

PUBLIC DISCLOSURE

October 10, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Community Bank and Trust Company
Certificate Number: 23189

2609 2nd Avenue
Muscatine, Iowa 52761

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

1100 Walnut Street, Suite 2100
Kansas City, Missouri 64106

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

TABLE OF CONTENTS

INSTITUTION RATING	1
DESCRIPTION OF INSTITUTION	2
DESCRIPTION OF ASSESSMENT AREA	3
SCOPE OF EVALUATION	5
CONCLUSIONS ON PERFORMANCE CRITERIA	6
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW	10
APPENDICES	11
SMALL BANK PERFORMANCE CRITERIA	11
GLOSSARY	12

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.

Community Bank and Trust Company's (CBTC) satisfactory Community Reinvestment Act (CRA) performance under the Lending Test supports the overall rating. The following points summarize CBTC's performance.

- The loan-to-deposit ratio is reasonable, given the institution's size, financial condition, and the credit needs of the assessment area.
- CBTC made a majority of its small farm, small business, and home mortgage loans in the assessment area.
- The geographic distribution of loans reflects a reasonable dispersion of lending throughout the assessment area.
- The distribution of borrowers reflects a reasonable penetration of lending among farms and businesses of different revenue sizes and individuals of different income levels.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the rating.

DESCRIPTION OF INSTITUTION

CBTC, headquartered in Muscatine, Iowa, is wholly owned by one-bank holding company C-B-G, Inc., West Liberty, Iowa. C-B-G, Inc. also owns C-B-G Capital Trust III and C-B-G Capital Trust IV for the issuance of trust-preferred securities. Neither affiliate offers loan or deposit products. CBTC operates from its main office in Muscatine, as well as four branch offices in Columbus Junction, Muscatine, Wapello, and Wilton, Iowa. No branch offices were opened or closed, and no merger or acquisition activities have occurred since the prior evaluation. CBTC received a Satisfactory rating at its previous Federal Deposit Insurance Corporation Performance Evaluation, dated July 25, 2017, based on Interagency Small Institution Examination Procedures.

The institution offers various agricultural, commercial, residential real estate, and consumer loan products, with a focus on originating quality loans of all types. CBTC has the ability to originate various government-sponsored programs to qualified applicants through the Small Business Administration, Farm Service Agency, and Iowa Finance Authority. CBTC also participates in programs that provide grants to assist low- and moderate-income borrowers and first-time homebuyers to purchase a home. Further, CBTC offers long-term home mortgage loans for qualified applicants through the secondary market. Finally, in response to the COVID-19 pandemic, the bank originated loans under the Small Business Administration's Paycheck Protection Program to assist agricultural- and business-related entities in the area.

CBTC provides a variety of deposit-related products that include checking, savings, money market, certificate of deposit, and individual retirement accounts. Alternative banking products and services include debit cards, credit cards, direct deposit, internet and mobile banking, telephone banking, electronic statements, mobile deposit, wire transfers, electronic bill payment, and five cash-dispensing automated teller machines.

Assets totaled approximately \$271.2 million as of June 30, 2023, representing an increase of 6.4 percent since the March 31, 2017, Consolidated Reports of Condition and Income (Call Report). Total deposits equaled approximately \$256.9 million, representing a 13.7 percent increase, and total loans were approximately \$154.0 million, representing a 4.3 percent decrease during the same timeframe. Loan portfolio concentrations have remained generally consistent throughout the review period. Management primarily attributes the overall increase in total assets and total deposits to the influx of COVID-19 pandemic stimulus payments made to businesses and individuals. Overall, deposit growth outpaced loan growth. The following table illustrates the composition of the loan portfolio as of June 30, 2023.

Loan Portfolio Distribution as of 6/30/2023		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	40	0.0
Secured by Farmland	35,606	23.1
Secured by 1-4 Family Residential Properties	32,984	21.4
Secured by Multifamily (5 or more) Residential Properties	613	0.4
Secured by Nonfarm Nonresidential Properties	24,534	15.9
Total Real Estate Loans	93,777	60.8
Commercial and Industrial Loans	18,413	12.0
Agricultural Production and Other Loans to Farmers	22,338	14.5
Consumer Loans	13,727	8.9
Obligations of State and Political Subdivisions in the U.S.	5,642	3.7
Other Loans	151	0.1
Lease Financing Receivable (net of unearned income)	0	0.0
Less: Unearned Income	(0)	(0.0)
Total Loans	154,048	100.0
<i>Source: Call Report (6/30/2023)</i>		

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

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which its CRA performance will be evaluated. CBTC has defined one assessment area within the State of Iowa, which has not changed since the prior evaluation. The assessment area is comprised of Muscatine and Louisa counties in their entirety, Cedar County census tracts 4504 and 4505, and Washington County census tract 9605. Muscatine, Louisa, and Cedar counties are part of the nonmetropolitan areas of Iowa. Washington County is part of the Iowa City, Iowa Metropolitan Statistical Area (MSA). Given that CBTC has no offices in Washington County, and census tract 9605 is adjacent to Louisa County, the assessment area is deemed not to have substantially crossed the MSA border and will be presented as one contiguous assessment area.

Economic and Demographic Data

According to 2020 U.S. Census data, the assessment area is comprised of three moderate-, ten middle-, and three upper-income census tracts. A comparison of 2020 U.S. Census data to 2010 U.S. Census data (used at the prior evaluation) revealed that the income designations of six census tracts changed. The number of moderate-income census tracts increased from one to three, and the number of upper-income census tracts decreased from five to three. The number of middle-income census tracts remained at ten. The three moderate-income census tracts are located in the City of Muscatine. Both of CBTC's Muscatine offices are located in moderate-income census tracts. The Columbus Junction, Wapello, and Wilton offices are located in middle-income census tracts. Further, all three census tracts in Louisa County were classified as underserved nonmetropolitan

middle-income geographies during the evaluation period. The following table illustrates select demographic characteristics of the assessment area.

