluation are considered representative of SSB's lending performance during the entire period since the last evaluation. SSB is not required to report small business and small farm loan data and opted not to do so; therefore, examiners compared its performance to D&B demographic data. The bank is also not required to report home mortgage loans for Home Mortgage Disclosure Act (HMDA) purposes. As such, the home mortgage lending performance was compared to the 2020 US Census data. The following table represents the loan products reviewed during this evaluation.

Loan Products Reviewed		
Loan Category	Universe	
	#	\$(000s)
Small Farm Loans	81	9,047
Home Mortgage Loans	58	4,965
Small Business Loans	62	4,417
<i>Source: Bank Records from 1/1/2024 through 12/31/2024</i>		

Lastly, while the number and dollar volume of loans are presented, examiners emphasized performance by number of loans because it is a better indicator of the number of businesses, farms, and individuals served.

## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

SSB demonstrates reasonable CRA performance. The bank's lending performance in the assessment area provides support for this conclusion. The evaluation of SSB's lending performance is based on a review of small farm, home mortgage, and small business lending activity during the evaluation period.

### Loan-to-Deposit Ratio

SSB's net loan-to-deposit (LTD) ratio is reasonable given its size, financial condition, and credit needs of the assessment area. The bank's average net loan-to-deposit ratio is 63.9 percent over the 22 calendar quarters since the prior evaluation. During this review period, the ratio ranged from a low of 52.8 percent as of March 31, 2022, to a high of 80.3 percent as of December 31, 2019. The LTD ratio has gradually declined throughout the evaluation period.

Examiners selected five similarly situated institutions (SSI) based on asset size, geographic location, and lending focus. SSB's average net LTD ratio was lower than two SSI and higher than three SSI, indicating that its level of lending volume is comparable to these institutions. All five SSIs were also experiencing LTD ratio declines over the 22 quarters since the prior evaluation. The following table provides additional information

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 3/31/2025 (\$000s)	Average Net LTD Ratio (%)
Security Savings Bank	243,150	63.9
Similarly Situated Institution #1	249,255	72.8
Similarly Situated Institution #2	319,378	70.3
Similarly Situated Institution #3	299,608	62.7
Similarly Situated Institution #4	159,679	47.3
Similarly Situated Institution #5	87,250	44.7
Source: Reports of Condition and Income 12/31/19 through 3/31/25		

### **Assessment Area Concentration**

SSB originated a majority of the loans included in this evaluation within the AA. All small farm, home mortgage, and small business loans originated during 2024 were analyzed to determine the portion of loans extended inside and outside the assessment area. SSB originated a substantial amount of its small farm loans and a majority of its home mortgage and small business loans to borrowers within its assessment area by both number and dollar amount. The following table provides further details about the number and dollar volume of loans originated inside and outside the assessment area.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000)				Total \$(000)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Farm										
2024	74	91.4	7	8.6	81	8,633	95.4	414	4.6	9,047
Home Mortgage										
2024	44	75.9	14	24.1	58	3,402	68.5	1,564	31.5	4,965
Small Business										
2024	53	85.5	9	14.5	62	3,865	87.5	552	12.5	4,417
Total	171	85.1	30	14.9	201	15,900	86.3	2,530	13.7	18,429
Source: Bank Data. Due to rounding, totals may not equal 100.0.										

## **Geographic Distribution**

As previously reflected in the Description of the Assessment Area section in the demographic data in this evaluation, the AA only contains seven middle-income and one upper-income census tracts and no low- and moderate-income tracts. As such, a review of the geographic distribution of loans would not result in any meaningful conclusions and therefore, this criterion carries no weight in the overall evaluation.

## **Borrower Profile**

Overall, the distribution of borrowers reflects reasonable penetration among farms and businesses of different sizes and individuals of different income levels in the assessment area. The reasonable performance in lending to small farms and small businesses and excellent performance in home mortgage lending supports this conclusion. Examiners focused on the percentage by number of small farm loans and small business loans to farms and businesses with gross annual revenues (GARs) of \$1 million or less. Examiners also focused on the percentage by number of home mortgage loans to low- and moderate-income borrowers.

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

SSB's performance in lending to small farms of different sizes is reasonable. The bank's lending performance was analyzed and compared to the percentage of farms with GARs of \$1 million or less. As shown in the following table, SSB's origination of agricultural-related loans at 78.4 percent is significantly below the 98.9 percent of total farming operations that reported GARs of \$1 million or less in the AA. In addition, the D&B data represents all farms in the AA, not just those farming operations seeking traditional bank financing. It is noted that 10 borrowers account for the 16 loans originated by the bank to farms with gross annual revenues over \$1 million. One borrower accounts for four of these loans totaling approximately \$919,000.

