PUBLIC DISCLOSURE

February 20, 2024

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Community State Bank
Certificate Number: 9536

1500 Main St
Union Grove, Wisconsin 53182

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

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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.

The Lending Test is rated Satisfactory.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and the credit needs of its assessment areas (AAs).
- The bank originated a substantial majority of small business and home mortgage loans within the AAs.
- The geographic distribution of small business and home mortgage loans throughout the AAs is poor.
- The distribution of borrowers reflects reasonable penetration of loans among businesses of different 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 Lending Test rating.

The Community Development Test is rated Satisfactory.

- The institution demonstrated adequate responsiveness to the community development needs of its AAs through community development loans, qualified investments and donations, and community development services. Examiners considered the institution's capacity and the need and availability of such opportunities for community development within the AAs.

DESCRIPTION OF INSTITUTION

Community State Bank (CSB) is a full-service community bank headquartered in Union Grove, Wisconsin, and operates in the Racine, WI Metropolitan Statistical Area (MSA), Lake County-Kenosha County, IL-WI MSA, and the Wisconsin Non-MSA. Union Bancorporation, Inc., a one-bank holding company located in Union Grove, owns 100 percent of CSB. No merger or acquisition activities have occurred since the previous evaluation. The institution received a Satisfactory rating at its previous FDIC Performance Evaluation, dated April 12, 2021, based on Interagency Intermediate Small Institutions Examination Procedures.

CSB operates seven full-service locations in the southeastern part of the state. In addition to the main office located in Union Grove, it has the following six branches: Burlington, Mount Pleasant, and Waterford located in Racine County; Kenosha and Paddock Lake (Salem) located in Kenosha County; and Lake Geneva located in Walworth County. The bank moved the location of its

Waterford, WI branch on November 1, 2023. The relocation was one mile away and is in the same upper-income census tract, with no adverse impact on the community. There were no other office changes, openings, or closings. Of the seven locations, five are located in middle-income census tracts and two are located in upper-income census tracts as designated by the 2020 U.S. Census.

CSB continues to offer traditional lending products and deposit products. Management predominantly focuses on business and home mortgage lending opportunities within their market. CSB offers various loan products including commercial, home mortgage, consumer, and agricultural. Commercial loan products include term loans, lines of credit, real estate loans, construction loans, and small business loans. Offered loan products include special loan programs that target small businesses and low- and moderate-income (LMI) individuals. Examples of such loan programs include: the Small Business Administration (SBA) loans, including 7(a) and (504), Farm Service Agency (FSA) Guaranteed Loans, Residential VA Loans (correspondent only), and the Fannie Mae HomeReady program. Consumer loans include home mortgage, construction, vehicle loans, and other personal loans.

CSB provides a variety of deposit services including checking, savings, money market deposit accounts, certificates of deposit, and health savings accounts. Alternative banking services include online banking, mobile banking, electronic bill pay, mobile check deposit, online mortgage applications, and ten bank-owned ATMs, of which four accept deposits. There have been no changes to the bank's business strategy.

CSB's assets totaled $598 million as of December 31, 2023. As of the same financial date, CSB had loans totaling $357 million, securities totaling $194 million, and deposits totaling $573 million. Commercial and residential loans represent the largest concentrations of the bank's lending activity. The following table shows that loans secured by nonfarm, nonresidential properties and commercial and industrial loans make up 62.1 percent of total loans, while residential mortgage loans secured by 1-4 family residential properties make up 18.2 percent of total loans. This table does not reflect residential mortgage loans sold in the secondary market. The bank originated 148 loans for $35.1 million in the last eight months of 2021, 92 loans for $23.0 million in 2022, and 16 loans for $3.3 million in 2023. The following table illustrates CSB's loan portfolio.

Loan Portfolio Distribution as of 12/31/2023		
Loan Category	**$(000s)**	**%**
Construction, Land Development, and Other Land Loans	37,319	10.4
Secured by Farmland	5,438	1.5
Secured by 1-4 Family Residential Properties	65,152	18.2
Secured by Multifamily (5 or more) Residential Properties	4,910	1.4
Secured by Nonfarm Nonresidential Properties	127,254	35.6
Total Real Estate Loans	**240,073**	**67.2**
Commercial and Industrial Loans	94,361	26.5
Agricultural Production and Other Loans to Farmers	13,133	3.7
Consumer Loans	1,798	0.5
Obligations of State and Political Subdivisions in the U.S.	7,303	2.0
Other Loans	494	0.1
Total Loans	**357,162**	**100.0**
Source: Reports of Condition and Income, Due to rounding, totals may not equal 100%.		

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

DESCRIPTION OF ASSESSMENT AREAS

The CRA requires each financial institution to define one or more AAs within which examiners evaluate its CRA performance. CSB has designated three AAs: the Racine County AA, the Kenosha County AA, and the Walworth County AA. The AA boundaries are unchanged since the previous evaluation; however income level designations for census tracts and other demographics have changed. Refer to the individual assessment areas for additional information. Sources of the data used throughout this report are as follows: Federal Financial Institutions Examination Council (FFIEC), 2015 American Community Survey (ACS), 2020 U.S. Census, D&B data, U.S. Bureau of Labor Statistics, Wisconsin Realtors Association, and Wisconsin Department of Workforce Development.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the prior evaluation dated April 12, 2021, to the current evaluation dated February 20, 2024. Examiners used the Interagency Intermediate Small Institutions Examination Procedures to evaluate CRA performance. These procedures include two tests: the CRA Small Bank Lending Test and the Community Development Test. The Appendix details the performance criteria related to these tests. Banks must achieve at least a Satisfactory rating under each test to obtain an overall Satisfactory rating.

All three AAs received a full-scope review. The Racine County AA was weighted more heavily in the conclusions and the overall rating because this AA includes the highest level of lending, deposits, community development activities, banking offices, and resources. Furthermore,

performance in the Walworth County AA carried the least weight as the bank has less of a market presences in the area, resulting in the least amount of overall activity. For the Lending Test criteria, examiners placed higher evaluation consideration on Borrower Profile performance in the AAs, as this is a better indicator of who the bank is serving.

This evaluation does not include any lending activity performed by affiliates, given that the bank does not have any affiliates that are involved in any lending activities.

Activities Reviewed

CSB's CRA performance is based on a review of small business and home mortgage loans. These categories represent the most significant level of lending at the bank based on Call Report data and loan originations. No other loan types, such as small farm or consumer loans, represent a major product line, and therefore they were not included in this evaluation. Of the products reviewed, small business loans received slightly greater evaluation weight due to the bank's business strategy, Call Report data, and the related number and dollar volume of lending activity.

Examiners reviewed the full universe of small business loans originated during calendar years 2022 and 2023. The bank reported 309 small business loans totaling $50.5 million in 2022, and 156 small business loans totaling $23.9 million in 2023. Examiners used D&B business demographic data as a measure of comparison for small business loans.

Examiners reviewed the full universe of home mortgage loan originations and purchases recorded on the bank's 2021, 2022, and 2023 HMDA Loan Application Registers. The bank reported 377 home mortgage loans totaling $82.7 million in 2021, 203 home mortgage loans totaling $47.1 million in 2022, and 123 home mortgages totaling $26.2 million in 2023. The volume of 2021 home mortgage loans was significantly higher given the lower interest rates, resulting in a higher demand for refinances. HMDA aggregate data, 2015 ACS data, and 2020 U.S. Census demographic data provided standards of comparison for the bank's home mortgage loans. Specifically, 2021 HMDA lending performance is analyzed using the 2015 ACS and 2010 Census boundary data. Data from 2022 and 2023 is compared to 2020 Census data.

All community development loans, qualified investments and donations, and community development services since the previous evaluation are included in this evaluation. Management did not present any activities after year-end 2023 for consideration, and therefore, year-to-date 2024 community development activity is not included in this evaluation. All outstanding qualified investments that were purchased prior to the previous evaluation are included at their current book values. Quantitative consideration is given to these activities based on the bank's financial capacity and impacts to the AAs, and qualitative consideration is given based on opportunity and how the activities meet the needs in the AAs.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

CSB demonstrated Satisfactory performance under the Lending Test. Borrower Profile, Loan-to-Deposit Ratio, and AA Concentration performances primarily support this conclusion.

Loan-to-Deposit Ratio

CSB's loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and AA needs. The ratio, calculated from Call Report data, averaged 56.7 percent over the past 12 calendar quarters from March 31, 2021, to December 31, 2023.

The LTD ratio ranged from a high of 61.5 percent as of December 31, 2023, to a low of 52.9 percent as of September 30, 2022. The quarterly LTD ratio has been improving from fourth quarter 2022 through 2023. Notably, loans originated through the secondary market are not included in the bank's LTD ratio. Since May 1, 2021, CSB originated 256 secondary market loans totaling $61.4 million. However, it is worth noting that such lending activity would enhance similarly situated institutions' (SSIs) ratios as well.

Although on the low end of the range of ratios of SSIs, CSB's LTD ratio is improving and is reasonably comparable to those of the SSIs as shown in the following table. Examiners selected the SSIs based on their asset size, banking structure, geographic location, and lending focus.

Loan-to-Deposit Ratio Comparison		
Bank	**Total Assets as of 12/31/2023 ($000s)**	**Average Net LTD Ratio (%)**
Community State Bank	**598,086**	**56.7**
Baraboo State Bank	501,818	56.4
Port Washington State Bank	972,018	61.9
Premier Bank	536,917	65.7
Citizens Bank	1,059,254	73.2
The Greenwood's State Bank	591,609	92.2
Source: Reports of Condition and Income 3/31/2021 through 12/31/2023		

Assessment Area Concentration

CSB originated a substantial majority of its small business and home mortgage loans, by number and dollar volume, within its AAs. See the following table.

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 Business										
2022	284	91.9	25	8.1	309	46,881	92.8	3,660	7.2	50,541
2023	143	91.7	13	8.3	156	20,908	87.2	3,075	12.8	23,983
Subtotal	**427**	**91.8**	**38**	**8.2**	**465**	**67,789**	**91.0**	**6,735**	**9.0**	**74,524**
Home Mortgage										
2021	358	95.0	19	5.0	377	77,634	93.9	5,023	6.1	82,656
2022	187	92.1	16	7.9	203	43,781	93.0	3,298	7.0	47,080
2023	105	85.4	18	14.6	123	23,462	89.5	2,759	10.5	26,221
Subtotal	**650**	**92.5**	**53**	**7.5**	**703**	**144,877**	**92.9**	**11,080**	**7.1**	**155,957**
Source: Bank Data *Due to rounding, totals may not equal 100.0%*										

Geographic Distribution

The geographic distribution of small business and home mortgage loans reflects poor dispersion throughout the AAs. The geographic distribution performance and conclusions were not consistent among the bank's AAs. Geographic distribution was poor for both products in the Racine County AA, which received the greatest weight. However, the small business geographic distribution performance was reasonable in Kenosha County. No geographic distribution analysis was warranted in the Walworth County AA due to the absence of LMI census tracts in that market.

Borrower Profile

The distribution of loans to borrowers reflects, given the demographics of the AAs, reasonable penetration among businesses of different sizes and individuals of different income levels. Borrower profile performance was not consistent among all of the bank's AAs. Performance is consistent throughout the Racine County and Kenosha County AAs, with performance in Racine County carrying the greatest weight. Performance in the Walworth County AA was poor; however, this AA contributes the least weight in arriving at overall conclusions, and therefore did not negatively impact the overall rating.

Response to Complaints

CSB did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

COMMUNITY DEVELOPMENT TEST

CSB demonstrated adequate responsiveness to the community development needs of its AAs through community development loans, qualified investments, and community development

services. Examiners considered the institution's capacity and the need and availability of such opportunities.

Community Development Loans

CSB originated or renewed 32 community development loans totaling $20.1 million in the AAs, and one community development loan totaling $100,000 in the broader statewide regional area (BSRA) during the evaluation period. This level of activity represents 3.4 percent of average total assets and 6.2 percent of average net loans in the 12 quarters since the prior evaluation.

By number, the current level of community development loans exceeds the 12 community development loans at the prior evaluation (not including SBA Paycheck Protection Program (PPP) loans, discussed later in this evaluation). However, at the prior evaluation, community development loan dollars totaled $27.2 million, which represented 6.5 percent of average total assets and 10.4 percent of average net loans at that time. While the dollar amount and percentages relative to average total assets and average net loans have decreased at the current evaluation, the increase in the number of loans reflects the bank's responsiveness to the needs of their AAs.

CSB's community development lending performance is on the lower end of SSIs' performance, but is close to or within range. These banks had community development loans ranging from 3.5 percent to 11.4 percent of average total assets, and 6.2 percent to 18.5 percent of average net loans.

The below tables summarize CSB's community development loans by purpose, AA, and year. The bank did not provide any activity after December 31, 2023, for consideration.

Community Development Lending by Assessment Area										
Assessment Area	**Affordable Housing**		**Community Services**		**Economic Development**		**Revitalize or Stabilize**		**Totals**	
	#	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**
Racine County	3	952	1	150	9	8,476	0	0	**13**	**9,578**
Kenosha County	4	393	2	700	9	4,320	0	0	**15**	**5,413**
Walworth County	2	646	0	0	2	4,491	0	0	**4**	**5,137**
BSRA Activities	0	0	0	0	1	100	0	0	**1**	**100**
Total	**9**	**1,991**	**3**	**850**	**21**	**17,387**	**0**	**0**	**33**	**20,228**
Source: Bank Data										

Community Development Lending by Year										
Activity Year	**Affordable Housing**		**Community Services**		**Economic Development**		**Revitalize or Stabilize**		**Totals**	
	#	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**
2021 (Partial)	1	900	0	0	9	7,145	0	0	**10**	**8,045**
2022	5	989	2	350	6	2,316	0	0	**13**	**3,655**
2023	3	102	1	500	6	7,926	0	0	**10**	**8,528**
Total	**9**	**1,991**	**3**	**850**	**21**	**17,387**	**0**	**0**	**33**	**20,228**
Source: Bank Data										

Notable examples of community development loans include the following.

- Across all AAs and the BSRA, the CSB's lending supported 127 jobs for LMI individuals through the SBA 504, 7A, and Express loan programs.

Qualified Investments

CSB made 40 qualified investments and donations totaling $581,001 during the review period. The majority of the dollars is comprised of two investments totaling $552,110. One of these investments, totaling $250,000, was made outside of the AAs, but it benefitted the BSRA. The second qualifying investment, totaling $302,110, was a prior period investment that remains on the bank's books. A significant majority of the qualified investments and donations is comprised of 38 donations totaling $28,891, which benefitted 25 local non-profit organizations having primary purposes of affordable housing, community services, or economic development.

The dollar amount of CSB's qualified investments equates to 0.1 percent of average total assets, 3.0 percent of average equity capital, and 0.3 percent of average total securities since the prior evaluation. This level represents a decline from the 55 qualified investments and donations totaling $2.3 million at the previous evaluation, which equaled 0.6 percent of average total assets, 6.3 percent of average equity capital, and 2.3 percent of average total securities at that time. Much of the reduction in qualifying investments is due to prior period investments that have since matured, and CSB has not sought out new qualifying activities.

While investments have been directed to the primary needs of the AAs, CSB's qualified investment activity as a whole demonstrates a low level of responsiveness. CSB's qualified investment and donation activity level is below that of SSIs. CSB's performance significantly trails three SSIs that were assessed as having adequate responsiveness, with investment activity ranging from 1.0 percent to 1.4 percent of average total assets, 9.3 percent to 21.1 percent of average equity capital, and 3.3 percent to 6.1 percent of average total securities. CSB's performance is consistent with one SSI who also demonstrated a low level of responsiveness to the community development needs within its AAs.

The following tables illustrate the CSB's qualified investments by AA, year, and purpose. The bank did not provide any activity after December 31, 2023, for consideration.

Community Development Qualified Investments by Assessment Area										
Assessment Area	**Affordable Housing**		**Community Services**		**Economic Development**		**Revitalize or Stabilize**		**Totals**	
	#	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**
Racine County	0	0	11	311	4	3	0	0	15	314
Kenosha County	1	<1	6	2	6	4	0	0	13	6
Walworth County	1	2	7	8	3	1	0	0	11	11
BSRA Activities	0	0	1	250	0	0	0	0	1	250
Total	2	2	25	571	13	8	0	0	40	581
Source: Bank Data										

Comminute Development Qualified Investments by Year										
Activity Year	**Affordable Housing**		**Community Services**		**Economic Development**		**Revitalize or Stabilize**		**Totals**	
	#	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**	**#**	**$(000s)**
Prior Period	0	0	1	302	0	0	0	0	1	302
2021	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0	0	0	0
2023	0	0	1	250	0	0	0	0	1	250
Subtotal	0	0	2	552	0	0	0	0	2	552
Qualified Grants & Donations	2	2	23	19	13	8	0	0	38	29
Total	2	2	25	571	13	8	0	0	40	581
Source: Bank Data										

Notable examples of community development investments include the following.

- CSB made one deposit of $250,000 into a certified Community Development Financial Institution headquartered in the BSRA.

Community Development Services

During the evaluation period, bank employees provided 49 instances of financial expertise or technical assistance in the AAs. This is equivalent to the 49 instances of qualified community development services at the previous evaluation. CSB employees did not complete any community development services in 2020 and partially into 2021 due to limitations caused by the COVID-19 pandemic. Bank employees dedicated hours totaling 1,185 in 2021, 907 in 2022, and 618 in 2023, reflecting a high level of total hours devoted to engaging in community development services.

CSB's community development service performance is in line with the performance of SSIs in Wisconsin that received Satisfactory ratings for their Community Development Test. Specifically, four SSIs completed between 33 and 80 community development services during their respective evaluation periods.

The following tables illustrate CSB's community development services by AA, year, and purpose. The bank did not provide any activity after December 31, 2023, for consideration.