Demographic Information of the Assessment Area					
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #
Geographies (Census Tracts)	16	0.0	18.8	62.5	18.8
Population by Geography	65,863	0.0	17.9	60.8	21.3
Housing Units by Geography	28,325	0.0	18.3	61.2	20.5
Owner-Occupied Units by Geography	19,430	0.0	15.5	61.9	22.6
Occupied Rental Units by Geography	6,103	0.0	27.7	56.8	15.5
Vacant Units by Geography	2,792	0.0	17.6	66.0	16.4
Businesses by Geography	6,964	0.0	16.8	61.8	21.4
Farms by Geography	953	0.0	4.3	72.2	23.5
Family Distribution by Income Level	17,428	17.4	17.5	23.5	41.6
Household Distribution by Income Level	25,533	18.6	15.9	17.9	47.5
Median Family Income - Iowa City, Iowa MSA		\$93,237	Median Housing Value		\$140,159
Median Family Income - Nonmetropolitan Iowa		\$71,763	Median Gross Rent		\$798
			Families Below Poverty Level		7.1%
Source: 2020 U.S. Census and 2023 D&B Data Due to rounding, totals may not equal 100.0%					

The FFIEC-estimated median family income levels were used to analyze home mortgage loans under the Borrower Profile criterion. The following table details the low-, moderate-, middle-, and upper-income levels for the Iowa nonmetropolitan areas and the Iowa City, Iowa MSA.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Iowa City, Iowa MSA Median Family Income				
2022 (\$104,300)	<\$52,150	\$52,150 to <\$83,440	\$83,440 to <\$125,160	≥\$125,160
Iowa Nonmetropolitan Median Family Income				
2022 (\$78,900)	<\$39,450	\$39,450 to <\$63,120	\$63,120 to <\$94,680	≥\$94,680
Source: FFIEC				

Competition

The assessment area is moderately competitive with regard to financial services. According to Call Report data, 15 financial institutions operate 27 offices in the assessment area. These institutions range in size from small community banks to larger financial institutions with branch locations in the assessment area. CBTC ranks third amongst these institutions with 14.7 percent of the deposit market share. The top two banks hold 45.5 percent of the deposit market share.

Community Contacts

As part of the evaluation process, examiners contact third parties active in the assessment area to assist in understanding economic conditions and identifying credit needs. This information helps to determine whether local financial institutions are responsive to community credit needs and provides context regarding available lending opportunities. For this evaluation, examiners conducted a community contact interview with a representative from a local economic development organization that serves the assessment area.

The contact stated that the area has an aging population. The local economy has a high poverty rate, and current economic conditions are stable. Major employers in the area include HNI Corporation, Kent Corporation, Tyson Foods, and local school districts. The contact stated that more people commute into the area for work than those commuting to surrounding cities. There is a lack of affordable housing for low-income individuals and first time homebuyers. Most affordable homes are old and in disrepair. Newly constructed homes are large and very expensive. Interest rates and housing prices have been steadily rising, making it difficult for people with fewer resources to own a home.

There continues to be a need for small business credit. The contact stated that small businesses are generally doing well in all local counties, though some struggle. There was some downturn due to the pandemic; predominant lingering effects include reduced hours and difficulty hiring and retaining employees due to the labor shortage. The contact stated that small farm credit continues to be a need. Some farmers maintain other jobs to supplement income.

The contact mentioned agricultural loans, commercial loans, and affordable housing as primary community needs. The contact stated that local banks are successfully meeting local credit needs.

Credit Needs

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

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated July 25, 2017, to the current evaluation date of October 10, 2023. Examiners used Interagency Small Institution Examination Procedures to evaluate CBTC's CRA performance. Examiners did not consider any affiliate lending activities during this evaluation.

Activities Reviewed

Examiners determined that the institution's major product lines include agricultural, commercial, and residential real estate loans. This conclusion considered the bank's business focus, loan portfolio distribution, and the number and dollar volume of loans originated or renewed during the evaluation period. Therefore, small farm, small business, and home mortgage lending was reviewed at the current evaluation. CBTC does not specifically focus on a particular loan product. Management's lending philosophy is to address the loan demand in the communities CBTC serves

and to make quality loans of all kinds. When considering loan portfolio percentages and lending activity during the evaluation period, examiners placed equal weight on small farm, small business, and home mortgage lending when arriving at overall conclusions.

The universe of loans reviewed included all small farm, small business, and home mortgage loans originated or renewed from January 1, 2022, through December 31, 2022. Management agreed that the loan activity reviewed is representative of the institution's performance throughout the evaluation period. For the Assessment Area Concentration performance criterion, examiners reviewed the entire universe of small farm, small business, and home mortgage loans. For the Geographic Distribution performance criterion, examiners analyzed the entire universe of small farm, small business, and home mortgage loans originated or renewed inside the assessment area. For the Borrower Profile performance criterion, examiners analyzed a sample of small farm, small business, and home mortgage loans originated or renewed inside the assessment area. The following table provides information regarding the universe of loans reviewed.

Loan Products Reviewed				
Loan Category	Universe		Reviewed	
	#	\$(000s)	#	\$(000s)
Small Farm	58	7,220	35	3,499
Small Business	106	14,469	45	3,777
Home Mortgage	100	10,058	45	4,016
Source: Bank Data				

For small farm and small business lending conclusions, 2022 D&B data provided a standard of comparison. When arriving at home mortgage lending conclusions, 2020 U.S. Census data provided a standard of comparison. Examiners analyzed lending performance by both the number and dollar volume of loans; however, the performance by number of loans was emphasized, as it is generally a better indicator of the number of farms, businesses, and individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

Overall, CBTC demonstrated reasonable performance under the Lending Test. The results of all evaluated criteria supports this conclusion.

Loan-to-Deposit Ratio

CBTC's net loan-to-deposit is reasonable given the institution's size, financial condition, and the credit needs of the assessment area. The bank's net loan-to-deposit ratio, calculated from Call Report data, averaged 61.0 percent over the 25 calendar quarters from June 30, 2017, to June 30, 2023. The net loan-to-deposit ratio ranged from a low of 51.7 percent on March 31, 2022, to a high of 70.3 percent on June 30, 2017. The most recent loan-to-deposit ratio reported as of June 30, 2023, was 59.0 percent. While net loans have fluctuated over the review period, deposit growth has remained generally steady, outpacing loan growth. The loan-to-deposit ratio noticeably declined in the first quarter of 2022. Management attributes the decline in loan demand to rising interest rates. Net loans have been increasing since the second quarter of 2022.

The net loan-to-deposit ratio does not represent all lending activity because home mortgage loans sold on the secondary market are not reflected on the bank's balance sheet. Specifically, the bank sold 355 home mortgage loans totaling over \$52.8 million since the previous evaluation. While the sale of secondary market loans does not influence the average net loan-to-deposit ratio, this activity provides liquidity to originate additional home mortgage loans. Secondary market lending is responsive to the credit needs of the assessment area by providing long-term mortgage financing.