SSB's small farm lending performance was also compared to five SSIs operating in, or adjacent to, the AA with CRA evaluations performed during the evaluation period with small farm loans identified as a main lending focus. The percentage of small farm loans to farming operations reporting GARs of \$1 million or less for the five SSIs ranged from 94.6 percent to 57.1 percent by loan number. The bank's small farm lending performance is comparable to the lending performance of the SSIs. Considering these factors, SSB's performance is reasonable. Additional information regarding SSB's small farm lending performance is in the following table.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<= \$1,000,000					
2024	98.9	58	78.4	5,183	60
> \$1,000,000					
2024	0.4	16	21.6	3,450	40
Revenue Not Available					
2024	0.7	0	0.0	0	0.0
<b>Total</b>					
<b>2024</b>	<b>100.0</b>	<b>74</b>	<b>100.0</b>	<b>8,633</b>	<b>100.0</b>
<i>Sources: 2024 D&amp;B Data; Bank Data; Due to rounding, totals may not equal 100.0%</i>					

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

The overall distribution of home mortgage loans to individuals of different income levels, including low- and moderate-income borrowers, is excellent. An analysis was performed to determine the distribution of residential loans according to the borrowers' income as reported on the loan applications for 2024. The median family income levels are based on the HUD-estimated median family income levels for the non-MSA portions of Illinois for 2024.

SSB's level of home mortgage lending to low-income borrowers in 2024 was 22.7 percent, which exceeds the percentage of low-income families in the AA at 18.1 percent. According to the 2020 Census, 8.0 percent of families residing in the AA had incomes below the poverty level. These families typically do not possess the financial means to qualify for, or afford, a home mortgage loan which may affect the level of lending opportunities to this income segment. This context makes the bank's higher penetration to low-income families in the AA commendable. SSB's level of home mortgage lending to moderate-income borrowers was 29.5 percent in 2024, which significantly exceeds the percentage of moderate-income families at 19.9 percent in the AA.

The following table shows the bank's level of lending to families of various income segments.

<b>Distribution of Home Mortgage Loans by Borrower Income Level</b>					
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low					
2024	18.1	10	22.7	434	12.7
Moderate					
2024	19.9	13	29.5	990	29.1
Middle					
2024	23.8	16	36.4	1,376	36.4
Upper					
2024	38.2	5	11.4	603	11.4
NA					
2024	0.0	0	0.0	0	0.0
<b>Total</b>					
<b>2024</b>	<b>100.0</b>	<b>44</b>	<b>100.0</b>	<b>3,402</b>	<b>100.0</b>
<i>Sources: 2020 US Census; Bank Data. Due to rounding, totals may not equal 100.0.</i>					

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

SSB's performance in lending to small businesses of different sizes is reasonable. The bank's lending performance was analyzed and compared to businesses that reported gross annual revenues of less than \$1 million. As shown in the following table, SSB is reasonably serving the assessment area by extending commercial-related loans to small businesses at 86.8 percent. This lending performance exceeds 79.6 percent of total businesses that reported gross annual revenues of less than \$1 million in the AA. The following table provides additional information.

<b>Distribution of Small Business Loans by Gross Annual Revenue Category</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
<= \$1,000,000					
2024	79.6	46	86.8	2,578	66.7
> \$1,000,000					
2024	3.8	7	13.2	1,287	33.3
Revenue Not Available					
2024	16.6	0	0.0	0	0.0
<b>Total</b>					
<b>2024</b>	<b>100.0</b>	<b>53</b>	<b>100.0</b>	<b>3,865</b>	<b>100.0</b>
<i>Sources: 2024 D&amp;B Data; Bank Data; Due to rounding, totals may not equal 100.0%</i>					



### **Response to Complaints**

SSB has not received any complaints regarding its CRA performance since the previous evaluation dated December 9, 2019.

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

The bank's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any discriminatory or other illegal credit practices.