Community Development Services by Rated Area					
Rated Area	**Affordable Housing**	**Community Services**	**Economic Development**	**Revitalize or Stabilize**	**Totals**
	#	**#**	**#**	**#**	**#**
Racine County	1	17	12	0	30
Kenosha County	0	9	3	0	12
Walworth County	3	1	2	0	6
Regional Activities	0	0	1	0	1
Total	4	27	18	0	49
Source: Bank Data					

Community Development Services by Year					
Activity Year	**Affordable Housing**	**Community Services**	**Economic Development**	**Revitalize or Stabilize**	**Totals**
	#	#	#	#	#
2021 (Partial)	1	10	4	0	15
2022	1	9	6	0	16
2023	2	8	8	0	18
Total	4	27	18	0	49
Source: Bank Data					

Notable examples of community development services include the following.

- Bank employees serve on loan committees of organizations that provide financial and technical support to small businesses throughout Racine County and the BSRA.

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.

RACINE COUNTY ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE RACINE COUNTY ASSESSMENT AREA

The Racine County AA includes all census tracts in Racine County. Sources of the data used in this section are as follows: FFIEC, 2015 ACS, 2020 U.S. Census, D&B data, U.S. Bureau of Labor Statistics, Wisconsin Realtors Association, and Wisconsin Department of Workforce Development.

Economic and Demographic Data

Evaluation of the 2021 lending data uses the 2015 ACS for comparisons. Under the 2015 ACS, the census tracts in this AA reflected the following income designations:

- 3 low-income
- 9 moderate-income
- 21 middle-income
- 9 upper-income
- 3 not available

Evaluation of lending data during and after 2022 uses the 2020 U.S. Census for comparisons. The census tracts in this AA reflect the following income designations as of this Census data:

- 4 low-income
- 9 moderate-income
- 16 middle-income
- 16 upper-income

- 2 not available

All LMI census tracts are located in the easternmost part of the county. The bank's four offices in this AA are located in two middle-income census tracts and two upper-income census tracts. CSB's closest branch location is just west of the cluster of LMI census tracts, ranging from one to seven air miles from any particular LMI census tract. The following table illustrates select demographic characteristics of this AA based on the 2020 U.S. Census.

Demographic Information of the Assessment Area						
Racine County						
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	47	8.5	19.1	34.0	34.0	4.3
Population by Geography	197,727	9.1	17.9	36.9	35.7	0.5
Housing Units by Geography	82,977	10.2	18.2	37.1	34.4	0.0
Owner-Occupied Units by Geography	52,896	4.2	15.0	38.1	42.7	0.0
Occupied Rental Units by Geography	24,752	20.7	24.4	35.6	19.3	0.0
Vacant Units by Geography	5,329	21.3	21.0	34.6	22.9	0.2
Businesses by Geography	12,643	10.8	15.8	36.2	37.0	0.1
Farms by Geography	507	3.2	6.3	31.0	59.6	0.0
Family Distribution by Income Level	51,478	21.0	18.3	20.1	40.5	0.0
Household Distribution by Income Level	77,648	24.0	16.0	18.2	41.7	0.0
Median Family Income MSA - 39540 Racine, WI MSA		$77,503	Median Housing Value			$182,995
			Median Gross Rent			$886
			Families Below Poverty Level			8.6%

Source: 2020 U.S. Census and 2022 D&B Data
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification.

There are 82,977 housing units in the Racine County AA, with 63.8 percent owner-occupied, 29.8 percent occupied rental, and 6.4 percent vacant. Type of housing is 84.0 percent 1-4 family, 14.9 percent multifamily (five or more units), and 1.1 percent mobile homes. This data provides insight into the potential credit needs and opportunities for various types of residential lending.

Examiners rely on the FFIEC-estimated median family income (MFI) levels to analyze the home mortgage loans under the Borrower Profile criterion. The FFIEC bases its annual estimates on the most recent U.S. Census or ACS data, and factors in inflation and other economic variables to arrive at a MFI that more closely reflects current economic conditions. The following table presents the low-, moderate-, middle-, and upper-income levels for this AA.

Median Family Income Ranges				
Racine County				
Median Family Incomes	**Low <50%**	**Moderate 50% to <80%**	**Middle 80% to <120%**	**Upper ≥120%**
2021 ($77,200)	<$38,600	$38,600 to <$61,760	$61,760 to <$92,640	≥$92,640
2022 ($89,500)	<$44,750	$44,750 to <$71,600	$71,600 to <$107,400	≥$107,400
2023 ($89,500)	<$44,750	$44,750 to <$71,600	$71,600 to <$107,400	≥$107,400
Source: FFIEC				

The Wisconsin Realtors Association provides information on the number of home sales and median sales price by county. The following information provides insight into the availability of housing, the market's potential credit needs, as well as the potential affordability of the housing to LMI individuals. As the following table illustrates, the median home prices increased each year since the prior evaluation.

Racine County Housing Sales and Median Prices		
Year	**Total Sales**	**Median Home Price YTD ($)**
2021	3,538	213,000
2022	2,957	230,000
2023	2,289	240,000
Source: Wisconsin Realtors Association		

Unemployment rates within this AA, as reflected in the following table, have decreased during the evaluation period. The unemployment rates in the AA were above the state level and slightly below the national level.

Unemployment Rates (Annual)			
Racine County			
Area	**2021**	**2022**	**2023**
	%	**%**	**%**
Racine County	4.7	3.5	3.4
Statewide	3.8	2.9	2.9
Nationwide	5.3	3.6	3.7
Source: Bureau of Labor Statistics			

The largest employment sectors in the Racine County AA are services (33.6 percent), non-classifiable establishments (21.8 percent), and retail trade (11.0 percent). Top employers within the AA include Ascension All Saints Hospital, Johnson Family Enterprises, Insinkerator, and Racine County Courthouse.

Of the AA businesses, 62.2 percent have four or fewer employees, while 92.2 percent have fewer than 10 employees. This data further demonstrates that a large percentage of AA businesses are smaller businesses.

Competition

The Racine County AA is moderately competitive in the market for financial services. According to the FDIC Deposit Market Share data, as of June 2023, 13 FDIC-insured financial institutions operated 39 full-service branches within the Racine County AA. Of these institutions, CSB ranked third with a 10.1 percent deposit market share.

CSB is not required to collect or report small business data, and it has elected not to do so. Therefore, the analysis of these loan types under the Lending Test does not include direct comparisons to aggregate data. However, the aggregate data provides insight into the level of demand and competition for business lending. The most recent aggregate data available for small business lending is from 2022, which shows 87 lenders reported 3,434 small business loans in Racine County. It should be noted that many institutions are not required to report lending data, therefore, competition for these loan types is greater than the aggregate small business data suggests.

The Racine County AA is moderately competitive in the market for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. In 2022, 311 lenders reported a total of 6,935 HMDA-reportable loans in the Racine County AA. CSB ranked 15th by number, reporting a market share of 1.5 percent.

Community Contacts

As part of the evaluation process, examiners contact third parties active in the AA to assist in identifying credit needs. This information helps determine whether local financial institutions are responsive to these needs.

Examiners conducted one community contact interview with a non-profit organization in Racine County, who is familiar with the economics and demographics of the area. According to the contact, there is a large stock of homes and foreclosed-upon housing, but they are difficult to access for LMI individuals. The contact is seeing foreclosed homes from 15 to 20 years ago still sit vacant. Many of the homes available to LMI individuals have middle- and upper-income individuals outbidding them. Additionally, the contact noted that they are not seeing any growth with small businesses in the area. They note that shops have closed in uptown Racine over the last couple of years. Both with small businesses and housing, they are seeing limited partnerships with financial institutions in the area and there can be more work done to redevelop the area. Overall, the contact stated that there is much work to do in Racine County for both housing and small businesses.

Credit and Community Development Needs and Opportunities

Considering information from bank management, demographic and economic data, and the community contact, examiners determined that there are credit and community development needs

for small businesses and affordable housing in this AA. The substantial percentage of businesses with gross annual revenues (GARs) of $1 million or less, and the large number of businesses with four or fewer employees support the need for small business lending. The available home inventory, their condition, and median housing values in comparison to the LMI income levels, support the need for more affordable housing. There are available opportunities for community development loans, investments, and services, as well as for revitalization, in Racine County.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE RACINE COUNTY ASSESSMENT AREA

LENDING TEST

CSB demonstrated reasonable performance under the Lending Test. Borrower Profile performance primarily supports this conclusion.

Geographic Distribution

The geographic distribution of loans reflects poor dispersion throughout the Racine County AA. The conclusion is supported primarily by the bank's poor penetration of small business loans and home mortgage loans within this AA's LMI census tracts.

Small Business Loans

The geographic distribution of small business loans reflects poor dispersion throughout this AA. CSB's performance significantly trails the percentage of small businesses in the low-income census tracts by 10.3 percentage points in 2022. Furthermore, there were no small business loan originations in low-income census tracts in 2023. For moderate-income census tracts, CSB's 2022 performance also significantly trails the demographics by 13.3 percentage points. Similar performance is noted for 2023, in which small business loans originated in moderate-income census tracts trailed the provided demographic by 13.1 percentage points.

The most recent aggregate data available is from 2022, in which aggregate reporting institutions originated 8.9 percent of their small business loans in the low-income census tracts, and 13.7 percent in the moderate-income census tracts. Although the bank is not a CRA small business data reporter, this helps provide insight to the level of demand, availability, and competition for small business loans in these census tracts. For 2022, CSB significantly trails both aggregate and demographic data in both LMI census tracts.

The bank faces competitive challenges as CSB does not have a physical location in the Racine County AA LMI census tracts. However, not all aggregate reporters have branches within the LMI census tracts, either. There are 8 competing financial institutions that operate 9 office locations within the LMI tracts, and an additional 11 branches no more than one air mile outside of the LMI census tracts. Nonetheless, the bank maintains a well-established branch approximately one mile from one of the moderate-income tracts and there remains a significant disparity in the bank's performance compared to demographics and D&B reported data. Furthermore, CSB's performance within the LMI census tracts declined significantly since the last evaluation, at which time performance was reasonable.

The above information, efforts made by management, and economic factors do not outweigh the poor dispersion of small business loans in the LMI census tracts. The following table provides additional details.

Geographic Distribution of Small Business Loans					
Racine County					
Tract Income Level	**% of Businesses**	**#**	**%**	**$(000s)**	**%**
Low					
2022	10.8	1	0.5	100	0.3
2023	10.8	0	0.0	0	0.0
Moderate					
2022	15.8	5	2.5	1,847	5.8
2023	15.5	2	2.4	240	2.4
Middle					
2022	36.2	67	33.7	10,962	34.5
2023	36.3	18	22.0	3,447	34.3
Upper					
2022	37.0	126	63.3	18,906	59.4
2023	37.3	62	75.6	6,370	63.3
Not Available					
2022	0.1	0	0.0	0	0.0
2023	0.1	0	0.0	0	0.0
Totals					
2022	**100.0**	**199**	**100.0**	**31,815**	**100.0**
2023	**100.0**	**82**	**100.0**	**10,057**	**100.0**
Source: 2022 & 2023 D&B Data; Bank Data; "--" data not available. *Due to rounding, totals may not equal 100.0%*					

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects poor dispersion throughout this AA. In 2021, CSB's lending in low-income census tracts trails aggregate performance and the percentage of owner-occupied housing units by 0.9 percentage points and 2.2 percentage points, respectively. CSB did not originate any home mortgage loans in this AA's low-income census tracts in 2022 and 2023. The low-income tracts range from four to seven air miles from CSB's nearest branch.

As there is lower demand for home mortgage loans in the low-income census tracts, CSB's performance in moderate-income census tracts carries greater weight in the analysis. In 2021 and 2022, CSB's lending within moderate-income census tracts substantially trails aggregate and the demographic data. Furthermore, CSB did not originate a single home mortgage loan in a moderate-

income census tract in 2023. Considering lending in both LMI census tracts, performance is at, or below, prior evaluation performance levels, at which time CSB demonstrated poor performance.

Examiners considered the aforementioned competitive challenges, as noted for the small business analysis. In addition, examiners conducted additional analyses by removing institutions with substantial market share from the aggregate data to see if that would make any analytical differences. In doing so, the aggregate performance declined by approximately 0.1 percentage point in any given year in each tract category. Therefore, the market leaders do not tangibly skew the aggregate performance.

Considering the bank's performance level within the LMI census tracts, demographics, aggregate performance, competition, office locations, and decline in performance since the prior evaluation, the bank's geographic distribution of home mortgage loans throughout this AA is poor. The following table provides additional details.

Geographic Distribution of Home Mortgage Loans						
Racine County						
Tract Income Level	**% of Owner-Occupied Housing Units**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2021	2.7	1.4	1	0.5	38	0.1
2022	4.2	4.0	0	0.0	0	0.0
2023	4.2	-	0	0.0	0	0.0
Moderate						
2021	16.1	14.0	3	1.4	486	1.1
2022	15.0	16.9	5	4.9	638	2.8
2023	15.0	-	0	0.0	0	0
Middle						
2021	57.4	59.4	122	58.4	24,550	55.3
2022	38.1	38.3	37	36.3	8,266	36.8
2023	38.1	-	16	29.1	3,631	29.3
Upper						
2021	23.6	24.9	83	39.7	19,347	43.6
2022	42.7	40.8	60	58.8	13,569	60.4
2023	42.7	-	39	70.9	8,744	70.7
Not Available						
2021	0.2	0.3	0	0.0	0	0.0
2022	0.0	0.0	0	0.0	0	0.0
2023	0.0	-	0	0.0	0	0.0
Totals						
2021	**100.0**	**100.0**	**209**	**100.0**	**44,421**	**100.0**
2022	**100.0**	**100.0**	**102**	**100.0**	**22,474**	**100.0**
2023	**100.0**	**-**	**55**	**100.0**	**12,375**	**100.0**
Source: 2015 ACS; 2020 U.S. Census; Bank Data, 2021 and 2022 HMDA Aggregate Data, "--" data not available. Due to rounding, totals may not equal 100.0%						

Borrower Profile

The distribution of loans to borrowers reflects reasonable penetration among individuals of different income levels, and businesses of different sizes. The reasonable performances for both the small business and home mortgage loans supports this conclusion.

Small Business Loans

The distribution of small business loans reflects reasonable penetration of loans to businesses with GARs of $1 million or less. The bank's loans to businesses with GARs of $1 million or less trailed the percentage of businesses by 25.2 percentage points in 2022 but improved to trail only by 14.2 percentage points in 2023. The demographic data provides insight as to the total number of businesses in the area. However, not all businesses could qualify for, or are seeking, traditional small business financing. Also, although not a direct comparator, aggregate data for 2022 shows that only 51.6 percent of aggregate reporting institutions' loans were originated to businesses with GARs of $1 million or less. CSB's performance exceeds the aggregate performance. Given the AA demographics, credit needs and opportunities, and competition, the bank's distribution of small business loans reflects reasonable penetration among businesses of different sizes.

Distribution of Small Business Loans by Gross Annual Revenue Category
Racine County

Gross Revenue Level	% of Businesses	#	%	$(000s)	%
<=$1,000,000					
2022	86.5	122	61.3	17,219	54.1
2023	88.6	61	74.4	7,399	73.6
>$1,000,000					
2022	4.7	67	33.7	13,865	43.6
2023	3.6	19	23.2	2,358	23.4
Revenue Not Available					
2022	8.8	10	5.0	731	2.3
2023	7.8	2	2.4	300	3.0
Totals					
2022	**100.0**	**199**	**100.0**	**31,815**	**100.0**
2023	**100.0**	**82**	**100.0**	**10,057**	**100.0**

Source: 2022 & 2023 D&B Data; Bank Data; "--" data not available.
Due to rounding, totals may not equal 100.0%

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels, including LMI borrowers, is reasonable. Examiners focused on the comparison to the aggregate performance as shown in the following table.

In 2021, the bank's originations to low-income borrowers is slightly below, but in line with, the aggregate performance level. CSB's performance trailed the aggregate level by only 1.9 percentage

points in 2021. The bank originated a similar level of loans to low-income borrowers in 2022. However, the 2022 performance is further below the aggregate performance level, by 4.1 percentage points. This is still considered reasonably in line with the aggregate lending performance in 2022. The bank did not make any loans to low-income borrowers in 2023. There is no available aggregate data for 2023, but this year's performance to low-income borrowers is substantially below the presented demographics.

Further analyses shows that the bank's level of lending to low-income borrowers trails the presented demographics for all years. However, the 2020 U.S. Census data shows a poverty level of 8.6 percent. Families in poverty are generally focused on meeting their basic needs and not typically able to support a traditional home mortgage loan. Therefore, the opportunity for lending to low-income families is more limited than the demographic suggests. A low-income family in the AA, with incomes as noted in the MFI table previously presented, would face challenges in qualifying for a mortgage under conventional underwriting standards, especially considering the very high, and increasing, median housing sales prices (also as detailed previously). Although the demand for affordable housing is strong, availability of affordable housing stock is limited for low-income borrowers.

The bank's performance to moderate-income borrowers shows a significant improvement throughout the review period. Weaker performance in 2021 is mitigated by improved performance in 2022 and 2023. Although both years' performance levels trail the respective aggregate levels, they are considered reasonably in line with aggregate. Additionally, the improved performance from 2021 to 2022 reflects the bank's lending levels very much in line with the presented demographics. Furthermore, aggregate data is not available for 2023, but the bank's lending to moderate-income borrowers is in line with the presented demographics for this year as well.

Considering the overall analyses, with the factors noted above, including aggregate performance levels, competition, credit demand, available housing stock and costs, CSB's distribution to borrowers of various income levels, including LMI borrowers, is reasonable. See the following table for details.