Examiners compared the bank's average net loan-to-deposit ratio to comparable institutions to help evaluate CBTC's performance. Comparable institutions were selected based on their size, geographic location, markets served, and lending focus. As reflected in the following table, CBTC's average net loan-to-deposit ratio compares reasonably with the comparable banks.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 6/30/2023 (\$000s)	Average Net Loan-to-Deposit Ratio (%)
Community Bank and Trust Company, Muscatine, Iowa	271,181	61.0
Liberty Trust and Savings Bank, Durant, Iowa	166,788	65.4
Federation Bank, Washington, Iowa	149,167	70.1
Source: Call Reports 6/30/2017 - 6/30/2023		

Assessment Area Concentration

CBTC made a majority of small farm, small business, and home mortgage loans within its assessment area. Overall, this concentration of loans demonstrates the bank's willingness to meet the credit needs of the assessment area. See the following table for details.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%	#	\$	%	\$	%	\$(000s)
Small Farm	47	81.0	11	19.0	58	4,978	68.9	2,242	31.1	7,220
Small Business	84	79.2	22	20.8	106	9,161	63.3	5,308	36.7	14,469
Home Mortgage	87	87.0	13	13.0	100	8,307	82.6	1,751	17.4	10,058
Source: Bank Data										
Due to rounding, totals may not equal 100.0%										

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area, which is supported by the bank's performance in all three loan categories. Examiners focused primarily on the percentage of loans, by number, in moderate-income census tracts.

Small Farm Loans

The geographic distribution of small farm loans reflects reasonable dispersion, considering performance context information. As reflected in the following table, CBTC did not originate any small farm loans in moderate-income geographies. However, D&B data indicates that only 3.7 percent of assessment area farms operate in the moderate-income census tracts. The moderate-income geographies are primarily located in the urban area of Muscatine, thereby limiting agricultural lending opportunities. Given the product type, available opportunities, and geographic considerations, CBTC's performance is reasonable.

Geographic Distribution of Small Farm Loans					
Tract Income Level	% of Farms	#	%	\$(000s)	%
Moderate	3.7	0	0.0	0	0.0
Middle	73.2	38	80.9	4,541	91.2
Upper	23.2	9	19.1	437	8.8
Totals	100.0	47	100.0	4,978	100.0
Source: 2022 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%					

Small Business Loans

The geographic distribution of small business lending reflects reasonable dispersion. As shown in the following table, CBTC's distribution of small business loans in moderate-income census tracts is slightly below, but comparable to D&B data.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Moderate	17.0	13	15.5	1,821	19.9
Middle	62.0	54	64.3	5,364	58.6
Upper	21.0	17	20.2	1,976	21.6
Totals	100.0	84	100.0	9,161	100.0
Source: 2022 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%					

Home Mortgage Loans

The geographic distribution of home mortgage lending reflects reasonable dispersion. CBTC's level of home mortgage lending in moderate-income census tracts is slightly above demographic data. See the following table for details.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner-Occupied Housing Units	#	%	\$(000s)	%
Moderate	15.5	16	18.4	986	11.9
Middle	61.9	56	64.4	5,022	60.5
Upper	22.6	15	17.2	2,299	27.7
Total	100.0	87	100.0	8,307	100.0
Source: 2020 U.S. Census; Bank Data Due to rounding, totals may not equal 100.0%					

Borrower Profile

Overall, the distribution of borrowers reflects reasonable penetration among farms and businesses of varying revenues and individuals of differing incomes. Performance for all three loan products supports this conclusion. Examiners focused on the percentage by number of small farm and small business loans to entities generating gross annual revenues of \$1 million or less. For home mortgage lending, examiners focused on the percentage of loans, by number, to low- and moderate-income borrowers.

Small Farm Loans

The penetration of small farm loans among agricultural operations of different sizes is reasonable. As demonstrated in the following table, CBTC's lending to small farms with gross annual revenues of \$1 million or less is slightly below, but comparable to D&B data.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<=\$1,000,000	98.7	33	94.3	3,184	91.0
>\$1,000,000	0.7	2	5.7	315	9.0
Revenue Not Available	0.6	0	0.0	0	0.0
Total	100.0	35	100.0	3,499	100.0
Source: 2022 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%					

Small Business Loans

The distribution of borrowers reflects reasonable penetration among businesses of different revenue sizes. As shown in the following table, the bank's percentage of sampled loans to small businesses with gross annual revenues of \$1 million or less is lower than D&B data, but reasonable when considering additional information. The vast majority of the bank's small business lending is to businesses generating gross annual revenues of \$1 million or less, evidencing an intent to serve businesses in this revenue category. Examiners noted that two of the high revenue borrowers had more than one loan in the sample. In addition, the bank offers Small Business Administration loan products, which further supports the bank's efforts to lend to small businesses.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	87.1	34	75.6	1,924	50.9
>\$1,000,000	3.5	11	24.4	1,853	49.1
Revenue Not Available	9.5	0	0.0	0	0.0
Total	100.0	45	100.0	3,777	100.0
Source: 2022 D&B Data; Bank Data Due to rounding, totals may not equal 100.0%					

Home Mortgage Loans

The distribution of home mortgage borrowers reflects reasonable penetration. As shown in the following table, CBTC's level of lending to low-income borrowers is less than demographic data. However, 7.1 percent of assessment area families live below the poverty level. Given the median housing value in the assessment area and industry-standard underwriting criteria, these families would likely experience difficulty qualifying for a home loan due to down payment and income requirements. CBTC's level of lending to moderate-income borrowers is less than demographic data, but compares reasonably when considering additional context. The community contact noted that rising home prices and interest rates are making it difficult for low- and moderate-income individuals to qualify for a home mortgage loan. It should also be noted that 20 of the sampled home mortgage loans were for investment properties. These loans are not categorized by borrower income level, but instead reflected as Not Available. The lending percentages within the borrower income categories are skewed by the proportionally high level of loans not classified by borrower income level. Considering these factors, the bank's overall performance is reasonable.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	17.4	2	4.4	108	2.7
Moderate	17.5	5	11.1	327	8.1
Middle	23.5	6	13.3	384	9.6
Upper	41.6	12	26.7	1,445	36.0
Not Available	0.0	20	44.4	1,752	43.6
Total	100.0	45	100.0	4,016	100.0
Source: 2020 U.S. Census; Bank Data Due to rounding, totals may not equal 100.0%					

Response to Complaints

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

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 geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