## **APPENDICES**

### **SMALL BANK PERFORMANCE CRITERIA**

#### **Lending Test**

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

**FFIEC-Estimated Income Data:** The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in

information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

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

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

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

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

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

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

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

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

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

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

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

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

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

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

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

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

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

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

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

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

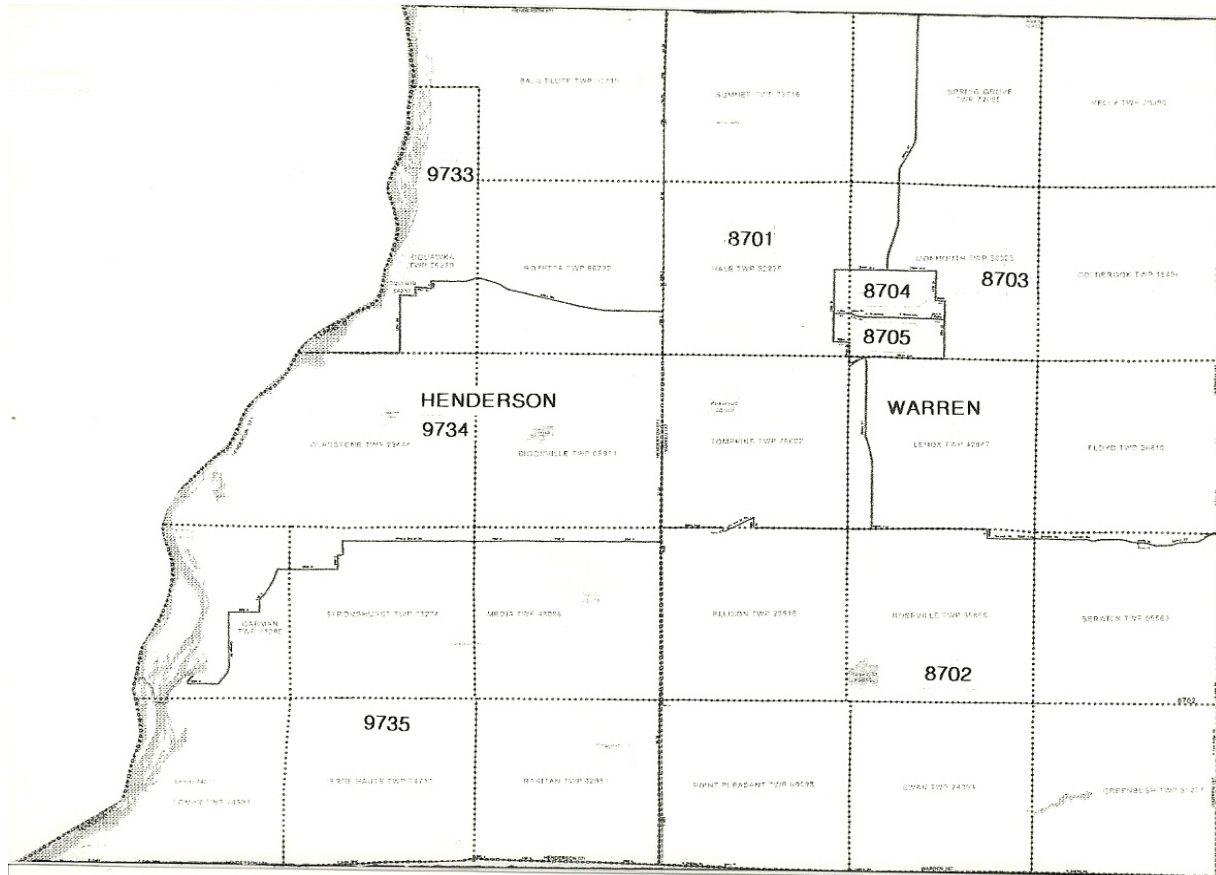
**Upper-Income:** Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

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

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

## Section 3

## CRA ASSESSMENT AREA



Monmouth (Main Office)  
220 East Broadway  
Tract 8704

Other Warren County Tracts:  
8701 8702 8703 8705

Stronghurst (Branch Office)  
200 South Broadway  
Tract 9735

Other Henderson County Tracts:  
9733 9734

## Section 4

### Branch Locations

Main Office  
220 East Broadway  
Monmouth, IL 61462  
(309)734-9333

Branch Office  
200 South Broadway  
Stronghurst, IL 61480  
(309)924-1172

### Branch Openings & Closings

No branches were opened or closed during the last three years



## Section 5

### Security Savings Bank

#### Loan to Deposit Ratios

3/31/2024	65.23%
6/30/2024	67.41%
9/30/2024	69.32%
12/31/2024	71.32%

# Section 6

## LIST OF SERVICES AND PRODUCTS

### A. DEPOSIT SERVICES AND PRODUCTS

1. Certificates of Deposit
  - a. 3 months to 6 years maturities
  - b. Special terms as determined by management
2. Checking Accounts
3. Individual Retirement Accounts (IRA)
4. Simplified Employee Pension Plans (SEPP)
5. Qualified Pension Plans (Keogh)
6. Savings Accounts
7. Commercial Money Market Accounts
8. U.S. Savings Bond Redemption
9. Health Savings Accounts