Distribution of Home Mortgage Loans by Borrower Income Level						
Racine County						
Borrower Income Level	**% of Families**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2021	20.0	6.7	10	4.8	1,020	2.3
2022	21.0	9.0	5	4.9	536	2.4
2023	21.0	-	0	0.0	0	0.0
Moderate						
2021	17.8	19.2	20	9.6	3,071	6.9
2022	18.3	24.2	18	17.6	2,958	13.2
2023	18.3	-	9	16.4	1,004	8.1
Middle						
2021	21.9	23.6	45	21.5	9,642	21.7
2022	20.1	22.9	17	16.7	2,568	11.4
2023	20.1	-	8	14.5	1,297	10.4
Upper						
2021	40.3	36.9	96	45.9	23,279	52.4
2022	40.5	32.2	48	47.1	12,519	55.7
2023	40.5	-	32	58.2	8,578	69.3
Not Available						
2021	0.0	13.6	38	18.2	7,408	16.7
2022	0.0	11.8	14	13.7	3,893	17.3
2023	0.0	-	6	10.9	1,502	12.1
Totals						
2021	**100.0**	**100.0**	**209**	**100.0**	**44,421**	**100.0**
2022	**100.0**	**100.0**	**102**	**100.0**	**22,474**	**100.0**
2023	**100.0**	**-**	**55**	**100.0**	**12,376**	**100.0**

Source: 2020 U.S. Census; Bank Data, 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

COMMUNITY DEVELOPMENT TEST

CSB demonstrates adequate responsiveness to the community development needs of the Racine County AA through community development loans, qualified investments, and community development services.

Community Development Loans

CSB originated 13 community development loans totaling $9.6 million since the prior evaluation. This is a substantial decrease from the 494 community development loans totaling $66.6 million at

the previous evaluation. The decrease is attributed to the fact that SBA PPP loans, which accounted for a substantial volume of the prior evaluation period's community development lending, are no longer available for origination. The prior evaluation's community development loans included 485 SBA PPP loans totaling $40.3 million. Adjusting for the SBA PPP loans reflects an increase in the number of community development loans within this AA, while the dollar volume has decreased. The increased number of community development loans in this AA reflects CSB's responsiveness towards smaller but meaningful projects in this AA. An example of the bank's community development lending in this AA is a loan to a homeless shelter benefitting minors throughout Racine County.

Qualified Investments

CSB maintained one prior period investment totaling $302,110 that benefits this AA, and made 14 qualified donations totaling $12,003. The total investment activity of $314,113 is a decrease from the previous evaluation, which included $873,850 of qualified investments in the AA. The decrease in qualified investments between evaluations for this AA is attributed to prior period investments maturing, with no new investments made. One notable example is a 2022 donation totaling $2,100 to a non-profit organization that provides childcare and services for special needs children for predominantly LMI families.

Community Development Services

CSB's staff provided 30 community development services in the Racine County AA during the evaluation period, which is the same as the prior evaluation. Of these services, 17 were primarily for community service purposes, 12 were primarily for economic development purposes, and one was for affordable housing purposes. One notable example is a bank employee serving on a loan committee for an organization specializing in financing for small businesses in Racine County.

KENOSHA COUNTY ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN KENOSHA COUNTY ASSESSMENT AREA

This AA includes all census tracts in Kenosha County. Sources of the data used in this section are as follows: FFIEC, 2015 ACS, 2020 U.S. Census, D&B data, U.S. Bureau of Labor Statistics, Wisconsin Realtors Association, and Wisconsin Department of Workforce Development.

Economic and Demographic Data

Census tract designations have changed during the evaluation period. Under the 2015 ACS, which is used for analysis of the 2021 HMDA lending data, the census tracts in the AA reflected the following income designations:

- 6 low-income
- 14 moderate-income
- 15 middle-income

- 1 not available

Evaluation of lending data during and after 2022 uses the 2020 U.S. Census for comparisons. Based on this data, the census tracts in the AA reflect the following income designations:

- 7 low-income
- 12 moderate-income
- 21 middle-income
- 1 upper-income
- 2 not available

All LMI census tracts are located in the easternmost part of the county. The Kenosha branch is located one air mile from the cluster of LMI census tracts in the eastern portion of the AA. The Paddock Lake Office is located in the southwestern part of the county in a moderate-income census tract. The following table illustrates select demographic characteristics of the AA based on the 2020 U.S. Census.

Demographic Information of the Assessment Area						
Kenosha County						
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	43	16.3	27.9	48.8	2.3	4.7
Population by Geography	169,151	16.1	26.2	52.8	3.4	1.6
Housing Units by Geography	70,755	15.3	25.9	53.4	3.2	2.2
Owner-Occupied Units by Geography	42,915	9.9	25.2	59.2	4.7	1.0
Occupied Rental Units by Geography	21,680	24.7	30.0	40.7	0.5	4.0
Vacant Units by Geography	6,160	19.9	16.6	56.9	2.0	4.6
Businesses by Geography	10,211	12.0	23.9	56.9	2.7	4.5
Farms by Geography	370	8.4	13.5	73.5	4.1	0.5
Family Distribution by Income Level	42,020	29.0	22.3	22.5	26.2	0.0
Household Distribution by Income Level	64,595	32.2	19.3	19.9	28.7	0.0
Median Family Income MSA - 29404 Lake County-Kenosha County, IL-WI		$105,876	Median Housing Value			$192,814
			Median Gross Rent			$964
			Families Below Poverty Level			8.1%

Source: 2020 U.S. Census and 2022 D&B Data
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification.

There are 70,755 housing units in the AA, with 60.7 percent owner-occupied, 30.6 percent occupied rental, and 8.7 percent vacant. Type of housing is 79.8 percent 1-4 family, 16.8 percent multifamily (five or more units), and 3.4 percent mobile homes. This data provides insight into the potential credit needs and opportunities for various types of residential lending.

Examiners rely on the FFIEC-estimated MFI levels to analyze the home mortgage loans under the Borrower Profile criterion. The following table presents the low-, moderate-, middle-, and upper-income levels for the AA.

Median Family Income Ranges				
Kenosha County				
Median Family Incomes	**Low <50%**	**Moderate 50% to <80%**	**Middle 80% to <120%**	**Upper ≥120%**
2021 ($102,500)	<$51,250	$51,250 to <$82,000	$82,000 to <$123,000	≥$123,000
2022 ($118,200)	<$59,100	$59,100 to <$94,560	$94,560 to <$141,840	≥$141,840
2023 ($118,200)	<$59,100	$59,100 to <$94,560	$94,560 to <$141,840	≥$141,840
Source: FFIEC				

The Wisconsin Realtors Association provides information on the number of home sales and median sales price by county. This information provides insight into this AA's housing market availability and credit needs, as well as the potential affordability of housing to LMI borrowers. As the following table illustrates, the median home prices increased each year since the prior evaluation.

Kenosha County Housing Sales and Median Prices		
Year	**Total Sales**	**Median Home Price YTD ($)**
2021	2,653	218,600
2022	2,132	235,000
2023	1,697	279,900
Source: Wisconsin Realtors Association		

Unemployment rates have decreased during the evaluation period. The unemployment rates in the AA were above the state level and below the national level. See the following table for specific unemployment rates.

Unemployment Rates (Annual)			
Kenosha County			
Area	**2021**	**2022**	**2023**
	%	**%**	**%**
Kenosha County	4.4	3.3	3.3
Statewide	3.8	2.9	2.9
Nationwide	5.3	3.6	3.7
Source: Bureau of Labor Statistics			

The largest employment sectors in the AA are services (32.6 percent), non-classifiable establishments (22.7 percent), and retail trade (12.1 percent). Top employers within the AA include

Amazon Fulfillment Center, United Hospital System Inc., Snap-On Inc., and Aurora Medical Center.

As noted by the D&B data, of the AA businesses, 61.1 percent have four or fewer employees, while 92.0 percent have fewer than 10 employees. This data further demonstrates that a large percentage of AA businesses are smaller businesses.

Competition

The Kenosha County AA is moderately competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 2023, 11 FDIC-insured financial institutions operated 35 full-service branches within the Kenosha County AA. Of these institutions, CSB ranked ninth with a 2.7 percent deposit market share.

As stated previously, CSB small business performance is not directly compared to aggregate data, as the bank is not required to report data. The 2022 aggregate data available for small business lending, which provides insight into demand, shows 76 lenders reported 3,066 small business loans in Kenosha County. It should be noted that many institutions are not required to report lending data, therefore, competition for these loan types is greater than the aggregate small business data would suggest.

The Kenosha County AA is moderately competitive in the market for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. In 2022, 282 lenders reported a total of 5,065 HMDA-reportable loans in the Kenosha County AA. CSB ranked 31st reporting a market share of 0.9 percent.

Community Contacts

Examiners conducted two community contact interviews to discuss economic development in the area. One contact was made with an economic development group that serves Kenosha County and one contact was made with the City of Kenosha. Both are familiar with the economics and demographics of the area.

The first contact stated that there is sufficient access to economic development, but the limited construction and rehabilitation efforts are hurting small business owners. The contact noted that the Kenosha downtown district has been seeing growth in recent years, but with the economic conditions as of late, financial institutions have become more cautious and strict with lending. The contact stated that there is much demand for small businesses. The contact also stated that affordable housing for the area is a large concern. The contact estimated that costs for new houses are around approximately $400,000 in the county, which is not sustainable for LMI people under their current wages. Overall, the housing market has been hard for all individuals, but especially for LMI individuals, given the lack of affordable housing inventory.

The second contact stated that there is a lot of economic growth happening in the area. Large corporations like U-Haul and Amazon continue to hire many employees. The contact stated that the city hasn't been able to build enough housing to keep up with demand since the early 2000s. There

is a demand for small businesses, but it is hard to start a small business with the interest rates and the economic conditions. The contact stated that with more help from financial institutions, more people would be able to start up small businesses.

The contacts further mentioned that opportunities exist for financial institutions such as:

- Implementing home-buying assistance programs for LMI individuals;
- Providing financial literacy classes to help with home-buying; and,
- Offering more funds for start-up businesses.

Credit and Community Development Needs and Opportunities

Considering information from bank management, demographic and economic data, and the community contact information, examiners determined that there are credit and community development needs for affordable housing, and for small businesses in the AA, including financing for start-up businesses. The substantial percentage of businesses with GARs of $1 million or less, and the large number of businesses with four or fewer employees support the need for small business lending. Additionally, the median housing values in comparison to the incomes of LMI individuals, and the lack of affordable housing stock, support the need for more affordable housing.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE KENOSHA COUNTY ASSESSMENT AREA

LENDING TEST

CSB demonstrated reasonable performance under the Lending Test. Geographic Distribution and Borrower Profile performance primarily support this conclusion.

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout this AA. The conclusion is supported primarily by the bank's reasonable performance of small business loans in LMI census tracts.

Small Business Loans

The geographic distribution of small business loans reflects reasonable dispersion throughout the AA. This conclusion is supported by reasonable performance in the LMI census tracts.

The below table shows that CSB's lending in low-income census tracts trails the presented demographic by 10.0 percentage points in 2022, and by 8.9 percentage points in 2023. The most recent 2022 aggregate data shows that 9.9 percent of aggregate institutions' loans were originated in low-income census tracts within this AA. Although the bank is not a CRA small business data reporter, the aggregate data helps provide an idea of the level of demand, availability, and competition for these loans in the LMI census tracts. Still, the bank's performance is much weaker than aggregate banks.

Similarly, the bank's lending in moderate-income census tracts trails the presented demographic by 12.1 percentage points in 2022, and by 8.7 percentage points in 2023. The most recent 2022 aggregate data shows that reporting financial institutions have 9.3 percent of their originations in this AA's moderate-income census tracts. While not a direct comparator, the data provides insight into small business lending demand in the area. Aggregate banks show a similar disparity of lending to the demographic data, and CSB's lending to small businesses in the moderate-income tracts is slightly above the aggregate level.

The bank faces competitive challenges as CSB does not have an office location in any Kenosha County AA LMI census tracts. There are 9 competing financial institutions that operate 13 office locations within the LMI tracts. However, CSB maintains a branch approximately one mile from one of the moderate-income tracts. CSB did not open this branch until mid-year 2020, and lending has increased from 2022 to 2023 as it gains market share in its area.

Small business lending in moderate-income census tracts has declined since the previous evaluation. However, the Paddock Lake branch was adjacent to a moderate-income tract during the previous evaluation, which is now designated as a middle-income tract for the current evaluation. Despite lending in the same census tract, this changed income designation influenced the reduction in the bank's overall loans within moderate-income census tracts, given its close proximity to the Paddock Lake branch. Loans previously counted toward lending percentages in moderate-income census tracts, are now not counted as such.

When considering the age of the limited age of the Kenosha branch and time to gain market share, along with competition, relative distances from LMI census tracts, and recent changes to a census tract designations, examiners conclude that the geographic distribution of the bank's small business loans is reasonable.

Geographic Distribution of Small Business Loans					
Kenosha County					
Tract Income Level	**% of Businesses**	**#**	**%**	**$(000s)**	**%**
Low					
2022	12.0	1	2.0	200	2.2
2023	11.8	1	2.9	8	0.1
Moderate					
2022	23.9	6	11.8	706	7.9
2023	23.4	5	14.7	1,862	28.8
Middle					
2022	56.9	44	86.3	8,043	89.9
2023	57.2	27	79.4	4,282	66.2
Upper					
2022	2.7	0	0.0	0	0.0
2023	2.9	0	0.0	0	0.0
Not Available					
2022	4.5	0	0.0	0	0.0
2023	4.6	1	2.9	315	4.9
Totals					
2022	**100.0**	**51**	**100.0**	**8,949**	**100.0**
2023	**100.0**	**34**	**100.0**	**6,467**	**100.0**
Source: 2022 & 2023 D&B Data; Bank Data; "--" data not available. Due to rounding, totals may not equal 100.0%					

Home Mortgage Loans

The geographic distribution of home mortgage loans reflects poor dispersion throughout the AA. This conclusion is supported by poor performance in the LMI census tracts.

In 2021 and 2022, CSB's home mortgage lending within the low-income census tracts of this AA trails aggregate and demographic data. For 2023, aggregate data is not available. However, CSB's performance in low-income census tracts declined further in this year, and trails the presented demographic. For moderate-income census tracts, CSB's performance during 2021 and 2022 is significantly below the presented demographics, as well as significantly below aggregate performance levels, by 23.0 percent and 21.5 percent, respectively. For 2023, the bank's lending within moderate-income census tracts is also well below demographic data for this year. The number and related percentage of loans in moderate-income census tracts has also significantly declined since the previous evaluation, at which time CSB made 20.4 percent of loans in 2019 and 11.4 percent of loans in 2020.

Examiners considered the aforementioned competition, age of the newest branch, recent changes to census tract designations, economic factors, and other institutions operating in the area surrounding

the LMI census tracts. However, these factors do not outweigh the overall decline in performance and significant disparities relative to the percentage of owner-occupied housing units and aggregate performance levels, particularly for moderate-income areas. Refer to the below table.

Geographic Distribution of Home Mortgage Loans						
Kenosha County						
Tract Income Level	**% of Owner-Occupied Housing Units**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2021	8.0	7.0	5	5.4	808	4.1
2022	9.9	10.1	3	7.0	581	6.1
2023	9.9	-	1	4.2	125	2.9
Moderate						
2021	36.5	34.8	11	11.8	2,706	13.8
2022	25.2	26.2	2	4.7	716	7.5
2023	25.2	-	2	8.3	566	13.0
Middle						
2021	55.5	58.1	77	82.8	16,066	82.1
2022	59.2	59.1	38	88.4	8,219	86.4
2023	59.2	-	21	87.5	3,674	84.2
Upper						
2021	0.0	0.0	0	0.0	0	0.0
2022	4.7	3.9	0	0.0	0	0.0
2023	4.7	-	0	0.0	0	0.0
Not Available						
2021	0.0	0.0	0	0.0	0	0.0
2022	1.0	0.7	0	0.0	0	0.0
2023	1.0	-	0	0.0	0	0.0
Totals						
2021	**100.0**	**100.0**	**93**	**100.0**	**19,580**	**100.0**
2022	**100.0**	**100.0**	**43**	**100.0**	**9,516**	**100.0**
2023	**100.0**	**-**	**24**	**100.0**	**4,365**	**100.0**

Source: 2015 ACS; 2020 U.S. Census; Bank Data, 2021 and 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Borrower Profile

The distribution of loans to borrowers reflects reasonable penetration among individuals of different income levels, and businesses of different sizes. The reasonable penetration for small business and home mortgage home loans supports this conclusion.

Small Business Loans

The distribution of small business loans reflects reasonable penetration of loans to businesses with GARs of $1 million or less. The analysis shows that the bank's loans to businesses with GARs of $1 million or less trailed the percentages of businesses by 31.0 percentage points in 2022 and by 29.0 percentage points in 2023. The demographic data provides insight as to the number of businesses in the area, but not all businesses could qualify for or are seeking traditional small business financing. Furthermore, although not a direct comparator, aggregate data for 2022 shows that only 55.6 percent of loans originated by reporting financial institutions were originated to businesses with GARs of $1 million or less. Given the AA demographics, credit needs and opportunities, and competition, the bank's distribution of small business loans reflects reasonable penetration among businesses of different sizes. Refer to the below table.

Distribution of Small Business Loans by Gross Annual Revenue Category
Kenosha County

Gross Revenue Level	% of Businesses	#	%	$(000s)	%
<=$1,000,000					
2022	85.9	28	54.9	3,014	33.7
2023	87.8	20	58.8	3,811	58.9
>$1,000,000					
2022	4.2	20	39.2	5,083	56.8
2023	3.3	12	35.3	2,569	39.7
Revenue Not Available					
2022	10.0	3	5.9	852	9.5
2023	8.9	2	5.9	87	1.3
Totals					
2022	**100.0**	**51**	**100.0**	**8,949**	**100.0**
2023	**100.0**	**34**	**100.0**	**6,467**	**100.0**

Source: 2022 & 2023 D&B Data; Bank Data; "--" data not available.
Due to rounding, totals may not equal 100.0%

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels, including LMI borrowers, is reasonable. Examiners focused on the comparison to aggregate performance levels.