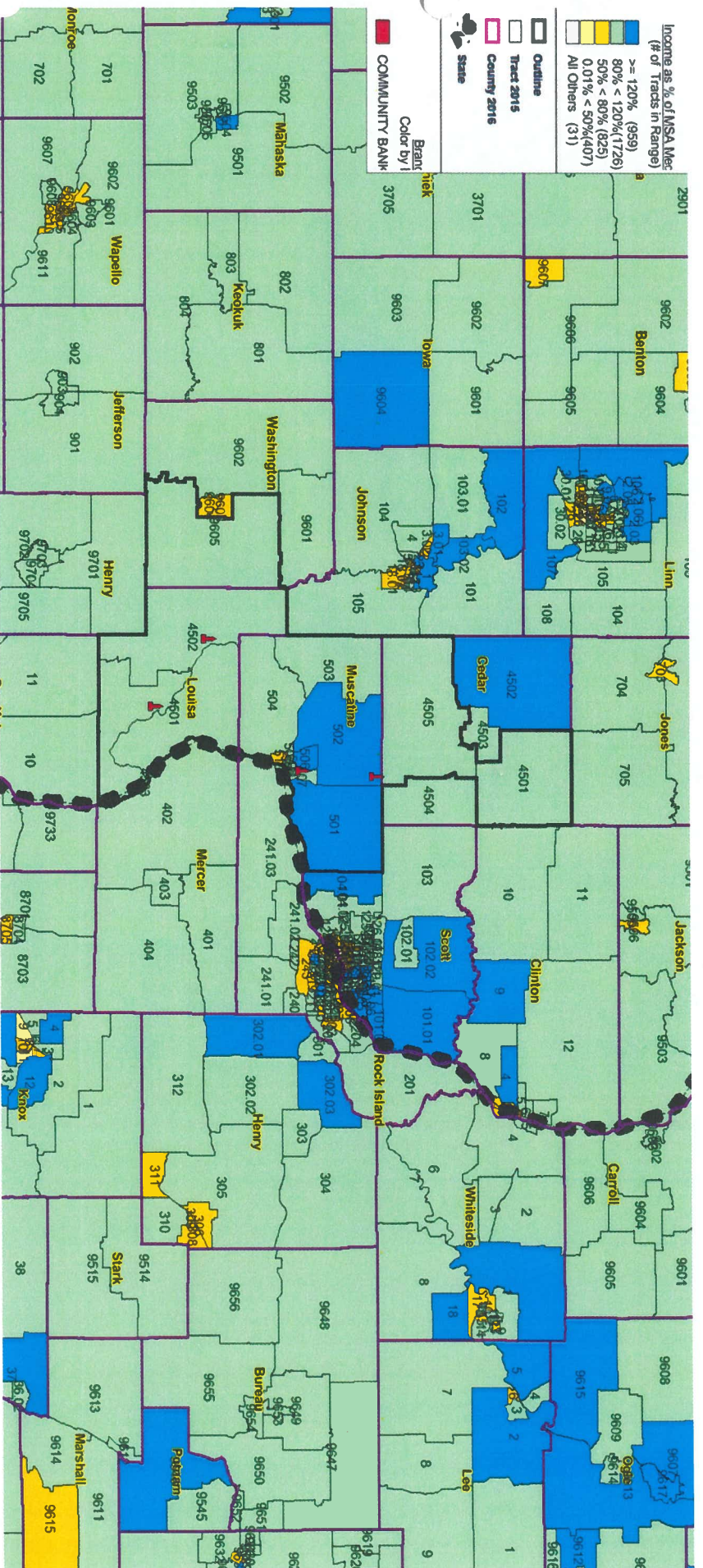
Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements,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

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

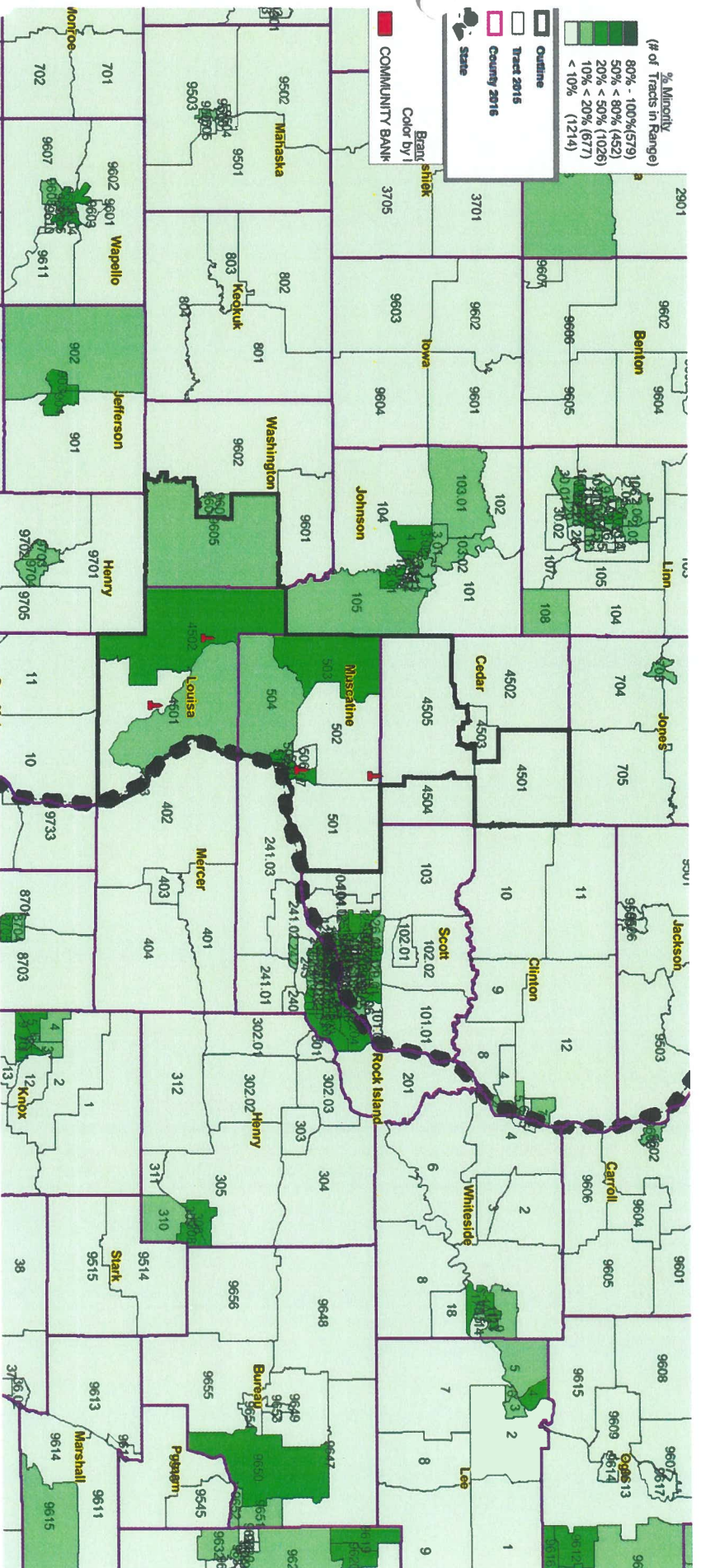
Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except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