### B. LOAN SERVICES AND PRODUCTS

1. Residential Mortgage Loans (1-4 family and multi-family)
  - a. New Purchase, Renovation, Construction Loans
  - b. First-time Homebuyer Loans
  - c. Fixed Rate Mortgage Loans
  - d. Adjustable-Rate Mortgage Loans
  - e. Federal Home Loan Bank Down Payment Plus grants
  - g. Online mortgage application

2. Consumer Loans

- a. Auto Loans
- b. Home Improvement Loans
- d. Personal Loans
- e. Home Equity Line of Credit (HELOC) Loans
- d. CD Account Loans

3. Commercial Loans

- a. Real Estate Mortgage Loans (Commercial and Small Business)
- b. Inventory, Equipment, and Accounts Receivable Loans
- c. Operation Lines of Credit
- d. USDA, SBA, and other government loan programs

4. Agribusiness Loans

- a. Farm Real Estate Mortgage Loans
- b. Equipment and Machinery Loans
- c. Capital Improvement Loans
- d. Operating Capital Loans

C. CUSTOMER CONVENIENCE SERVICES

- 1. Automated Teller Machines (ATMs)
- 2. Cashier's Checks
- 3. Drive-up Windows
- 4. Night Depository
- 5. Credit Cards (agent)
- 6. Safe Deposit Boxes
- 7. Wire Transfers

8. Debit Cards and ATM cards
9. Internet Banking and Bill Pay Services
10. Business Online Banking
11. Mobile Banking
12. Mobile Check Deposit
13. Zelle Payment Service
14. Transfer Now Funds Transfers
15. Credit Sense
16. Digital Wallet



Part of your community, part of your life.

**SERVICE CHARGES**  
**effective August 1, 2024**

**CASHIER'S CHECKS** .....\$3.00 each  
(Cash or Collected Funds)

**SERVICE OF LEVY, LIEN**  
**or Citation** .....\$50.00

**BOOKKEEPING ASSISTANCE &**  
**RESEARCH TIME** ..... \$25.00 per hour  
( \$15.00 minimum)  
STATEMENT COPY FEE \$ 2.00  
BOOKKEEPING COPIES \$ 2.00

**FOREIGN ITEMS HANDLING**  
Cost plus ..... \$10.00

**WIRE TRANSFERS** (for customers only)

Outgoing ..... \$20.00

Foreign, cost plus ..... \$40.00

Incoming

with notification ..... \$ 5.00

without notification ..... \$10.00

(Cash or Collected Funds)

**NIGHT DEPOSITORY BAGS**  
Bag Purchase ..... \$25.00  
Bag Drop Key ..... \$ 5.00

**FOREIGN CURRENCY ORDERS/**  
**EXCHANGE**  
Cash, Bank Drafts .....\$10.00 per order/  
exchange plus  
shipping

**COUNTER CHECKS** ..... \$. 1.00 per page  
(free for money market accounts)

**LOW BALANCE SAVINGS ACCOUNT**  
\$2.00 per month fee if account balance falls  
below \$25.00 at any time during the month.

**ATM CARD REPLACEMENT**  
Damaged ..... no charge  
Other ..... \$3.00

**DEBIT CARD REPLACEMENT**  
Damaged ..... no charge  
Other ..... \$10.00

**FACSIMILE (FAX) TRANSMISSIONS**  
incoming and outgoing ..... \$1.00 per page  
**PHOTOCOPIES** ..... \$.25 for each

**LAMINATING** .....\$1.00 per item

**STOP PAYMENT** .....\$20.00

**STOP PAYMENT REMOVAL**  
.....\$10.00

**OVERDRAFT FEE** .....\$26.00

(Paid or returned)

An insufficient funds item may be created by check, in person withdrawal, or ACH withdrawal. Items may be re-presented for payment on subsequent days, and in some cases, each presentment may cause the overdraft fee to be charged.

**COIN COUNTING FEE**

(for non-customers) ..... 10% of counted amount

**PRINTED CHECKS**.....(Fees based on style)

<b>SAFE DEPOSIT BOXES</b>	
<b>(Annual Rental Fees)</b>	
3 X 5	\$22.00
5 X 5	\$26.00
3 X 10	\$32.00
4 X 10	\$36.00
5 X 10	\$42.00
10 X 10	\$62.00

**SAFE DEPOSIT BOX**

Lost Key .....\$25.00

Drilled Box Fee.....Cost plus \$50.00

Requirements and/or fees are subject to change at the discretion of Security Savings Bank.