For 2021, CSB's performance in lending to low-income borrowers is right in line with aggregate performance levels. The number and percentage of loans to low-income borrowers dropped in 2022, and is below the aggregate level and demographics. In 2023, aggregate data is not available. However, the bank's lending to low-income borrowers increased to above 2021 levels (by percentage of loans). Even though the 2023 loans to low-income borrowers is below the presented demographic, when factoring in the poverty level of 8.1 percent (based on 2020 U.S. Census), the bank's performance at 16.7 percent is more in line with the adjusted demographic of 20.9 percent. It is expected that families in poverty are generally focused on meeting their basic needs and not typically able to support a traditional home mortgage loan.

CSB's lending to moderate-income borrowers in 2021 and 2022 are slightly above aggregate performance levels, and above the presented demographics. For 2023, aggregate data is not available, but the bank's lending performance for this year slightly below, but in line with, the presented demographics.

Overall, considering CSB's lending performances to both categories of LMI borrowers, and considering the above factors, including comparisons to aggregate performance, the bank's distribution of loans to borrowers of various income levels is reasonable. See the below table for details.

Distribution of Home Mortgage Loans by Borrower Income Level						
Kenosha County						
Borrower Income Level	**% of Families**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2021	29.6	15.7	14	15.1	1,883	9.6
2022	29.0	20.8	3	7.0	443	4.7
2023	29.0	-	4	16.7		
Moderate						
2021	21.6	24.7	27	29.0	4,341	22.2
2022	22.3	26.8	12	27.9	2,149	22.6
2023	22.3	--	5	20.8	735	16.8
Middle						
2021	22.3	22.7	18	19.4	3,585	18.3
2022	22.5	21.2	13	30.2	3,001	31.5
2023	22.5	--	6	25.0	1,237	28.3
Upper						
2021	47.9	51.2	34	60.7	9,257	67.9
2022	26.2	19.1	10	23.3	2,260	23.7
2023	26.2	--	7	29.2	1,453	33.3
Not Available						
2021	0.0	13.1	6	6.5	1,778	9.1
2022	0.0	12.1	5	11.6	1,664	17.5
2023	0.0	--	2	8.3	501	11.5
Totals						
2021	**100.0**	**100.0**	**93**	**100.0**	**19,580**	**100.0**
2022	**100.0**	**100.0**	**43**	**100.0**	**9,516**	**100.0**
2023	**100.0**	**--**	**24**	**100.0**	**4,365**	**100.0**

Source: 2020 U.S. Census; Bank Data, 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

COMMUNITY DEVELOPMENT TEST

CSB demonstrates adequate responsiveness to the community development needs of the Kenosha County AA through community development loans, qualified investments, and community development services.

Community Development Loans

During this evaluation period, CSB originated 15 community development loans totaling $5.4 million in the Kenosha County AA. This level of loans has significantly decreased from the 95 community development loans totaling $10.5 million at the previous evaluation. However, the decrease is attributed to the fact that the prior evaluation performance included the SBA PPP loans under the temporary PPP loan program, which is no longer offered. The prior evaluation community development loans included a substantial level of SBA PPP loans, totaling 94 at $10.4 million. Excluding SBA PPP loans, the number of community development loans in the Kenosha County AA has increased. Examples of community development lending include CSB originating or renewing six loans for a total of 12 units in Kenosha County that support affordable housing for LMI families.

Qualified Investments

CSB made 13 qualified donations totaling $6,360 in the Kenosha County AA. While the total dollar amount of investments decreased by $5,640, the total number of investments has increased since the previous evaluation, by six. One notable example of qualified investments is a total of $3,910 in donations throughout the evaluation period to a non-profit organization that provides job training to LMI individuals and assists them in finding long-term employment.

Community Development Services

CSB's bank staff provided 12 community development services in the Kenosha County AA during the evaluation period. This is comparable to the 11 community development services noted at the prior evaluation. Nine of the services performed during the current evaluation period had a primary purpose of community service, while three had a primary purpose of economic development. One notable example is a bank employee serving as a mentor and providing financial education for LMI students in 2021.

WALWORTH COUNTY ASSESSMENT AREA – Full-Scope Review

DESCRIPTION OF INSTITUTION'S OPERATIONS IN WALWORTH COUNTY ASSESSMENT AREA

The Walworth County AA includes all census tracts within the County. Sources of the data used in this section are as follows: FFIEC, 2015 ACS, 2020 U.S. Census, D&B data, U.S. Bureau of Labor Statistics, Wisconsin Realtors Association, and Wisconsin Department of Workforce Development.

Economic and Demographic Data

Evaluation of the 2021 lending data uses the 2015 ACS for comparisons. Under the 2015 ACS, the census tracts in the AA reflected the following income designations:

- 13 middle-income
- 8 upper-income
- 1 not available

Evaluation of lending data during and after 2022 uses the 2020 U.S. Census for comparisons. The census tracts in this AA based on 2020 Census data reflect the following income designations:

- 15 middle-income
- 14 upper-income

There are no LMI census tracts in Walworth County as designated by the 2015 ACS or 2020 U.S. Census. The following table illustrates additional select demographic characteristics of the AA based on the 2020 U.S. Census.

Demographic Information of the Assessment Area						
Walworth County						
Demographic Characteristics	**#**	**Low % of #**	**Moderate % of #**	**Middle % of #**	**Upper % of #**	**NA* % of #**
Geographies (Census Tracts)	29	0.0	0.0	51.7	48.3	0.0
Population by Geography	106,478	0.0	0.0	56.1	43.9	0.0
Housing Units by Geography	52,595	0.0	0.0	48.0	52.0	0.0
Owner-Occupied Units by Geography	28,454	0.0	0.0	48.0	52.0	0.0
Occupied Rental Units by Geography	12,960	0.0	0.0	72.1	27.9	0.0
Vacant Units by Geography	11,181	0.0	0.0	20.2	79.8	0.0
Businesses by Geography	8,454	0.0	0.0	54.3	45.7	0.0
Farms by Geography	517	0.0	0.0	47.0	53.0	0.0
Family Distribution by Income Level	27,034	13.0	16.1	23.0	47.9	0.0
Household Distribution by Income Level	41,414	18.9	14.7	18.2	48.2	0.0
Median Family Income Non-MSAs – WI		$71,740	Median Housing Value			$227,352
			Median Gross Rent			$927
			Families Below Poverty Level			4.4%

Source: 2020 U.S. Census and 2022 D&B Data
Due to rounding, totals may not equal 100.0%
(*) The NA category consists of geographies that have not been assigned an income classification.

There are 52,595 housing units in the AA, with 54.1 percent owner-occupied, 24.6 percent occupied rental, and 21.3 percent vacant. Type of housing is 83.4 percent 1-4 family, 14.1 percent multifamily (five or more units), and 2.6 percent mobile homes. This data provides insight into the potential credit needs and opportunities for various types of residential lending.

Examiners rely on the FFIEC-estimated MFI levels to analyze the home mortgage loans under the Borrower Profile criterion. The following table presents the low-, moderate-, middle-, and upper-income levels for the AA.

Median Family Income Ranges				
Walworth County				
Median Family Incomes	**Low <50%**	**Moderate 50% to <80%**	**Middle 80% to <120%**	**Upper ≥120%**
2021 ($69,600)	<$34,800	$34,800 to <$55,680	$55,680 to <$83,520	≥$83,520
2022 ($81,500)	<$40,750	$40,750 to <$65,200	$65,200 to <$97,800	≥$97,800
2023 ($81,500)	<$40,750	$40,750 to <$65,200	$65,200 to <$97,800	≥$97,800
Source: FFIEC				

The Wisconsin Realtors Association provides information on the number of home sales and median sales price by county. This information provides insight into the housing market availability as well as the potential affordability of housing to LMI borrowers. As the following table illustrates, the median home prices stayed constant from 2021 to 2022 and increased by 19.4 percent in 2023.

Walworth County Housing Sales and Median Prices		
Year	**Total Sales**	**Median Home Price YTD ($)**
2021	2,085	310,000
2022	1,779	310,000
2023	1,448	370,000
Source: Wisconsin Realtors Association		

Unemployment rates have decreased during the evaluation period. The unemployment rates in this AA were comparable to the state level and consistently below the national levels. See the following table for specific unemployment rates.

Unemployment Rates (Annual)			
Walworth County			
Area	**2021**	**2022**	**2023**
	%	**%**	**%**
Walworth County	3.7	2.9	2.8
Statewide	3.8	2.9	2.9
Nationwide	5.3	3.6	3.7
Source: Bureau of Labor Statistics			

The largest employment sectors in the AA are services (30.0 percent), non-classifiable establishments (23.4 percent), and retail trade (12.7 percent). Top employers within the AA include

University of Wisconsin-Whitewater, Pentair Flow Technologies, and Birds Eye Foods Distribution.

According to D&B data, of the AA businesses, 61.3 percent have four or fewer employees, while 92.3 percent have fewer than 10 employees. This data further demonstrates that a large percentage of AA businesses are smaller businesses.

Competition

The Walworth County AA is moderately competitive in the market for financial services. According to the FDIC Deposit Market Share data as of June 2023, 14 FDIC-insured financial institutions operated 32 full-service branches within the Walworth County AA. Of these institutions, CSB ranked 11th with a 1.9 percent deposit market share.

Aggregate data provides insight into the level of demand for, competition for, and availability of such loans. The 2022 small business aggregate data shows that 64 lenders reported 2,496 small business loans in Walworth County. It should be noted that, like CSB, many institutions are not required to report lending data, and therefore, competition for these loan types is greater than the aggregate small business data suggests.

The Walworth County AA is moderately competitive in the market for home mortgage loans among banks, credit unions, and non-depository mortgage lenders. In 2022, 305 lenders reported a total of 3,704 HMDA-reportable loans in the Walworth County AA. CSB ranked 42nd with a market share of 1.1 percent.

Credit and Community Development Needs and Opportunities

Considering information from bank management and demographic and economic data, examiners determined that there are credit and community development needs for affordable housing and small businesses in the AA, including financing for start-up businesses. The median housing values in comparison to the incomes of LMI individuals support the need for more affordable housing. Additionally, the substantial percentage of businesses with GARs of $1 million or less, and the large number of businesses with four or fewer employees support the need for small business lending. The aggregate data noted above reflect a demand and opportunity for such loans as well.

CONCLUSIONS ON PERFORMANCE CRITERIA IN THE WALWORTH COUNTY ASSESSMENT AREA

LENDING TEST

CSB demonstrated reasonable performance under the Lending Test. Borrower Profile performance primarily supports this conclusion.

Geographic Distribution

The Walworth County AA does not include any LMI geographies, and a review of the geographic distribution criterion would not result in meaningful conclusions. Therefore, this criterion was not evaluated.

Borrower Profile

The distribution of loans to borrowers reflects reasonable penetration among individuals of different income levels, and businesses of different sizes. The reasonable penetration to small businesses primarily supports this conclusion.

Small Business Loans

The distribution of small business loans reflects reasonable penetration of loans to businesses with GARs of $1 million or less. The following table shows that the bank's loans to businesses with GARs of $1 million or less are slightly below, but in line with, the presented demographic for both years. The demographic data provides insight as to number of small businesses in the area. However, not all businesses could qualify for, or are seeking, traditional small business financing. Given the AA demographics, credit needs and opportunities, and competition, the bank's distribution of loans to small business reflects reasonable penetration among businesses of different sizes.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Walworth County					
Gross Revenue Level	**% of Businesses**	**#**	**%**	**$(000s)**	**%**
<=$1,000,000					
2022	86.9	25	73.5	4,450	72.7
2023	88.9	21	77.8	3,119	71.1
>$1,000,000					
2022	4.9	7	20.6	1,583	25.9
2023	3.8	5	18.5	1,165	26.6
Revenue Not Available					
2022	8.2	2	5.9	84	1.4
2023	7.3	1	3.7	100	2.3
Totals					
2022	**100.0**	**34**	**100.0**	**6,117**	**100.0**
2023	**100.0**	**27**	**100.0**	**4,384**	**100.0**
Source: 2022 & 2023 D&B Data; Bank Data; "--" data not available. *Due to rounding, totals may not equal 100.0%*					

Home Mortgage Loans

The distribution of home mortgage loans to individuals of different income levels, including LMI borrowers, is poor. Examiners focused on the comparison to the percentage of LMI families as shown in the below table.

In 2021, CSB's lending to low-income borrowers is slightly below the aggregate performance. However, the bank did not make any loans to low-income borrowers within this AA in 2022 or 2023, reflecting performance below the aggregate level in 2022 and significantly below the presented demographic in 2023.

Notably, a low-income family in the AA with an income of $34,800 or below in 2021 and $40,750 or below in 2022 and 2023, would face challenges in qualifying for a mortgage under conventional underwriting standards, especially considering the median housing sales price in both 2021 and 2022 of $310,000, and $370,000 in 2023. Also, as noted previously, the opportunity for lending to low-income families are relatively limited given limited availability of affordable housing stock. Further, the 2020 U.S. Census data shows a poverty level for this AA of 4.4 percent. Families in poverty are generally focused on meeting their basic needs and not typically able to support a traditional home mortgage loan. Therefore, the opportunity for lending to low-income families is more limited than the presented low-income demographics suggest. However, these challenges are also faced by aggregate lenders, who have made loans to low-income borrowers within this AA at levels above CSB's performances.

In 2021, the bank's performance in lending to moderate-income borrowers is below the aggregate level by 5.2 percentage points. In 2022, CSB's level of lending to moderate-income borrowers decreases and is significantly below aggregate levels by 13.4 percentage points. Aggregate data is not available for 2023, but the bank's performance is significantly below the presented demographic for this year by 12.3 percentage points.

Considering the aggregate data, demographics, credit needs and opportunities, CSB's distribution of loans to borrowers of various income levels, particularly to LMI borrowers, is poor. Refer to the following table.

Distribution of Home Mortgage Loans by Borrower Income Level						
Walworth County						
Borrower Income Level	**% of Families**	**Aggregate Performance % of #**	**#**	**%**	**$(000s)**	**%**
Low						
2021	15.8	3.3	1	1.8	135	1.0
2022	13.0	4.9	0	0.0	0	0.0
2023	13.0	--	0	0.0	0	0.0
Moderate						
2021	16.9	12.3	4	7.1	665	4.9
2022	16.1	15.8	1	2.4	148	1.3
2023	16.1	--	1	3.8	52	0.8
Middle						
2021	19.4	20.2	13	23.2	2,488	18.2
2022	23.0	21.7	13	31.0	2,672	22.7
2023	23.0	--	8	30.8	1,956	29.1
Upper						
2021	47.9	51.2	34	60.7	9,257	67.9
2022	47.9	46.9	20	47.6	7,483	63.5
2023	47.9	--	15	57.7	4,087	60.8
Not Available						
2021	0.0	13.1	4	7.1	1,088	8.0
2022	0.0	10.7	8	19.0	1,489	12.6
2023	0.0	--	2	7.7	628	9.3
Totals						
2021	**100.0**	**100.0**	**56**	**100.0**	**13,633**	**100.0**
2022	**100.0**	**100.0**	**42**	**100.0**	**11,792**	**100.0**
2023	**100.0**	**--**	**26**	**100.0**	**6,722**	**100.0**

Source: 2020 U.S. Census; Bank Data, 2022 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

COMMUNITY DEVELOPMENT TEST

CSB demonstrates adequate responsiveness to the community development needs of the Walworth County AA through community development loans, qualified investments, and community development services, considering its resources and presence in this market.

Community Development Loans

CSB originated four community development loans in this AA totaling $5.1 million. This is a significant decrease from the prior evaluation, at which time the bank originated 81 community development loans totaling $13.3 million. Consistent with the other AAs, the decrease is attributed to the temporary SBA PPP loan program, which is no longer available. The prior evaluation community development loans total included 74 SBA PPP loans totaling $12.3 million in this AA. Adjusting for the SBA PPP lending activity results in a decrease in number of community development loans, but an increase by dollar volume, for the current evaluation period. An example of community development lending includes a loan to an assisted living facility in which occupancy targets LMI residents, thereby supporting affordable housing.

Qualified Investments

CSB made 11 qualified donations totaling $10,528 in the Walworth County AA. This total of qualified investments in Walworth County is lower than the 17 investments totaling $383,000 at the prior evaluation. This reduction is primarily attributed to prior period investments maturing, with no new investments made. One notable example is CSB's donation of $1,500 in 2021 to a food bank.

Community Development Services

CSB's bank staff provided six community development services in the Walworth County AA during the evaluation period, which is similar to the eight community development services noted at the prior evaluation. Three services performed during the current evaluation period had a primary purpose of affordable housing, two with the primary purpose of economic development, and one with the primary purpose of community services. One notable example is a bank employee serving on the Board of an affordable housing organization, dedicating 907 hours between 2021 and 2022 to the organization.

APPENDICES

INTERMEDIATE 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).

Community Development Test

The Community Development Test considers the following criteria:

- The number and amount of community development loans;
- The number and amount of qualified investments;
- The extent to which the bank provides community development services; and
- The bank's responsiveness through such activities to community development lending, investment, and service needs.

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.

Community Development: For loans, investments, and services to qualify as community development activities, their primary purpose must:

(1) Support affordable housing for low- and moderate-income individuals;
(2) Target community services toward low- and moderate-income individuals;
(3) Promote economic development by financing small businesses or farms; or
(4) Provide activities that revitalize or stabilize low- and moderate-income geographies, designated disaster areas, or distressed or underserved nonmetropolitan middle-income geographies.