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

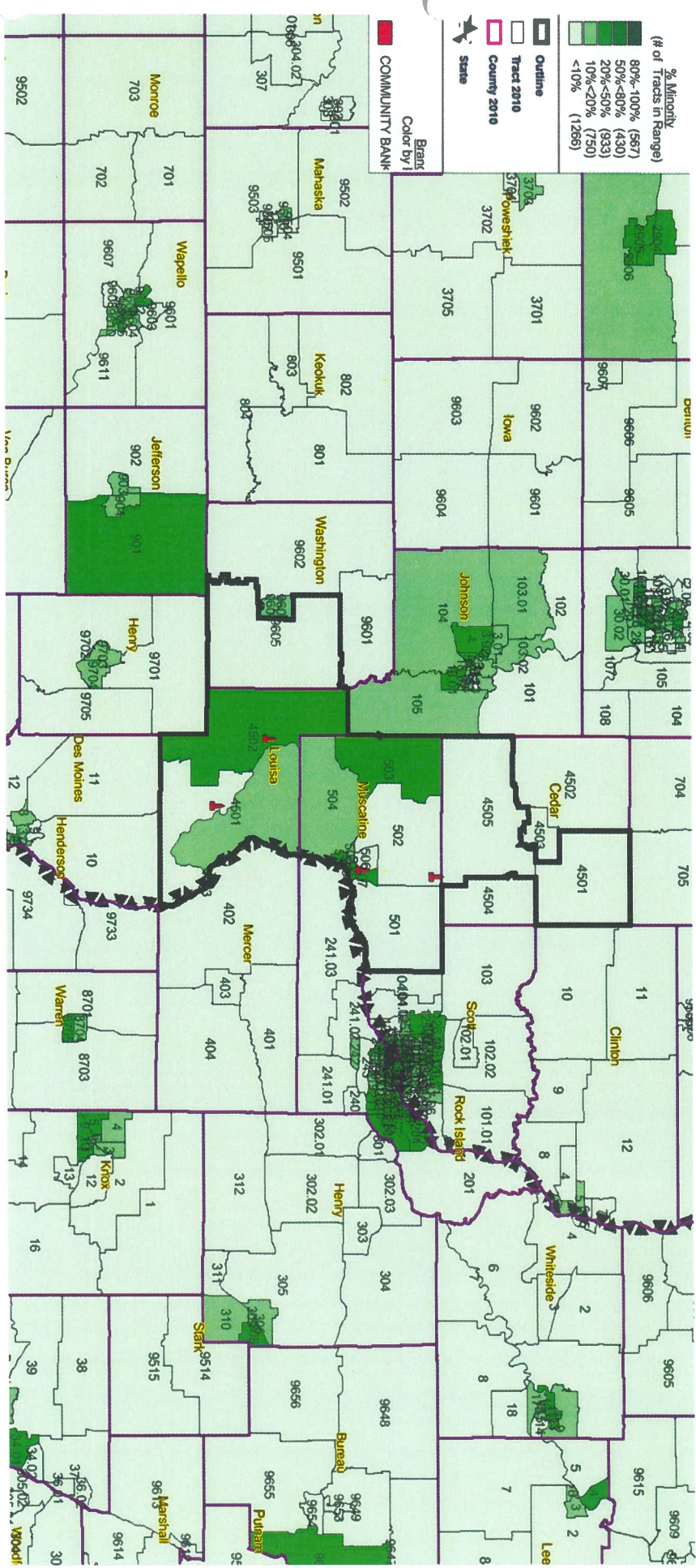
Community Bank and Trust, Muscatine, Iowa, #23189, percent of income, 2015 ACS



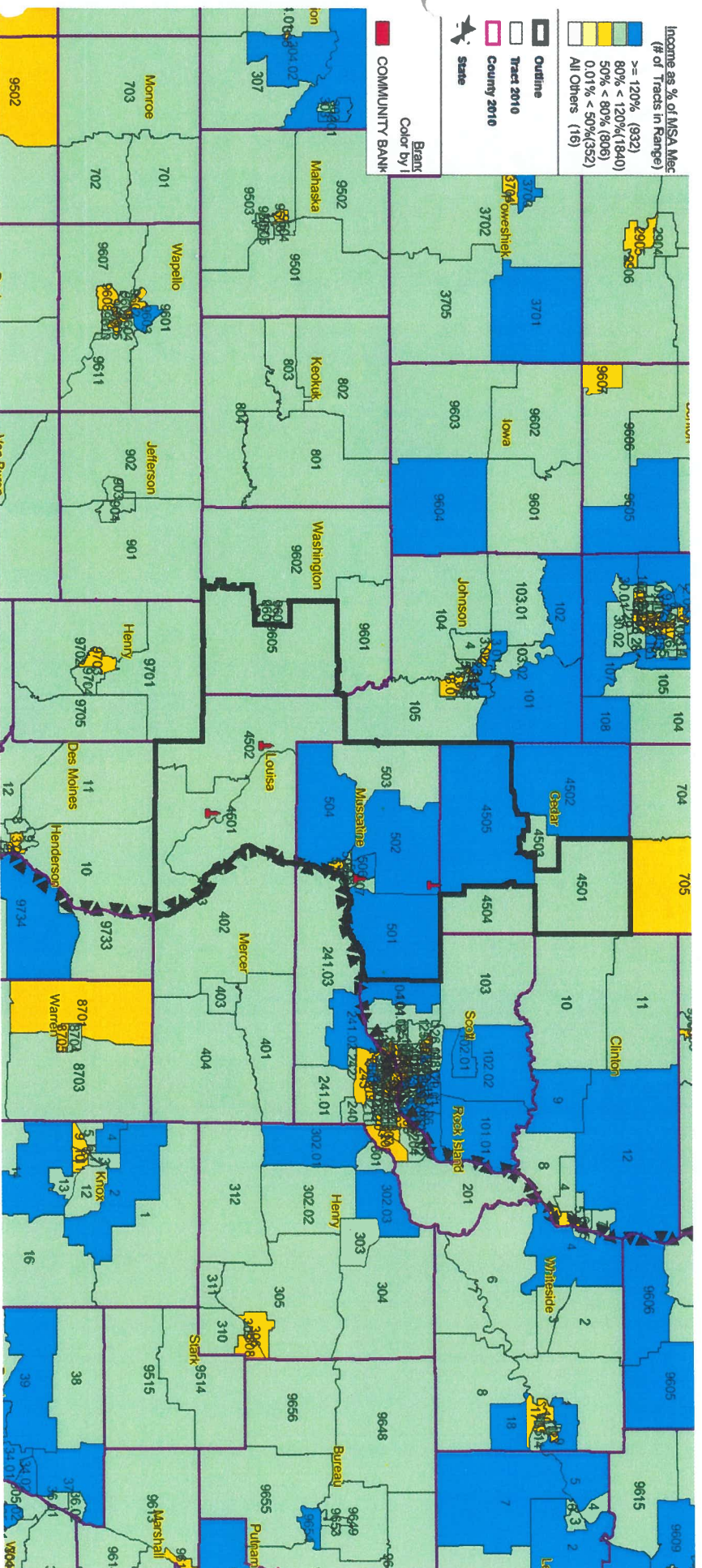
Community Bank and Trust, Muscatine, Iowa, #23189, percent of minority, 2015 ACS