Community Development Corporation (CDC): A CDC allows banks and holding companies to make equity type of investments in community development projects. Institution CDCs can develop innovative debt instruments or provide near-equity investments tailored to the development needs of the community. Institution CDCs are also tailored to their financial and marketing needs. A CDC may purchase, own, rehabilitate, construct, manage, and sell real property. Also, it may make equity or debt investments in development projects and in local businesses. The CDC activities are expected to directly benefit low- and moderate-income groups, and the investment dollars should not represent an undue risk on the banking organization.

Community Development Financial Institutions (CDFIs): CDFIs are private intermediaries (either for profit or nonprofit) with community development as their primary mission. A CDFI facilitates the flow of lending and investment capital into distressed communities and to individuals who have been unable to take advantage of the services offered by traditional financial institutions. Some basic types of CDFIs include community development banks, community development loan funds, community development credit unions, micro enterprise funds, and community development venture capital funds.

A certified CDFI must meet eligibility requirements. These requirements include the following:

- Having a primary mission of promoting community development;
- Serving an investment area or target population;
- Providing development services;
- Maintaining accountability to residents of its investment area or targeted population through representation on its governing board of directors, or by other means;
- Not constituting an agency or instrumentality of the United States, of any state or political subdivision of a state.

Community Development Loan: A loan that:

(1) Has as its primary purpose community development; and

(2) Except in the case of a wholesale or limited purpose institution:

(i) Has not been reported or collected by the institution or an affiliate for consideration in the institution's assessment area as a home mortgage, small business, small farm, or consumer loan, unless it is a multifamily dwelling loan (as described in Appendix A to Part 203 of this title); and

(ii) Benefits the institution's assessment area(s) or a broader statewide or regional area including the institution's assessment area(s).

Community Development Service: A service that:

(1) Has as its primary purpose community development;

(2) Is related to the provision of financial services; and

(3) Has not been considered in the evaluation of the institution's retail banking services under § 345.24(d).

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.

Distressed Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as distressed if it is in a county that meets one or more of the following triggers:

(1) An unemployment rate of at least 1.5 times the national average;
(2) A poverty rate of 20 percent or more; or
(3) A population loss of 10 percent or more between the previous and most recent decennial census or a net migration loss of 5 percent or more over the 5-year period preceding the most recent census.

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.

Low Income Housing Tax Credit: The Low-Income Housing Tax Credit Program is a housing program contained within the Internal Revenue Code of 1986, as amended. It is administered by the U.S. Department of the Treasury and the Internal Revenue Service. The U.S. Treasury Department distributes low-income housing tax credits to housing credit agencies through the Internal Revenue Service. The housing agencies allocate tax credits on a competitive basis.

Developers who acquire, rehabilitate, or construct low-income rental housing may keep their tax credits. Or, they may sell them to corporations or investor groups, who, as owners of these properties, will be able to reduce their own federal tax payments. The credit can be claimed annually for ten consecutive years. For a project to be eligible, the developer must set aside a specific percentage of units for occupancy by low-income residents. The set-aside requirement remains throughout the compliance period, usually 30 years.

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.

Qualified Investment: A 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.

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

Small Business Investment Company (SBIC): SBICs are privately-owned investment companies which are licensed and regulated by the Small Business Administration (SBA). SBICs provide long-term loans and/or venture capital to small firms. Because money for venture or risk investments is difficult for small firms to obtain, SBA provides assistance to SBICs to stimulate and supplement the flow of private equity and long-term loan funds to small companies. Venture capitalists participate in the SBIC program to supplement their own private capital with funds borrowed at favorable rates through SBA's guarantee of SBIC debentures. These SBIC debentures are then sold to private investors. An SBIC's success is linked to the growth and profitability of the companies that it finances. Therefore, some SBICs primarily assist businesses with significant growth potential, such as new firms in innovative industries. SBICs finance small firms by providing straight loans and/or equity-type investments. This kind of financing gives them partial ownership of those businesses and the possibility of sharing in the companies' profits as they grow and prosper.

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.

Underserved Middle-Income Nonmetropolitan Geographies: A nonmetropolitan middle-income geography will be designated as underserved if it meets criteria for population size, density, and dispersion indicating the area's population is sufficiently small, thin, and distant from a population center that the tract is likely to have difficulty financing the fixed costs of meeting essential community needs.

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.

Public Comments

Written comments received regarding our performance in meeting the credit needs of the communities we serve:

Q1, Q2, & Q3 2026: No comments received

2025: No comments received

2024: No comments received

Loan to Deposit Ratios

2024-2026

2026

Date	Gross Loans/Deposits
03/31/2026	57.79%
06/30/2026	59.48%
09/30/2026	58.35%
12/31/2026	

2025

Date	Gross Loans/Deposits
03/31/2025	56.93%
06/30/2025	58.77%
09/30/2025	58.49%
12/31/2025	56.41%

2024

Date	Gross Loans/Deposits
03/31/2024	60.91%
06/30/2024	61.01%
09/30/2024	58.67%
12/31/2024	56.39%

COMMUNITY STATE BANK

Banking Hours & Locations

Burlington
308 Bridge St., Burlington, WI 53105
Phone: (262) 767-9000 | ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru	
Monday - Friday	9:00am – 5:00pm
Saturday	9:00am – 12:00pm

Paddock Lake
25360 75th St., Salem, WI 53168
Phone: (262) 843-9400 | ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	9:00am – 12:00pm

Kenosha
8304 75th St., Kenosha, WI 53142
Phone: (262) 864-2350 | SMART ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Closed
Drive-Thru	
Monday - Friday	9:00am – 5:00pm
Saturday	Closed

Union Grove
1500 Main St., Union Grove, WI 53182
Phone: (262) 878-3763 | SMART ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	9:00am – 12:00pm

Lake Geneva
200 Interchange North, Lake Geneva, WI 53147
Phone: (262) 812-8038 | ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru	
Monday - Friday	9:00am – 5:00pm
Saturday	Closed

Waterford
500 East Main Street, Suite 100, Waterford, WI 53185
Phone: (262) 514-2200 | SMART ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	9:00am – 12:00pm

Mt. Pleasant
8930 Washington Ave., Mt. Pleasant, WI 53406
Phone: (262) 886-2200 | SMART ATM Location

Lobby Hours	
Monday - Friday	9:00am – 5:00pm
Saturday	Drive-Thru Only
Drive-Thru	
Monday - Friday	9:00am – 5:00pm
Saturday	9:00am – 12:00pm

ATM Only Locations

Rochester (SMART ATM) **201 West Main St., Rochester**

Additional Contact Information

Dial Direct – Telephone Banking: (888) 958-1988

Visit us online: CSB.bank

FDIC

Branch Openings and Closings

No branch openings or closings occurred in 2024 or 2025.

No branch openings or closings occurred in Q1, Q2, or Q3 2026.

Community State Bank Branch Locations

Location	Census Tract	Income Level
Main Office 1500 Main Street Union Grove, WI 53182	18.01	Middle
Mount Pleasant Branch 8930 Washington Ave Racine, WI 53406	17.03	Upper
Paddock Lake Branch 25360 75th St Salem, WI 53168	29.05	Middle
Waterford Branch 500 E Main St Waterford, WI 53185	27.01	Upper
Burlington Branch 308 Bridge St Burlington, WI 53105	24.02	Middle
Lake Geneva Branch 200 Interchange N Lake Geneva, WI 53147	15.03	Middle
Kenosha Branch 8304 75th St Kenosha, WI 53142	26.04	Upper

COMMUNITY STATE BANK

CSB SIMPLE SAVING OPTIONS

SIMPLE Savings

Whether you are saving for a new bike, for college or your vacation cottage on the lake, CSB has a savings option that's right for you.

No Monthly Fee[1] with one (1) of the following...

Benefits

- Earn interest on your deposits[2]
- Free CSB Simple Banking App w/Mobile Deposit
- Free Online Banking
- Free Dial Direct - 24 Hr. Bank by Phone access
- Free eStatement

ACCOUNT DETAILS	
Minimum Balance to Open	No minimum balance to open
Requirements	• Minimum daily balance of $200.00 (or) • Individuals age 18 or younger
Account Rule(s)	• 4 debits allowed per month
Account Fees (with qualifying requirements)	• $1.00 for each debit in excess of 4 per month
Account Fees (without qualifying requirements)	• $3.00 per month maintenance fee • $1.00 for each debit in excess of 4 per month • No interest earned (per day)
eStatement	FREE[3]

[1]You must meet one of the two requirements listed above to qualify for no Monthly Maintenance Fee. If you do not meet one of the two requirements above a $3.00 Monthly Maintenance Fee will be charged to your account. [2]If the minimum daily balance is not met, the account earns no interest. [3]If you do not wish to receive your statement electronically, you will be charged a monthly $5.00 Paper Statement Fee.

SIMPLE Money Market

No Monthly Fee[1] with the following...

Benefits

- Earn interest on your deposits[2]
- Free CSB Simple Banking App w/Mobile Deposit
- Free Online Banking
- Free Dial Direct - 24 Hr. Bank by Phone access
- Free eStatement

ACCOUNT DETAILS	
Minimum Balance to Open	$2500.00
Interest Tiers	$0.00 - $2500.00
(current rates available upon request)	$2500.00 - $10,000.00
(current rates available upon request)	$10,000.01 - $25,000.00
(current rates available upon request)	$25,000.01 - $50,000.00
(current rates available upon request)	$50,000.01 - $100,000.00
(current rates available upon request)	$100,000.01 and above
Account Fees (with qualifying requirements)	• Unlimited withdrawals through over-the-counter service
Account Fees (without qualifying requirements)	• $15.00 per month maintenance fee• • No interest earned (per day)
eStatement	FREE[3]

[1]You must maintain a minimum daily balance of $2500 to qualify for no Monthly Maintenance Fee. [2]If the minimum daily balance is not met, the account earns no interest. [3]If you do not wish to receive your statement electronically, you will be charged a monthly $5.00 Paper Statement Fee.

FDIC

NOTICE: Additional disclosures regarding funds availability, account balance requirements and current annual percentage yield for the accounts we offer are available by contacting a Universal Banker at any Community State Bank location. 8.11.2020

Find a Checking Account that's SIMPLE to Use.

Do you keep a balance of or more and would like to earn interest on your deposits

SIMPLE Checking with Interest

Earn a competitive rate of interest while en oying the simple checking account with simple to use features.

- No minimum to open.
- Pays a competitive rate for balances of or more.
- Only 7. per month if daily balance falls below .
- FREE eStatements with check images.

OR

Do you need a flexible account with no minimum balances and no monthly maintenance fees

SIMPLE Checking

Simple to open simple to use.

- No minimum balance.
- No monthly maintenance fee.
- No minimum to open
- FREE eStatements with check images.

OR

Are any of the account owners age years or better

SIMPLE Harvest Club Checking

Simple Checking with lots of extras

- Harvest Club membership includes discounts on travel a newsletter and exclusive member only events
- FREE basic checks box per order per year.
- FREE eStatements with check images.

Your new Checking Account includes these convenient products services

- FREE Online Banking
- FREE Instant Issued Debit Card
- FREE Transactions at CSB ATMs
- FREE 24/7 Banking at CSB Smart ATMs
- FREE CSB Simple Banking Mobile App
- FREE Mobile Debit Card Management
- FREE Mobile Deposit
- FREE Mobile Alerts
- FREE Online Live Chat
- FREE 24/7 Bank by Phone
- Unlimited Bill Pay
- Unlimited Check Writing

But wait there's more.

Turn In Your Old Checks

Give us your unused checks from your old financial institution and we'll buy them back for .

FREE ive A ift

Choose your FREE gift or donate your FREE gift to a person in need .

Ask about our Overdraft Protection.

COMMUNITY STATE BANK

NOTICE For a detailed list of account features and service fees including funds availability account balance re uirements and current annual percentage yield (APY) please contact a Universal Banker at any Community State Bank location. If you do not wish to receive your statement electronically you will be charged a monthly . Paper Statement Fee. Check Buy Back will be deposited into customer account and limited to one per household. Free ift limited to one per household.

FDIC

COMMUNITY STATE BANK

ADDITIONAL ACCOUNT & SERVICE FEES

COIN & CURRENCY FEES	
Coin Counting Fee (Customer)	NO CHARGE
Coin Counting Fee (Non-customer)	10% of coin value
Coin Roll Fee	$.15 per roll
Cash Strap Fee	$1.00 per strap
DEPOSIT ACCOUNT SERVICE FEES	
Early Account Closing Fee (within 90 days of opening)	$20.00
Deposit Account Reopening Fee (within 30 days of closing)	$5.00
Dormant Account Fee	$5.00 per month
FOREIGN FEES	
Foreign Currency Order Fee	$20.00 per order
Foreign Currency Exchange Fee	$20.00 per currency type
Foreign Check Collection Fee	$20.00 per item
MISCELLANEOUS FEES	
Telephone Transfer Fee	$8.00
Tax Levy Processing Fee	$50.00
Garnishment Processing Fee	$50.00
Debit Card Replacement Fee	$5.00 per card
Debit Card Overnight Fee (via USPS)	$50.00
Fax Fee (Domestic Faxes only)	$1.00 per page
Photocopy Fee	$0.25 per page
Paper Statement Fee	$5.00 per month
Image Statement Fee	$5.00 per month
Check Cashing Fee (Non-Customer)	$5 min - $20 max
Research/ Reconciliation Fee (without statement copies)	$30.00 per hour
Statement Copy Fee	$5.00 per statement
Cashier's Check Fee	$5.00 per check
Counter Check Fee	$.50 per check
NIGHT DEPOSIT FEES	
Night Deposit Locked Bag Fee	$30.00
Night Deposit Zipper Bag Fee	$7.00
HIGH RISK CUSTOMER FEES	
Hemp Customer Fee	$150.00 annually
ATM Owner Fee	$60.00 per month
WIRE TRANSFER FEES	
Domestic Incoming Wire Transfer Fee	$20.00
Domestic Outgoing Wire Transfer Fee	$25.00
International Incoming Wire Transfer Fee	$25.00
International Outgoing Wire Transfer Fee	$50.00

SAFE DEPOSIT BOX RENTAL FEES	
3x5 Box Payment Fee	$35.00 annually
5x5 Box Payment Fee	$45.00 annually
3x10 Box Payment Fee	$55.00 annually
5x10 Box Payment Fee	$65.00 annually
10x10 Box Payment Fee	$100.00 annually
Auto Debit Discount from a CSB Account+	$5.00 discount annually
Harvest Club Customer Discount+	10% discount annually
Replacement Key Fee	$25.00
Late Payment Charge (20-day grace period)	10% of Box Rental Fee
Drilled Box Fee	Request Pricing
RETURNED ITEMS | OVERDRAFTS | STOP PAYMENT FEES	
Return Item Fee (Insufficient Funds) *	$38.00 per item
Returned Deposit Item Fee	$15.00 per item
Continuous Negative Balance Fee (after 5 business days)	$10.00 per day
Overdraft Protection Transfer Fee**	$10.00
Overdraft Paid Fee	$38.00 per item
Stop Payment Fee (Check or ACH)	$30.00 per item
Line of Credit Sweep Service Fee	$200.00 per month
Investment Sweep Service Fee	$150.00 per month
Target Balance Sweep Service Fee	$25.00 per month
ACCOUNT ANALYSIS	
Coin Roll Fee	$.15 per roll
Per $1,000.00 of Cash Deposited	$1.00 per $1,000.00
Per Check Cleared	$0.15
Per Check Deposited (onus & transit)	$0.05
ACH Debit	$0.20
ACH Credit	$0.20
ECR – Available Balance in Business Checking Account	0.25%
ACH ORIGINATION (BUSINESS ACCOUNTS)	
ACH File	$5.00 per file
ACH Return Item Fee	$10.00 per item
ACH Reversal	$5.00 per item
ACH Items (After 50 items in a file)	$0.10 per item
1st NOC (Notice of Change)	NO CHARGE
2nd NOC (Notice of Change)	$10.00
3rd NOC (Notice of Change)	$20.00
POSITIVE PAY (BUSINESS ACCOUNTS)	
Positive Pay Fee (ACH or Check)	$25.00 per month
Positive Pay Fee (Check & ACH Positive Pay Bundled)	$35.00 per month
Positive Pay Exception Fee (ACH or Check)	$10.00 per item
ONLINE SERVICES (BUSINESS ACCOUNTS)	
Replacement Token Fee	$35.00
Mobile Deposit Custom Limit Fee	$10.00 per month
REMOTE DEPOSIT CAPTURE (BUSINESS ACCOUNTS)	
Remote Deposit Capture Fee	$60.00 per month
Scanner	Varies

+ Only one discount is available per box per year

*Return Item Fee, Insufficient Funds: If an item drafted by you (such as a check) or a transaction you set up (such as a preauthorized transfer) is presented for payment in an amount that is more than the amount of money in your account and we decide not to pay the item or transaction, you agree that we can charge you a Return Item Fee for returning the payment. Be aware that such an item or payment may be presented multiple times and that we do not monitor or control the number of times a transaction is presented for payment. You agree that we may charge you a Return Item Fee each time a payment is presented if the amount of money in your account is not sufficient to cover the payment, regardless of the number of times the payment is presented.

** Overdraft Protection Transfer Fee: If the debited account does not have sufficient balance(s) to cover the overdraft, an additional Overdraft Paid Fee may be assessed.

NOTICE: Additional disclosures regarding funds availability, account balance requirements and current annual percentage yield for the accounts we offer are available by contacting a Universal Banker at any Community State Bank location. Effective 10.01.2026

EQUAL HOUSING LENDER FDIC

Rev 10/2014

FACTS

WHAT DOES COMMUNITY STATE BANK OF UNION GROVE DO WITH YOUR PERSONAL INFORMATION?

Why?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

What?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and income
- Account balances and payment history
- Credit history and credit score

When you are *no longer* our customer, we continue to share your information as described in this notice.

How?

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Community State Bank of Union Grove chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Community State Bank share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	No	We don't share.
For joint marketing with other financial companies	No	We don't share.
For our affiliates' everyday business purposes— information about your transactions and experiences	No	We don't share.
For our affiliates' everyday business purposes— information about your creditworthiness	No	We don't share.
For our affiliates to market to you	No	We don't share.
For nonaffiliates to market to you	No	We don't share.

Questions? Call (262) 878-3763 or go to: **www.CSB.bank**

Who we are	
Who is providing this notice?	Community State Bank of Union Grove 1500 Main Street, Union Grove, WI 53182

What we do	
How does Community State Bank protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Community State Bank collect my personal information?	We collect your personal information, for example, when you ■ Open an account or deposit money ■ Pay your bills or apply for a loan ■ Use your credit or debit card We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only ■ Sharing for affiliates' everyday business purposes—information about your creditworthiness ■ Affiliates from using your information to market to you ■ Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. ■ *Community State Bank of Union Grove does not share with affiliates.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. ■ *Community State Bank of Union Grove does not share with non-affiliates so they can market to you.*
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. ■ *Community State Bank of Union Grove doesn't jointly market.*

Other important information

COMMUNITY STATE BANK

POSITIVE PAY

Help Protect Your Business From Fraud with **Positive Pay**

Positive Pay is a service from Community State Bank that helps protect your business from fraud, letting you easily detect counterfeit and fraudulent checks.

How does Positive Pay work?

With this service, you submit an electronic file detailing the checks your business issues. When each check is presented for payment, the Positive Pay system electronically compares it to the information in your file. Any discrepancies are flagged and reported through a special email alert and reviewable through CSB Business Online Banking.

This double verification method helps protect customers against some of the most common check fraud schemes. This process helps to ensure the customer's records match the actual checks before issuing final payment, giving businesses a chance to intercept a fraudulently written check before it impacts their account.

Security and Fraud Protection

The entire Community State Bank branch network is part of Positive Pay's protection. Any checks presented to the teller in a branch are compared to your company's issued check file.

Benefits

- Minimize the potential of fraudulent check activity
- Scans for paid checks that do not have a matching issue
- Scans for fields that do not match the issue file
- Scans for duplicate checks
- Customers will receive an e-mail alert of unauthorized transactions
- Customer can return unauthorized transaction
- Suspect items are available by 7:00 a.m. CST.
- Images of suspect items are available via CSB Business Online Banking.
- Issued check information is updated to branch network on a real-time basis.

Branch Network Protection

The entire Community State Bank branch network is part of Positive Pay's protection. Any checks presented at a CSB branch are compared to your company's issued check file.

Positive Pay Users upload check issue files through CSB Business Online Banking.

CSB compares issued check information to presented items.

In the event an exception is presented, the Positive Pay customer is notified via email.

Users can approve or deny payments by logging into CSB Business Online Banking.

A Team to Help Your Business Grow

The Community State Bank Cash Management Team has solutions to help you run your business more efficiently, more profitably and with more management control. When it comes to informative reporting, collections of receivables, disbursements, and the incorporation of banking technology, CSB's Cash Management Team can help you get ahead of the competition and concentrate on what you do best; running and growing your business. **(cm@csb.bank)**

CSB.bank

FDIC

*NOTICE: For a complete list of product details and fees, please contact the CSB Cash Management Team (262) 878-3763. rev. 11/18/2020

MUNICIPAL DEPOSIT ACCOUNTS

CUSTOMIZED BANKING SERVICE

SERVING THE COMMUNITIES WE LIVE IN...

As a community leader we understand how important the relationships we build with our customers are. We understand that our success is dependent on the success of our communities. Our personal, customized approach to financial solutions has made an impact in every community we serve.

We currently cater to 30 local municipalities and we understand each one is unique. Every CSB customer has different needs; and every customer has different goals. Our job is to make sure we understand those objectives, and present our customers with the most appropriate options to help them succeed.

eBUSINESS BANKING

eBusiness Banking from Community State Bank allows businesses to access their accounts online. Whether you need to quickly transfer funds, access account information, initiate a wire transfer, issue a stop payment, or streamline your payroll process, eBusiness Banking is the answer. Our goal is to make your banking simple and efficient.

BILLPAY+BUSINESS

Billpay+Business eliminates the hassle and frustration of writing checks and allows you to pay your bills with just a click of a button. BillPay+Business gives you the freedom to customize when and how you pay your bills. It saves you money, and most importantly, time.

ADDITIONAL BENEFITS

Community State Bank currently waives all Wire Transfer and Stop Payment fees for our municipal partners. We understand that your focus and ours are the same, serving our community.

CHOOSING A LOCAL COMMUNITY BANK

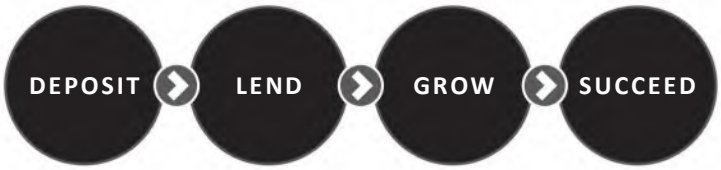
Deposits made at Community State Bank are used for local business and farm loans, maintaining lines of credit, financing home construction and funding many other activities that create jobs and contribute to the prosperity of the surrounding community.

MUNICIPAL CHECKING

Minimum Balance to Open	$100.00
Requirements	• NONE
Benefits	• eBusiness Banking available • BillPay+Business available • Cash Management Options available • Visa Business Check Card available • Free 24/7 access to over 600 ATMs (ATM Access Network) • Free Dial Direct - 24 hr. Bank by Phone access

MUNICIPAL MONEY MARKET ACCOUNT

Minimum Balance to Open	$5,000.00
Requirements	• Minimum daily balance of $5,000.00 (or) • Minimum average monthly balance of $7,500.00
Account Details	• 6 pre-authorized transfers allowed per month *(Federal Regulations limit this account to 6 pre-authorized, phone or internet transfers per month.)* • Minimum withdrawal amount of $100.00 • Interest rates are based on the following balances: 1. Balances less than $24,999 = .10% APY 2. $25,000 - $49,999.99 = .15% APY 3. $50,000 & Above = .25% APY
Account Fees (with qualifying requirements)	• $5.00 for each pre-authorized transfer in excess of 6 per month • Unlimited withdrawals through over-the-counter service
Account Fees (without qualifying requirements)	• $15.00 per month maintenance fee • $5.00 for each pre-authorized transfer in excess of 6 per month • No interest earned (per day)



FDIC

NOTICE: Additional disclosures regarding funds availability, account balance requirements and current annual percentage yield for the accounts we offer are available by contacting a Customer Service Representative at any Community State Bank location.06.02.15

A **Business** Checking Account to fit Your Needs.

Does your business have unique needs?

(Examples: Self Owned ATM, Check Cashing, High Cash & Coin Volume)

OR

Do you keep a balance of $25,000 or more, and would like to earn interest on your deposits?

OR

Do you need a flexible account with no minimum balances and no monthly maintenance fees?

Cash Management

Custom solutions for your unique business.

Our community banking experts will design a customized solution that fits you and your business banking needs.

Business Checking with Interest

Save time and earn money with this simple-to use, interest bearing business checking account.

- 5000 transactions (debits/credits) per month - FREE!
- No minimum to open.
- Pays competitive rate for balances of $25,000 or more.
- Only $15 per month if daily balance falls below $25,000.

Business Checking

A simple and easy-to-use account that's perfect for almost any sized business or non-profit organization.

- 5,000 transaction (debits/credits) per month - FREE!
- No minimum to open.
- No minimum balance required.
- No monthly maintenance fee.

Your new Checking Account includes these convenient products & services:

- FREE Business Online Banking
- FREE Instant Issued Debit Card(s)
- FREE Transactions at CSB ATMs
- FREE 24/7 Banking at CSB Smart ATMs
- FREE CSB Simple Banking for Business App
- FREE Mobile Deposit
- FREE eStatements with Check Images
- FREE Expert Cash Management Review
- FREE Online Live Chat
- Unlimited Bill Pay
- FREE Starter Checks

But wait... there's more.

Turn-In Your Old Checks!

Give us your unused checks from your old financial institution and we'll buy them back for $10*.

FREE Give A Gift

Choose your FREE gift or donate your FREE gift to a person in need*.

Ask about our Overdraft Protection.

COMMUNITY STATE BANK

NOTICE: For a detailed list of account features and service fees including: funds availability, account balance requirements, and current annual percentage yield (APY), please contact a Universal Banker at any Community State Bank location. If you do not wish to receive your statement electronically, you will be charged a monthly $5.00 Paper Statement Fee. *Check Buy Back will be deposited into customer account and limited to one per business. Free Gift limited to one per business.

EQUAL HOUSING LENDER FDIC

COMMUNITY STATE BANK

ACH POSITIVE PAY

Help Protect Your Business From Fraud with **ACH Positive Pay**

Reduce the risk of fraudulent ACH transaction activity by using CSB's ACH Positive Pay service. With ACH Positive Pay, you can review incoming debits and return them before they are deducted from your account.

How does ACH Positive Pay work?

Your business sets up a list of approved vendors that are paid automatically, along with expiration dates and filters that cap the amount of money that can be paid to any one vendor. Any electronic transaction that occurs outside of these boundaries generates an alert so you can decide whether it is legitimate and then approve or deny the transaction.

Security and Fraud Control

With instant online access to ACH Positive Pay, you can quickly set up debit filters for each of your vendors for acceptable ACH payment amounts drafting against your CSB business account. Incoming payment drafts (debits) within the acceptable amount ranges are paid and can be tracked on current day detail reporting. Authorized users can review payments which exceed the acceptable amount ranges and make payment decisions, and also set up alerts for ACH Positive Pay exceptions.

Internal Control Support

Separate the roles of debit filter administration and maintenance from pay or return payment decisions through ACH Positive Pay. The partitioning of roles supports your internal control policy for separation of duties.

Flexible Notifications

Exception notifications may be sent to multiple email addresses.

ACH Positive Pay Users set specific limits and guidelines for their ACH payments.

All ACH files are checked and verified against the custom limits and guidelines the business has approved.

ACH Positive Pay users are alerted via email if a payment falls outside of the pre-approved guidelines.

Users can approve or deny payments by logging into CSB Business Online Banking.

A Team to Help Your Business Grow

The Community State Bank Cash Management Team has solutions to help you run your business more efficiently, more profitably and with more management control. When it comes to informative reporting, collections of receivables, disbursements, and the incorporation of banking technology, CSB's Cash Management Team can help you get ahead of the competition and concentrate on what you do best; running and growing your business.

CSB.bank

FDIC

*NOTICE: For a complete list of product details and fees, please contact the CSB Cash Management Team (262) 878-3763. 11/18/2020

PERSONAL CHECKING OPTIONS

(NON-INTEREST BEARING)

ADVANTAGE CHECKING	
Minimum Balance to Open	$100.00
Requirements	• Maintain a minimum daily balance of $500.00 (or) • Maintain a monthly average balance of $750.00 (or) • Maintain a balance of $1,000.00 in a Community State Bank savings account (or) • Maintain a balance $5,000.00 with a regular Certificate of Deposit. • No minimum balance requirement for seniors age 60 or better.
Benefits	• Free Online Banking • Free BillPay+Plus (first 10 transactions per month) • Free Dial Direct - 24hr. Bank by Phone access • Free 24/7 access to over 600 ATMs (ATM Access) • Visa Check Card available • Free eStatement with Check Images • Overdraft protection options available
Account Fees (with qualifying requirements)	None
Account Fees (without qualifying requirements)	• $7.50 per month maintenance fee (plus) • $0.25 per debit

ADVANTAGE PLUS CHECKING	
Minimum Balance to Open	$100.00
Requirements	• Maintain a minimum daily balance of $1,500.00 (or) • Maintain a minimum monthly average balance of $3,000.00
Benefits	• Unlimited debits to the account • First order of personalized checks at no charge • Community State Bank Visa or MasterCard with no annual fee (subject to credit approval) • Free Online Banking • Free BillPay+Plus (first 10 transactions per month) • Free Dial Direct - 24hr. Bank by Phone access • Free Visa Check Card • Free 24/7 access to over 600 ATMs (ATM Access Network) • Free overdraft protection • Six photocopies per month
Account Fees (with qualifying requirements)	None
Account Fees (without qualifying requirements)	$10.00 per month

FDIC

NOTICE: Additional disclosures regarding funds availability, account balance requirements and current annual percentage yield for the accounts we offer are available by contacting a Customer Service Representative at any Community State Bank location. 05.02.12

CESA

COVERDELL EDUCATION SAVINGS ACCOUNT

THE SMART WAY TO SAVE FOR EDUCATION

As the cost of education continues to rise, so does the need for a better way to save. The Coverdell Education Savings Account was created to make saving for tomorrow more profitable. In addition to giving young people a better chance at building their futures, it provides them with tax breaks along the way.

BENEFITS

One of the biggest benefits of the Coverdell Education Savings Account (CESA) is that the young person doesn't have to pay federal income taxes on any earnings withdrawn if the money is used for qualified education expenses. (Consult your tax or legal professional for further information regarding state and local taxes.)

CONTRIBUTIONS

Eligibility and Contribution Limits
The annual CESA contribution limit is $2,000 per beneficiary. The contribution deadline is the individual's tax-filing deadline, excluding extensions. If all contributions for a child for a tax year exceed the limit, the beneficiary has until May 31 of the year following the contribution year to remove the excess contribution. In most cases, contributions are not allowed on behalf of a child who has reached age 18.

Contributor Restrictions
A contributor does not need to be an individual, which means that corporations may contribute to the CESA of its employees' children. Contributions by nonindividuals, such as corporations, are not restricted by income.

However, a married couple filing a joint tax return may contribute to CESAs only if their modified adjusted gross income (MAGI) does not exceed $220,000. The maximum contribution is limited if the couple's MAGI falls into a phaseout range of $190,000 to $220,000. All other individual filers may contribute to CESAs if their MAGI does not exceed $110,000. Contributions are limited if their MAGI falls between $95,000 to $110,000.

EDUCATION EXPENSES

CESAs may be used to pay qualified elementary and secondary education expenses—including kindergarten through grade 12 administered by a public, private, or religious school as defined by state law—as well as qualified postsecondary education expenses. (Stop in to find out more about which expenses qualify.)

BENEFICIARIES WITH SPECIAL NEEDS

The definition of qualified education expenses includes expenses for special needs services. Additionally, special needs beneficiaries can continue to receive contributions after reaching age 18.

NO RESTRICTIONS ON FINANCIAL AID

The rules allow beneficiaries to take distributions from the CESA and a qualified state tuition program in the same year. Beneficiaries may also take distributions in the same year they claim a HOPE scholarship and lifetime learning credit (if they are not used for the same expenses).

CESA CERTIFICATE OF DEPOSIT*	
Minimum Balance to Open	$500.00
Term	1 - 5 Years
Interest Tiers	• $500.00 - $49,999.99 • $50,000.00 - $99,999.99 • $100,000.00 and greater
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	$25.00 (withdrawal before the age of 18 years)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

CESA SAVINGS ACCOUNT*	
Minimum Balance to Open	$25.00
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	$25.00 (withdrawal before the age of 18 years)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

FDIC

NOTICE: This literature is intended to provide general information concerning Coverdell Education Savings Accounts that Community State Bank offers. It is not intended to provide legal advice or to be a detailed explanation of the rules or how such rules may apply to your individual circumstances. For specific information, you are encouraged to consult your tax or legal professional. The Internal Revenue Service (IRS) may also provide additional helpful information (www.irs.gov). 05.02.12

INDIVIDUAL RETIREMENT ACCOUNT

TRADITIONAL & ROTH IRAs

WHAT IS AN IRA?

An IRA is a personal retirement plan that lets you set aside money and invest it for the future. Depending on the type of IRA you select, you may be able to take advantage of immediate tax benefits or tax-free withdrawals in retirement.

TRADITIONAL IRA vs. ROTH IRA

How are they alike?
Both accounts can be a smart way to save for retirement, because any earnings on your investments grow tax-advantaged. You will be penalized if you withdraw funds from either account before the age of 59½, unless you use the funds for higher education expenses, medical expenses, or certain home purchases.

How are they different?
When choosing an IRA, consider whether it makes more financial sense for you to take advantage of immediate tax benefits or enjoy tax-free withdrawals in retirement. With a Traditional IRA, you may receive immediate tax benefits, but you'll have to pay ordinary income tax on your contributions and earnings when you take money out in retirement. With a Roth IRA, there are no immediate tax benefits, but contributions and earnings grow tax-free and can be taken out tax-free after you turn 59½.