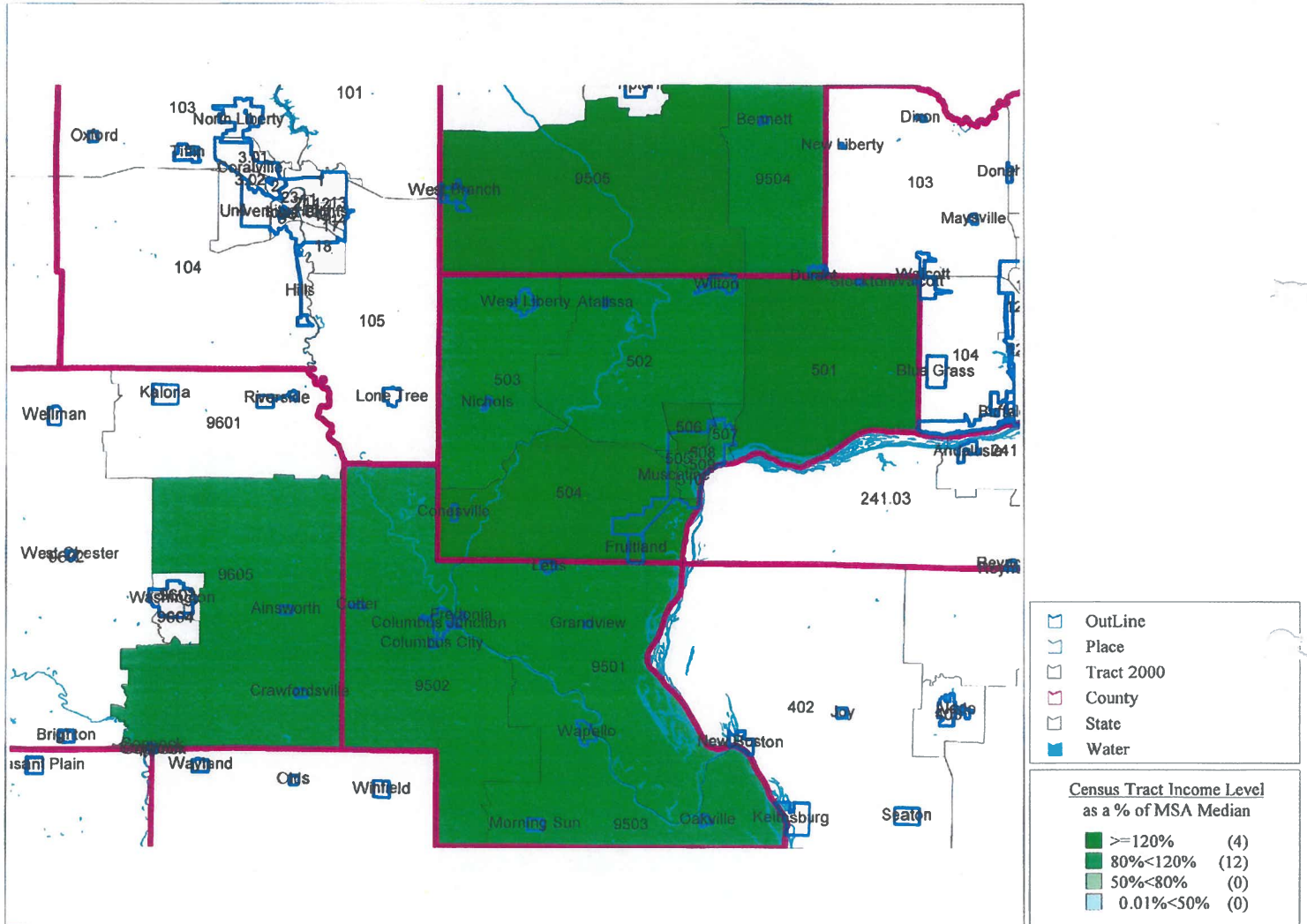
Community Bank and Trust, Muscatine, Iowa, # 23189, percent of minority, 2010 US Census



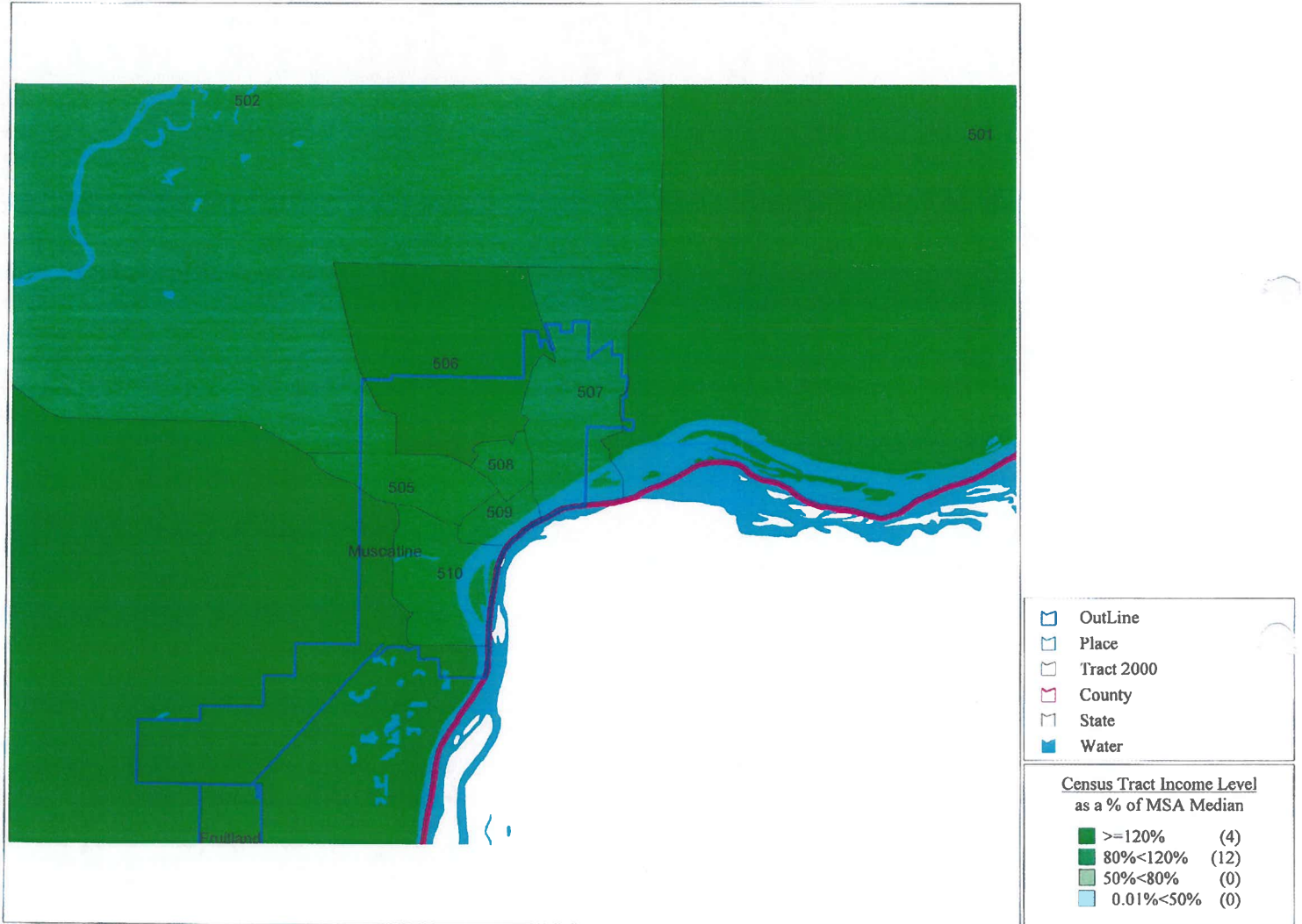
Community Bank and Trust, Muscatine, Iowa, #23189, percent of income, 2010 US Census



Community Bank - Muscatine Assessment Area



Community Bank - Muscatine Assessment Area



COMMUNITY REINVESTMENT ACT

December 31, 2023

Assessment Area-Counties in Iowa

Muscatine	Muscatine	Louisa	Cedar	Washington
501	506	4501	4504	9605
502	507	4502	4505	
503	508	4503		
504	509			
505	510			

Public File**Main Bank**

2609 2nd Avenue, Muscatine, IA 52761

Census Tract 507

Hours:

Lobby

9:00 a.m. - 5:00 p.m.

9:00 a.m. - noon

Drive Thru

8:00 a.m. - 5:30 p.m.

8:00 a.m. - 12:00 p.m.

ATM -

Open 24 Hours a Day

Monday thru Friday

Saturday

Services: Loans - Real Estate, Commercial, Agricultural, Consumer.

Deposits accepted to Checking, Savings, IRA's, Certificates of Deposit.

Trust Services, Discount Brokerage, Annuities. New Accounts and Checks cashed.

ATM, Internet and Mobile Banking available 24 hrs a day 7 days a week.

Branches**Cedar**

615 Cedar Street, Muscatine, IA 52761

Census Tract 508

Hours:

Lobby

9:00 a.m. - 4:00 p.m.

9:00 a.m. - 5:00 p.m.

Closed

Drive Thru

8:00 a.m. - 5:00 p.m.

8:00 a.m. - 5:00 p.m.

Closed

ATM -

Open 24 Hours a Day

Monday thru Thursday

Friday

Saturday

Services: Loans - Real Estate, Commercial, Agricultural, Consumer.

Deposits accepted to Checking, Savings, IRA's, Certificates of Deposit.

Trust Services, Discount Brokerage, Annuities. New Accounts and Checks cashed.

ATM, Internet and Mobile Banking available 24 hrs a day 7 days a week.

Columbus Junction

229 Main Street, Columbus Junction, IA 52738

Census Tract 4502

Hours:

Lobby

9:00 a.m. - 4:00 p.m.

9:00 a.m. - 5:00 p.m.

Closed

Drive Thru

8:00 a.m. - 5:00 p.m.

8:00 a.m. - 5:00 p.m.

8:00 a.m. - 12:00 p.m.

ATM -

Open 24 Hours a Day

Monday thru Thursday

Friday

Saturday

Services: Loans - Real Estate, Commercial, Agricultural, Consumer, Crop Ins.

Deposits accepted to Checking, Savings, IRA's, Certificates of Deposit.

Trust Services, Discount Brokerage, Annuities. New Accounts and Checks cashed.

ATM, Internet and Mobile Banking available 24 hrs a day 7 days a week.

Wapello

206 Highway 61 North, Wapello, IA 52653

Census Tract 4503

Hours:

Lobby

9:00 a.m. - 4:00 p.m.

9:00 a.m. - 5:00 p.m.

Closed

Drive Thru

8:00 a.m. - 5:00 p.m.

8:00 a.m. - 5:00 p.m.

8:00 a.m. - 12:00 p.m.

ATM -

Open 24 Hours a Day

Monday thru Thursday

Friday

Saturday

Services: Loans - Real Estate, Commercial, Agricultural, Consumer, Crop Ins.

Deposits accepted to Checking, Savings, IRA's, Certificates of Deposit.

Trust Services, Discount Brokerage, Annuities. New Accounts and Checks cashed.

ATM, Internet and Mobile Banking available 24 hrs a day 7 days a week.

Wilton

210 West 4th Street, Wilton, IA 52778

Census Tract 502

Hours:

Lobby	Drive Thru	ATM -	Open 24 Hours a Day
9:00 a.m. - 4:00 p.m.	8:00 a.m. - 5:00 p.m.	Monday thru Thursday	
9:00 a.m. - 5:00 p.m.	8:00 a.m. - 5:00 p.m.	Friday	
Closed	8:00 a.m. - 12:00 p.m.	Saturday	

Services: Loans - Real Estate, Commercial, Agricultural, Consumer, Crop Ins.

Deposits accepted to Checking, Savings, IRA's, Certificates of Deposit.

Trust Services, Discount Brokerage, Annuities. New Accounts and Checks cashed.

ATM, Internet and Mobile Banking available 24 hrs a day 7 days a week.

ATM'S

Census Tract

Cash dispense	Columbus Junction	229 Main Street, Columbus Junction, IA 52738	4502
Cash dispense	Cedar Muscatine	615 Cedar Street, Muscatine, IA 52761	508
Cash dispense	2nd Ave Muscatine	2609 2nd Avenue, Muscatine, IA 52761	507
Cash dispense	Wilton	210 West 4th Street, Wilton, IA 52778	502
Cash dispense	Wapello	206 Highway 61 North, Wapello, IA 52653	4503

Branches opened/closed last two years

Closed	December 18, 2014/ATM-Cash Only-A&E Convenience-4701 S Hwy 61, Muscatine, IA 52761	504
Relocated	March 26, 2015/ATM On Premise -2506 Park Ave to 2609 2nd Ave, Muscatine, IA 52761	507
Opened	June 30, 2015/ATM-Cash Only-2609 2nd Ave, Muscatine, IA 52761 Bank Lobby	507
Closed	December 31, 2019/ATM-Cash Only-Jeff's Market-101 West 4th Street, Wilton, IA 52778	502
Closed	December 31, 2019/ATM-Inside Main Bank Lobby 2609 2nd Ave, Muscatine, IA 52761	507