TRADITIONAL IRA SAVINGS ACCOUNT*	
Minimum Balance to Open	$25.00
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	$25.00 (withdrawal before the age of 59.5 years)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

ROTH IRA SAVINGS ACCOUNT*	
Minimum Balance to Open	$25.00
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	$25.00 (withdrawal before the age of 59.5 years)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

TRADITIONAL IRA CERTIFICATE OF DEPOSIT*	
Minimum Balance to Open	$500.00
Term	1 - 5 Years
Interest Tiers	• $500.00 - $49,999.99 • $50,000.00 - $99,999.99 • $100,000.00 and greater
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	3-month ***or*** 6-month Forfeiture of Interest if withdrawal before the age of 59.5. (Fee based on length of CD term.)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

ROTH IRA CERTIFICATE OF DEPOSIT*	
Minimum Balance to Open	$500.00
Term	1 - 5 Years
Interest Tiers	• $500.00 - $49,999.99 • $50,000.00 - $99,999.99 • $100,000.00 and greater
ACCOUNT FEES	
Annual Fee	$0.00
Early Withdrawal Fee	3-month ***or*** 6-month Forfeiture of Interest if withdrawal before the age of 59.5. (Fee based on length of CD term.)
Transfer Fee	$25.00
**Ask your Community State Bank Customer Service Representative for complete account details and current interest rates.*	

NOTICE: This literature is intended to provide general information concerning Individual Retirement Accounts (IRAs) that Community State Bank offers. It is not intended to provide legal advice or to be a detailed explanation of the rules or how such rules may apply to your individual circumstances. For specific information, you are encouraged to consult your tax or legal professional. The Internal Revenue Service (IRS) may also provide additional helpful information (www.irs.gov). 05.02.12

EQUAL HOUSING LENDER FDIC

HEALTH SAVINGS ACCOUNT (HSA)

WHAT IS A HEALTH SAVINGS ACCOUNT (HSA)?

A health savings account (HSA) combines high deductible health insurance with a tax-favored savings account. Money in the savings account can help pay the deductible. Once the deductible is met, the insurance starts paying. Money left in the savings account earns interest and is yours to keep.

HEALTH SAVINGS ACCOUNT

Minimum Balance to Open	$25.00
Benefits	• **Free Master Card HSA Debit Card** • **Free 25 Duplicate Checks** • **Unlimited in Branch Withdrawals** • **NO Minimum Balance requirement** • **NO Monthly Service Fee**

Advantages

High Deductible Health Plan:
- Costs less than more "traditional" co-pay plans.
- Provides quality health insurance.
- One calendar-year deductible per family.

HSA Savings:
- Used to meet your deductible.
- Rolls over year after year -- no "use it or lose it".
- Portable, goes with you wherever you go.

HSA Savings can also be use for:
- Health insurance premiums when you're between jobs.
- Qualified long-term care premiums.
- Medicare premiums and out-of-pocket expenses.
- Living expenses after age 65 (pay ordinary income taxes*).

Account Fees	
Account Closing Fee	$25.00
Account Transfer Fee	$25.00

HOW DOES AN HSA WORK?

An HSA works in conjunction with high deductible health insurance. Your HSA dollars can be used to help pay the health insurance deductible and qualified medical expenses, including those not covered by the health insurance, like dental and vision care.

High Deductible Health Insurance (HDHI)
To get the benefits of an HSA, the law requires that the savings account be combined with high deductible health insurance. High deductible health insurance costs less than traditional $250 or $500 deductible coverage because the insurance company doesn't have to process and pay claims for routine, low-dollar medical care.

FINANCIAL ADVANTAGES

- **Tax-deductible***
  Contributions to the HSA are 100% deductible (up to the legal limit) similar to an IRA.
- **Tax-free***
  Withdrawals to pay qualified medical expenses, including dental and vision, are never taxed.
- **Tax-deferred***
  Interest earnings accumulate tax-deferred, and if used to pay qualified medical expenses, are tax-free.
- **HSA money is yours to keep**
  Unlike a flexible spending account (FSA), unused money in your HSA isn't forfeited at the end of the year; it continues to grow tax-deferred.

Additional Information	*Effective January 1, 2011, HSA account owners are no longer subject to Wisconsin income taxes on contributions, provided they do not exceed statutory limitations. In addition, earnings on HSAs are income tax-free as long as they are used for qualified medical expenses.*

MEDICAL EXPENSES

The following list provides examples of eligible medical expenses. This list is not all-inclusive. Remember, the IRS may modify its list of eligible expenses from time to time.

Eligible Medical Expenses

- Acupuncture
- Alcoholism treatment
- Ambulance
- Artificial limb
- Artificial teeth
- Breast reconstruction surgery (mastectomy-related)
- Chiropractor
- Contact lenses and solutions
- Cosmetic surgery (if due to trauma or disease)
- Dental treatment (X-rays, fillings, braces, extractions, etc.)
- Diagnostic devices (such as blood sugar test kits for diabetics)
- Doctor's office (including physicians, surgeons, specialists or other medical practitioners) visits and procedures
- Drug addiction treatment
- Drugs, prescription
- Eyeglasses and exams (for medical reasons)
- Eye surgery (such as laser eye surgery or radial keratotomy)
- Fertility enhancements
- Hearing aids (and batteries for use)
- Hospital services
- Laboratory fees
- Long-term care (for medical expenses and premiums)
- Nursing home
- Nursing services
- Operations/surgery (excluding unnecessary cosmetic surgery)
- Osteopath Physical Therapy
- Psychiatric care
- Psychologist
- Special education (for learning disabilities)
- Speech Therapy
- Stop-smoking programs (including nicotine gum or patches)
- Vasectomy
- Weight-loss program (to treat a specific disease diagnosed by a physician)
- Wheelchair

FDIC

*NOTICE: This literature is intended to provide general information concerning Health Savings Accounts. It is not intended to provide legal advice or to be a detailed explanation of the rules or how such rules may apply to your individual circumstances. For specific information, you are encouraged to consult your tax or legal professional. The Internal Revenue Service (IRS) may also provide additional helpful information (www.irs.gov). 07.19.19

KIDS KLUB SAVINGS ACCOUNT

EXCLUSIVE ACCOUNTS FOR KIDS 12 AND UNDER!

Community State Bank's KIDS KLUB

The Kids Klub is an exclusive savings account for kids age 12 and under. The Kids Klub is designed to teach kids how to develop healthy saving habits and help them plan for the future.

Anyone age 12 and under can be a part of the Kids Klub. It's a great way to learn about financial responsibility and have fun at the same time. Whether it's a bike, a toy, or the latest download, our Kids Klub teaches kids about the value of money.

Kids Klub members get special invitations to exclusive Kids Klub events throughout the year, like bowling, ice skating, special movie events, and rollerskating. Members also receive special birthday cards every year. New members will join the over 1500 kids already enjoying the benefits of this special club.

It's never too early to sign your child up for the best savings plan available.

KIDS KLUB STATEMENT SAVINGS ACCOUNT	
Minimum Balance to Open	$25.00
Requirements	• Maximum age to qualify (12)
Benefits	• No Maintenance Fee • Annual Birthday Card from the Kids Klub • Exclusive Kids Klub Events & Contests • Exciting Kids Klub Newsletters
Account Fees	
Dormant Account Fee	$1.50 per month (after 12 months of inactivity)

LEARNING TO SAVE IS EASY... AND FUN!

FDIC

NOTICE: Additional disclosures regarding funds availability, account balance requirements and current annual percentage yield for the accounts we offer are available by contacting a Customer Service Representative at any Community State Bank location. 03.08.13

MASTERCARD® PREPAID CARDS

HELLO FREEDOM!

GIFT CARD

Choosing the perfect gift has never been easier. For holidays, birthdays, graduations, anniversaries, or any other celebration, most people prefer a prepaid gift card to a more traditional gift of equal value. When you give a MasterCard Prepaid Gift Card, your gift is perfect every time.

MasterCard Prepaid Gift Cards are the ideal gift—to give and receive.

The Mastercard Gift Card is a one-time prepaid card that can be used at millions of locations where Mastercard debit cards are accepted, including retail stores and online merchants. Because it is a prepaid card, spending is limited to the amount of money placed on the card by the purchaser.

The Mastercard Gift Card offers all the protection and security features you've come to expect from Mastercard - the Mastercard Gift Card can be replaced if lost or stolen.*

GIFT CARDS ARE ALWAYS A GREAT CHOICE

No more guesswork
Purchase a MasterCard Prepaid Gift Card and your gift will be perfect every time.

Shop safely online
Gift Cards can be used online, wherever debit MasterCard is accepted. Gift Cards are pre-paid and are not linked to your bank accounts.

GIFT CARD FEES & PRICING

Purchase Price	$3.00
Minimum Card Load	$10.00
Maximum Card Load	$1,000.00
GIFT CARD DETAILS	
Inactivity Fee	$2.95 per month (after 12 consecutive months of inactivity)
Lost or Stolen Card Replacement Fee	$5.00 (via US Mail)
***Additional Information**	For a complete list of Gift Card terms & conditions please contact a Community State Bank Customer Service Representative. VALID ONLY IN U.S.

TRAVEL CARD

More convenient than traveler's checks and more secure than cash, the reloadable Travel Card is essential gear for your next vacation.

The Travel Card is recognized worldwide and accepted both at the point of sale and at ATMs. The available companion card makes it even more appealing. Emergency card replacement is one of many benefits that make it a smart choice. The Travel Card is a great way to meet your financial needs even when you're away from home.

TRAVEL CARD FEES & PRICING

Purchase Price	$7.50
Minimum Card Load	$20.00
Minimum Card Re-load	$5.00
Maximum Card Load	$3,000.00
Maximum Card Re-load	$3,000.00
Reload Fee[1]	$4.50 (in person at branch) up to $30 (via www.myprepaidbalance.com)
[1] Fees will be collected at the time of reload. A Reload Fee will not be charged if your MasterCard Travel Card is reloaded online via Community State Bank's Online Bill Pay Service, Bill Pay or Direct Deposit.	
Reload Limit	3 per day
Additional Card Fee	$2.95 each
Monthly Maintenance Fee	$0.00
ATM Withdrawal Fee	$1.50 each (United States) $3.00 each (International)
ATM Balance Inquiry	$.50 each (United States) $.50 each (International)
PIN Option at Point-of-Sale	$.50 each (*Free after July11, 2012*)
Cash Advance Fee	$5.00 each
Foreign Exchange Markup	3% of transaction amount
EMERGENCY SERVICES FEES	
Card Cancellation & Refund	$10.00
Lost or Stolen Card Replacement Fee	$5.00 (via US Mail)

To set up and manage your MasterCard Travel Card, go to:
www.myprepaidbalance.com

NOTICE: MasterCard® Travel Cards & Gift Cards are insured by the Federal Deposit Insurance Corporation (FDIC) through MetaBank. MasterCard® Travel Cards & Gift Cards are issued by MetaBank, 5501 S. Broadband Lane, Sioux Falls, SD 57108, pursuant to a license from MasterCard International.
08.26.2026

EQUAL HOUSING LENDER FDIC

Harvest Club

AN EXCLUSIVE CLUB FOR THOSE 55 OR BETTER!

For the Time of Your Life!

The Harvest Club is a unique opportunity for individuals who love to travel, meet new people, and have a great time.

Harvest Club has over 1000 members... and just keeps growing. Throughout the year, members will enjoy many local events such as potluck dinners, seminars and line dancing. They will also have the opportunity to take one-day trips to Broadway shows, mystery trips and special Members Only events. For the more adventurous type, multi-day trips are also scheduled to places like Mackinac Island.

The club also offers a large number of financial conveniences including discounted services and free checks. So what are you waiting for? Join us today!

How to Join...

Membership is available to anyone 55 or older, maintaining $2500 in any Community State Bank account.

CONTACT CSB TO GET STARTED!

Tel: (262) 878-3763
Online: CSB.bank
email: harvestclub@csb.bank

Club Benefits

- Club Newsletters
- Local Social Events
- Escorted Trips
- Free Specialty Mint Checks
  (Limit 1 box per order; $4 discount per order on all other checks)
- No Fee on Money Orders, Cashier's Checks, or MasterCard® Travel Card
- Free Photocopies (up to 10 per month)
- 10% Discount on Safe Deposit Boxes
- No Charge for Notary Service
- Direct Deposit
- Special Laminated ID Card
- Free Online Banking
- Free CSB SIMPLE Banking App
- Mobile Deposit

COMMUNITY STATE BANK FDIC

JOIN US FOR OUR NEXT ADVENTURE!

If you would like more information, or would like to sign up for a Harvest Club trip or event, please contact Community State Bank Harvest Club Director Jenny Braun at (262) 878-3763, or email her with your questions and comments at: jbraun@csb.bank.

FOR MORE INFORMATION FROM THE FDIC

Call toll-free
1-877-ASK-FDIC (1-877-275-3342)

Hearing impaired line
1-800-925-4618

Calculate insurance coverage using EDIE
The Electronic Deposit Insurance Estimator known as EDIE – is an online tool that's simple and easy to use. To calculate your deposit insurance coverage, use EDIE at: *https://edie.fdic.gov*.

Read more about FDIC insurance online
at: *www.fdic.gov/deposit/deposits*

Send questions by e-mail
Use the FDIC's online Customer Assistance Form at: *https://ask.fdic.gov/fdicinformationandsupportcenter/s/*

Mail questions
Federal Deposit Insurance Corporation
Attn: Deposit Insurance Section
550 17th Street, NW
Washington, DC 20429

FDIC-002-2014

UPDATED 2014

DEPOSIT INSURANCE AT A GLANCE

Federal Deposit Insurance Corporation

FDIC

FDIC DEPOSIT INSURANCE

Since 1933, the FDIC seal has symbolized the safety and security of our nation's financial institutions. FDIC deposit insurance enables consumers to confidently place their money at thousands of FDIC-insured banks across the country, and is backed by the full faith and credit of the United States government.

FDIC deposit insurance coverage depends on two things: (1) whether your chosen financial product is a deposit product; and (2) whether your bank is FDIC-insured.

THE FDIC COVERS

- Checking accounts
- Negotiable Order of Withdrawal (NOW) accounts
- Savings accounts
- Money Market Deposit Accounts (MMDAs)
- Time deposits such as certificates of deposit (CDs)
- Cashier's checks, money orders, and other official items issued by a bank

THE FDIC DOES NOT COVER

- Stock investments
- Bond investments
- Mutual funds
- Life insurance policies
- Annuities
- Municipal securities
- Safe deposit boxes or their contents
- U.S. Treasury bills, bonds or notes

Depositors do not need to apply for FDIC insurance. Coverage is automatic whenever a deposit account is opened at an FDIC-insured bank or financial institution. If you are interested in FDIC deposit insurance coverage, simply make sure you are placing your funds in a deposit product at the bank.

COVERAGE LIMITS

The standard insurance amount is $250,000 per depositor, per insured bank, for each account ownership category.

The FDIC provides separate coverage for deposits held in different account ownership categories. Depositors may qualify for coverage over $250,000 if they have funds in different ownership categories and all FDIC requirements are met.

All deposits that an accountholder has in the same ownership category at the same bank are added together and insured up to the standard insurance amount.

FDIC DEPOSIT INSURANCE COVERAGE LIMITS BY ACCOUNT OWNERSHIP CATEGORY

SINGLE ACCOUNTS OWNED BY ONE PERSON	$ 250,000 PER OWNER
JOINT ACCOUNTS OWNED BY TWO OR MORE PERSONS	$ 250,000 PER CO-OWNER
CERTAIN RETIREMENT ACCOUNTS INCLUDES IRAS	$ 250,000 PER OWNER
REVOCABLE TRUST ACCOUNTS	$ 250,000 PER OWNER PER UNIQUE BENEFICIARY
CORPORATION, PARTNERSHIP AND UNINCORPORATED ASSOCIATION ACCOUNTS	$ 250,000 PER CORPORATION, PARTNERSHIP OR UNINCORPORATED ASSOCIATION
IRREVOCABLE TRUST ACCOUNTS	$ 250,000 FOR THE NONCONTINGENT INTEREST OF EACH UNIQUE BENEFICIARY
EMPLOYEE BENEFIT PLAN ACCOUNTS	$ 250,000 FOR THE NONCONTINGENT INTEREST OF EACH PLAN PARTICIPANT
GOVERNMENT ACCOUNTS	$ 250,000 PER OFFICIAL CUSTODIAN (MORE COVERAGE AVAILABLE SUBJECT TO SPECIFIC CONDITIONS)

WHEN A BANK FAILS

A bank failure is the closing of a bank by a federal or state banking regulatory agency, generally resulting from a bank's inability to meet its obligations to depositors and others. In the unlikely event of a bank failure, the FDIC acts quickly to ensure depositors get prompt access to their insured deposits.

FDIC deposit insurance covers the balance of each depositor's account, dollar-for-dollar, up to the insurance limit, including principal and any accrued interest through the date of the insured bank's closing.

The FDIC acts in two capacities following a bank failure:

1. As the "Insurer" of the bank's deposits, the FDIC pays deposit insurance to the depositors up to the insurance limit.
2. As the "Receiver" of the failed bank, the FDIC assumes the task of collecting and selling the assets of the failed bank and settling its debts, including claims for deposits in excess of the insured limit.