Loan/Deposit Ratio**Community Bank**

March 31, 2018	67.42%
June 30, 2018	64.44%
September 30, 2017	66.95%
December 31, 2018	67.82%
March 31, 2019	69.59%
June 30, 2019	67.04%
September 30, 2019	65.39%
December 31, 2019	59.54%
March 31, 2020	61.93%
June 30, 2020	57.50%
September 30, 2020	58.83%
December 31, 2020	56.24%
March 31, 2021	57.93%
June 30, 2021	54.60%
September 30, 2021	52.34%
December 31, 2021	53.43%
March 31, 2022	51.72%
June 30, 2022	53.85%
September 30, 2022	56.16%
December 31, 2022	56.56%
March 31, 2023	58.01%
June 30, 2023	59.01%
September 30, 2023	60.62%
December 31, 2023	61.31%



Schedule of Services

LOCATIONS AND HOURS

• COLUMBUS JUNCTION

229 Main Street
Columbus Junction, IA 52738
Phone: 319-728-2226 Fax: 319-728-7733

Lobby

Monday – Thursday	9:00 am – 4:00 pm
Friday	9:00 am – 5:00 pm
Saturday	closed

Drive-up

Monday – Friday	8:00 am – 5:00 pm
Saturday	8:00 am – Noon

• MUSCATINE (MAIN)

2609 2nd Ave
P O Box 500
Muscatine, IA 52761
Phone: 563-263-1122
Fax: 563-263-3203

Bookkeeping Department

Phone: 563-263-1238 Fax: 563-263-2219

Lobby

Monday – Friday	9:00 am – 5:00 pm
Saturday	9:00 am – Noon

Drive-up

Monday – Friday	8:00 am – 5:30 pm
Saturday	8:00 am – Noon

• MUSCATINE (CEDAR)

615 Cedar St. PO Box 500
Muscatine, IA 52761

Lobby

Monday – Thursday	9:00 am – 4:00 pm
Friday	9:00 am – 5:00 pm
Saturday	Closed

Drive-up

Monday – Friday	8:00 am – 5:00 pm
Saturday	Closed

• WAPELLO

206 Highway 61 North
P O Box 96
Wapello, IA 52653
Ph. 319-523-8390 Fax: 319-523-8314

Lobby

Monday – Thursday	9:00 am – 4:00 pm
Friday	9:00 am – 5:00 pm
Saturday	closed

Drive-up

Monday – Friday	8:00 am – 5:00 pm
Saturday	8:00 am – Noon

• WILTON

210 W 4th St.
P O Box 1120
Wilton, IA 52778
Phone: 563-732-2077 Fax: 563-732-3172

Lobby

Monday – Thursday	9:00 am – 4:00 pm
Friday	9:00 am – 5:00 pm
Saturday	closed

Drive-up

Monday – Friday	8:00 am – 5:00 pm
Saturday	8:00 am – Noon

• INTERNET BANKING

Use the Community Bank & Trust website for your banking needs. Log on to **www.commbk.net** for your account balances, transfer funds, review your account history, and other useful information. Internet banking customers are eligible for Mobile Banking, Mobile Deposit and Bill Pay.

Community Bank & Trust offers

• CHECKING ACCOUNTS

EZ Checking
Checking with Interest
Over 60 Checking
Insured Money Market Account
Business Checking
Business Plus

• SAVINGS ACCOUNTS

Regular Savings
Young Savers
Christmas Savings
Vacation Club Savings

• CERTIFICATE OF DEPOSITS

Rates vary according to the current money market and length of maturity. Minimum deposits apply. Interest may be compounded, deposited automatically to a checking or savings account, or mailed to the account holder by check. Substantial penalty for early withdrawal.

• INDIVIDUAL RETIREMENT ACCOUNTS

A full range of flexible investments from which to choose. Substantial penalty for early withdrawal. Subject to IRA regulations and guidelines. IRA termination fee may apply.

• OTHER SERVICES

Ready Reserve Checking
Discount Brokerage
Health Savings Accounts
Notary Service
Medallion Signature Guarantee (customers only)
Trust Services
IntraFi® Cash Service (ICS)
Certificate of Deposit Account Registry Service® (CDARS)
Safe Deposit Boxes
VISA credit card referral

• 24-HOUR BANKING CENTER

Automatic Teller Machines available 24 hours a day, 7 days a week at our bank locations in Muscatine, Columbus Junction, Wapello and Wilton. Bank Key ATM card applications available for checking and savings accounts. Bank Key ATM cards for use at ATM machines only. \$300.00 withdrawal limit per 24-hour period.

• SHAZAMCHEK

Use your SHAZAMCHEK MasterCard debit card at participating MasterCard retailers or at ATMs nationwide and abroad where you see the Shazam, Cirrus or MasterCard symbols. \$300.00 cash withdrawal limit with total daily transaction limit \$1,000.00 per 24-hour period. SHAZAMCHEK applications are available for checking accounts and combined checking and savings accounts.

Look for the Privileged Status logo at ATMs for surcharge-free withdrawals.

Fee Schedule

Some fees may be subject to state sales tax or local option tax. A fee may be imposed for covering overdrafts created by check, in-person withdrawal, or other electronic means, as applicable.

Account closing (prior to 90 days)	\$25.00
Account research	\$25.00/hour
Account statement copy	\$3.00 each
ACH Origination	\$10.00 per file
ATM card annual fee.....	no charge
ATM card replacement	\$15.00
Canadian check processing.....	\$10.00
Checks cashed for customers	
with loan	no charge
with deposit account <\$50 balance - 1% of check, \$5 min.	
Checks – Cashiers	\$5.00/ea.
Checks – Money Orders	\$5.00/ea.
Checks – Temporary	50¢/ea.
Coin counter (non-customer)	10%
Collection item	\$10.00/ea.
Debit card annual fee	no charge
Debit card replacement	\$15.00
Debit card rush order.....	\$75.00
Dormant Account Fee.....	\$3.00/month
after 12 months of inactivity for checking accounts	
after 24 months of inactivity for savings accounts	
waived if account balance is \$2,500.00 or above	
Fax service- send/receive.....	\$1.00 per page
Foreign bank drafts & currency.....	\$30.00
Garnishment/Levy.....	\$50.00
Night Deposit bag fee	\$25.00 after 1 free
Overdraft fee	\$35.00/ea.
Photocopies.....	\$1.00/page
Return (RTN) item fee	\$35.00/ea.
Returned mail.....	\$2.00 per item
Stop payment (any reason)	\$25.00
Wire transfer (domestic)	\$20.00
Wire transfer (foreign)	\$50.00

• CHECK ORDERS

The bank reserves the right to require that all printed checks be purchased from an approved printing company (available upon request). If at any time you should use checks printed by a company other than one authorized by the bank, a fee of \$1.00 will be charged for each rejected and manually re-entered check.



Effective date 2/12/2024

The CRA Disclosure Statement pertaining to the bank, its operations or operating subsidiaries, and other affiliates, if applicable, may be obtained on the FFIEC's website by copying and pasting the following address in your internet browser: <https://www.ffiec.gov>.