Kenosha County Census Tract Maps

2024 FFIEC Census Report - Summary Census Demographic Information
State: 55 - WISCONSIN (WI)
County: 059 - KENOSHA COUNTY

FFIEC Federal Financial Institutions Examination Council

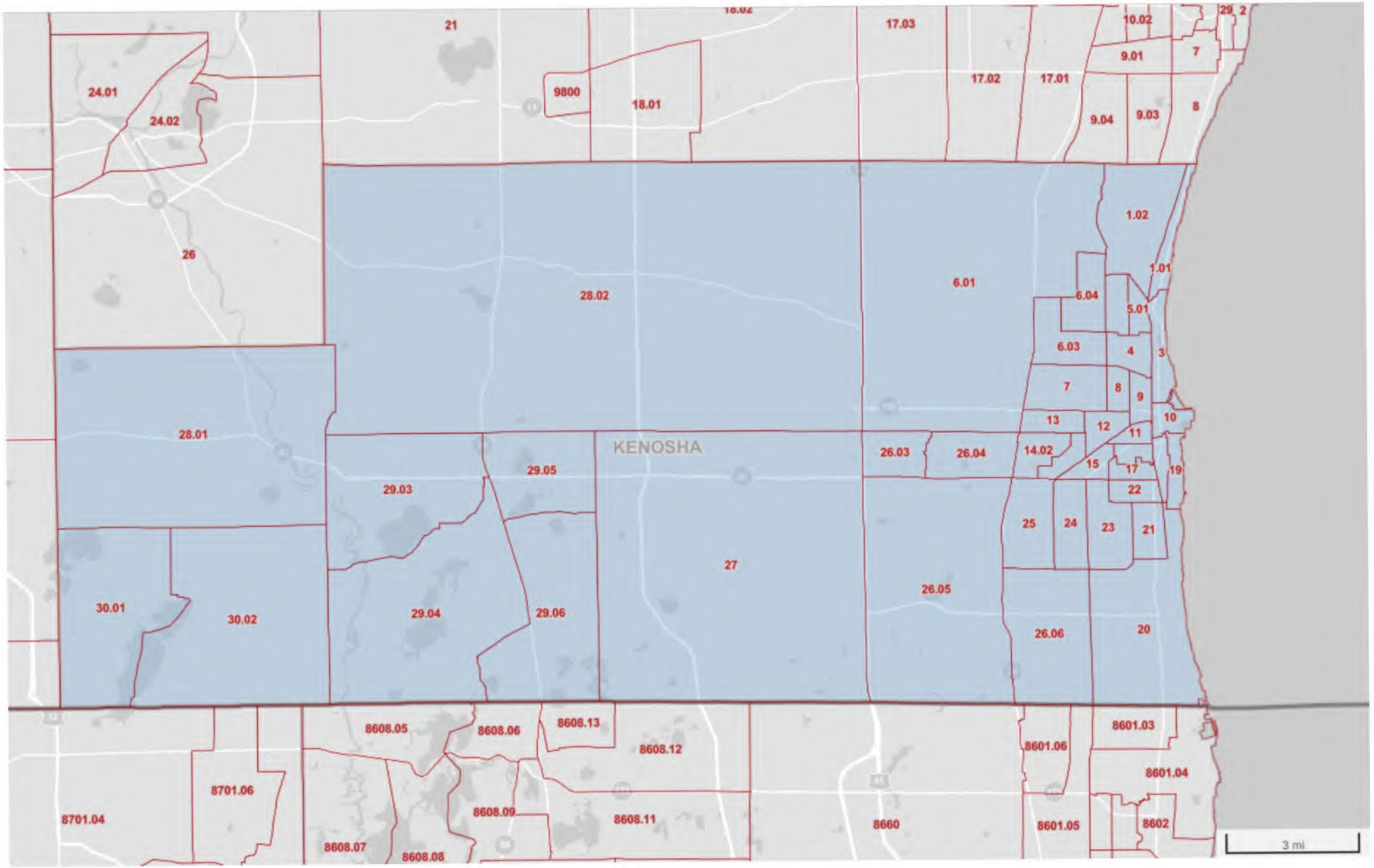
State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	059	0001.01	Middle	No	105.17	$97,800	$102,856	$86,600	1793	29.39	527	367	651
55	059	0001.02	Moderate	No	76.61	$97,800	$74,925	$63,085	3863	30.62	1183	714	828
55	059	0003.00	Moderate	No	61.11	$97,800	$59,766	$50,325	5167	32.11	1659	618	1434
55	059	0004.00	Middle	No	90.04	$97,800	$88,059	$74,145	3603	25.42	916	1207	1614
55	059	0005.01	Middle	No	90.34	$97,800	$88,353	$74,394	2794	25.81	721	656	865
55	059	0005.02	Middle	No	92.05	$97,800	$90,025	$75,801	2713	21.53	584	496	707
55	059	0006.01	Upper	No	123.46	$97,800	$120,744	$101,657	6496	25.52	1658	1620	1807
55	059	0006.03	Middle	No	105.83	$97,800	$103,502	$87,148	3779	23.52	889	809	840
55	059	0006.04	Upper	No	126.10	$97,800	$123,326	$103,833	3898	26.71	1041	882	886
55	059	0007.00	Moderate	No	73.38	$97,800	$71,766	$60,427	5369	56.73	3046	762	1533
55	059	0008.00	Moderate	No	65.58	$97,800	$64,137	$54,000	2763	61.82	1708	614	1115
55	059	0009.00	Moderate	No	52.62	$97,800	$51,462	$43,331	4058	61.46	2494	638	1682
55	059	0010.00	Unknown	No	0.00	$97,800	$0	$0	2623	37.93	995	423	597
55	059	0011.00	Low	No	39.61	$97,800	$38,739	$32,617	3502	66.39	2325	270	1236
55	059	0012.00	Low	No	47.06	$97,800	$46,025	$38,750	4020	46.89	1885	929	1684
55	059	0013.00	Moderate	No	67.78	$97,800	$66,289	$55,813	3981	44.06	1754	885	1189
55	059	0014.01	Upper	No	121.44	$97,800	$118,768	$100,000	2612	22.32	583	901	1106
55	059	0014.02	Middle	No	80.74	$97,800	$78,964	$66,488	4570	26.61	1216	1175	1306
55	059	0015.00	Moderate	No	79.64	$97,800	$77,888	$65,580	3709	34.83	1292	896	1350
55	059	0016.00	Moderate	No	58.16	$97,800	$56,880	$47,889	3350	62.81	2104	541	1204
55	059	0017.00	Moderate	No	79.70	$97,800	$77,947	$65,625	2697	41.42	1117	664	1120
55	059	0018.00	Moderate	No	59.69	$97,800	$58,377	$49,153	2201	45.39	999	473	931
55	059	0019.00	Upper	No	128.92	$97,800	$126,084	$106,154	2351	19.61	461	804	1081
55	059	0020.00	Upper	No	156.28	$97,800	$152,842	$128,681	5731	19.75	1132	2013	2227
55	059	0021.00	Moderate	No	58.68	$97,800	$57,389	$48,320	4983	38.31	1909	794	1491
55	059	0022.00	Middle	No	91.84	$97,800	$89,820	$75,625	3570	22.77	813	1159	1409

* Will automatically be included in the 2025 Distressed or Underserved Tract List

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	059	0023.00	Middle	No	103.54	$97,800	$101,262	$85,257	5706	22.17	1265	1700	1920
55	059	0024.00	Middle	No	96.56	$97,800	$94,436	$79,511	4644	17.74	824	1574	1820
55	059	0025.00	Upper	No	133.27	$97,800	$130,338	$109,738	3352	20.26	679	1241	1306
55	059	0026.03	Middle	No	116.80	$97,800	$114,230	$96,179	4909	36.20	1777	1083	1226
55	059	0026.04	Upper	No	128.12	$97,800	$125,301	$105,500	3939	31.10	1225	960	906
55	059	0026.05	Upper	No	131.66	$97,800	$128,763	$108,409	5916	21.77	1288	1464	1449
55	059	0026.06	Upper	No	148.60	$97,800	$145,331	$122,365	4624	17.76	821	1353	1296
55	059	0027.00	Upper	No	126.83	$97,800	$124,040	$104,432	6533	12.72	831	1958	2445
55	059	0028.01	Middle	No	109.94	$97,800	$107,521	$90,530	3410	8.33	284	1006	1423
55	059	0028.02	Upper	No	135.36	$97,800	$132,382	$111,458	2803	7.60	213	1130	1324
55	059	0029.03	Middle	No	119.25	$97,800	$116,627	$98,194	3197	10.51	336	1010	1406
55	059	0029.04	Middle	No	111.33	$97,800	$108,881	$91,672	5300	11.70	620	1724	2418
55	059	0029.05	Middle	No	105.73	$97,800	$103,404	$87,063	3776	11.55	436	1257	1673
55	059	0029.06	Upper	No	133.13	$97,800	$130,201	$109,625	5247	12.77	670	1425	1844
55	059	0030.01	Middle	No	107.90	$97,800	$105,526	$88,851	4541	8.81	400	1386	2269
55	059	0030.02	Middle	No	114.69	$97,800	$112,167	$94,438	5058	10.58	535	1334	2225
55	059	9900.00	Unknown	No	0.00	$97,800	$0	$0	0	0.00	0	0	0

* Will automatically be included in the 2025 Distressed or Underserved Tract List

Census Tract Geographies



Racine County Census Tract Maps

2024 FFIEC Census Report - Summary Census Demographic Information
State: 55 - WISCONSIN (WI)
County: 101 - RACINE COUNTY

FFIEC Federal Financial Institutions Examination Council

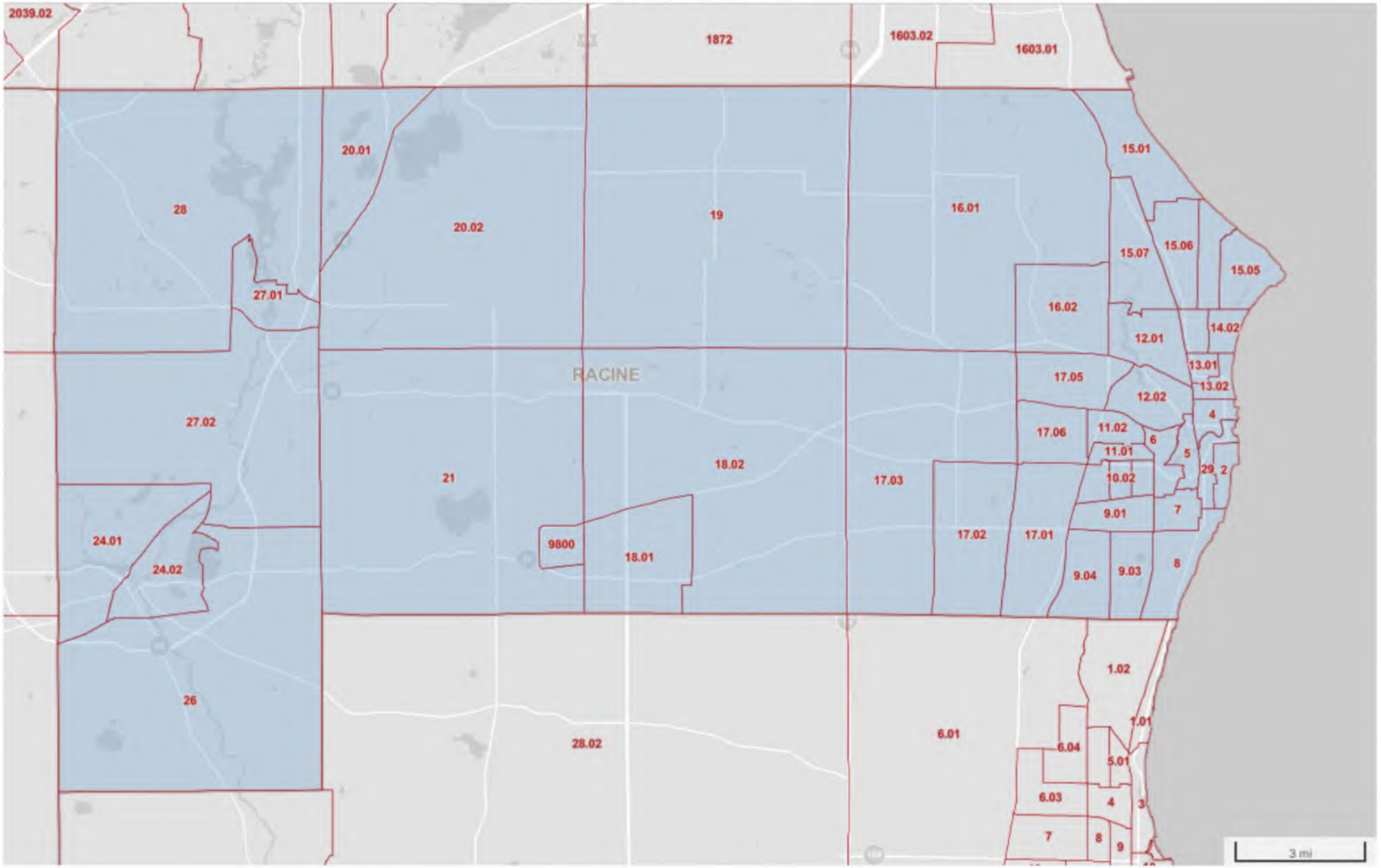
State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	101	0002.00	Low	No	47.47	$97,300	$46,188	$36,798	4902	61.91	3035	617	1984
55	101	0004.00	Low	No	40.36	$97,300	$39,270	$31,281	3804	78.84	2999	422	1427
55	101	0005.00	Low	No	40.40	$97,300	$39,309	$31,316	4825	87.07	4201	670	1928
55	101	0006.00	Moderate	No	78.47	$97,300	$76,351	$60,820	5640	53.99	3045	1100	1955
55	101	0007.00	Moderate	No	75.16	$97,300	$73,131	$58,259	5662	50.39	2853	1145	2102
55	101	0008.00	Middle	No	86.05	$97,300	$83,727	$66,694	4526	48.30	2186	1134	1610
55	101	0009.01	Middle	No	88.73	$97,300	$86,334	$68,776	3714	43.30	1608	1193	1481
55	101	0009.03	Upper	No	132.25	$97,300	$128,679	$102,500	4150	29.61	1229	1389	1568
55	101	0009.04	Upper	No	122.61	$97,300	$119,300	$95,031	5283	34.49	1822	1233	1549
55	101	0010.01	Moderate	No	58.13	$97,300	$56,560	$45,057	2736	54.50	1491	359	485
55	101	0010.02	Moderate	No	77.14	$97,300	$75,057	$59,792	2687	40.60	1091	897	1117
55	101	0010.03	Moderate	No	76.28	$97,300	$74,220	$59,127	3847	43.51	1674	776	1582
55	101	0011.01	Middle	No	81.25	$97,300	$79,056	$62,978	3916	31.54	1235	1179	1548
55	101	0011.02	Middle	No	87.15	$97,300	$84,797	$67,547	2434	31.55	768	531	620
55	101	0012.01	Middle	No	86.28	$97,300	$83,950	$66,875	3689	47.66	1758	632	1155
55	101	0012.02	Middle	No	98.34	$97,300	$95,685	$76,220	6758	56.10	3791	1802	2238
55	101	0013.01	Middle	No	81.18	$97,300	$78,988	$62,917	3728	38.06	1419	1021	1612
55	101	0013.02	Moderate	No	64.81	$97,300	$63,060	$50,230	4021	53.22	2140	680	1704
55	101	0014.01	Moderate	No	77.35	$97,300	$75,262	$59,949	3606	33.22	1198	1081	1284
55	101	0014.02	Moderate	No	78.53	$97,300	$76,410	$60,867	3396	31.57	1072	1077	1537
55	101	0015.01	Middle	No	104.00	$97,300	$101,192	$80,604	3790	17.60	667	1134	1374
55	101	0015.04	Upper	No	123.79	$97,300	$120,448	$95,947	3062	28.38	869	873	975
55	101	0015.05	Middle	No	112.66	$97,300	$109,618	$87,321	4282	29.26	1253	1202	1397
55	101	0015.06	Upper	No	139.51	$97,300	$135,743	$108,125	4122	17.25	711	1288	1399
55	101	0015.07	Middle	No	91.36	$97,300	$88,893	$70,813	2854	21.97	627	776	818
55	101	0016.01	Middle	No	115.74	$97,300	$112,615	$89,708	6193	15.53	962	2252	2545

* Will automatically be included in the 2025 Distressed or Underserved Tract List

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	101	0016.02	Upper	No	137.47	$97,300	$133,758	$106,549	3129	17.07	534	1141	1225
55	101	0017.01	Moderate	No	71.11	$97,300	$69,190	$55,119	3715	43.66	1622	825	892
55	101	0017.02	Middle	No	112.89	$97,300	$109,842	$87,500	6998	32.98	2308	1474	1720
55	101	0017.03	Upper	No	135.19	$97,300	$131,540	$104,777	4578	17.58	805	1503	1687
55	101	0017.05	Upper	No	128.08	$97,300	$124,622	$99,268	5828	19.39	1130	1882	1717
55	101	0017.06	Middle	No	108.38	$97,300	$105,454	$84,005	3916	22.32	874	1638	1294
55	101	0018.01	Middle	No	96.87	$97,300	$94,255	$75,083	5076	12.21	620	1088	1681
55	101	0018.02	Upper	No	137.09	$97,300	$133,389	$106,250	2976	9.41	280	1004	1167
55	101	0019.00	Upper	No	123.58	$97,300	$120,243	$95,784	3926	11.44	449	1451	1648
55	101	0020.01	Upper	No	146.76	$97,300	$142,797	$113,750	2934	8.38	246	1084	1377
55	101	0020.02	Upper	No	141.67	$97,300	$137,845	$109,806	4982	7.33	365	1675	1981
55	101	0021.00	Upper	No	126.35	$97,300	$122,939	$97,926	3343	7.69	257	1158	1381
55	101	0024.01	Upper	No	135.58	$97,300	$131,919	$105,086	5964	14.03	837	1489	1736
55	101	0024.02	Middle	No	91.94	$97,300	$89,458	$71,259	5320	16.75	891	984	1529
55	101	0026.00	Middle	No	111.50	$97,300	$108,490	$86,417	5810	8.83	513	2112	2762
55	101	0027.01	Upper	No	122.37	$97,300	$119,066	$94,844	3932	8.90	350	1342	1558
55	101	0027.02	Upper	No	130.19	$97,300	$126,675	$100,904	6305	8.09	510	1918	2285
55	101	0028.00	Upper	No	145.85	$97,300	$141,912	$113,043	6022	7.24	436	2137	2566
55	101	0029.00	Low	No	40.52	$97,300	$39,426	$31,406	4407	78.08	3441	519	1385
55	101	9800.00	Unknown	No	0.00	$97,300	$0	$0	939	23.64	222	9	12
55	101	9900.00	Unknown	No	0.00	$97,300	$0	$0	0	0.00	0	0	0

* Will automatically be included in the 2025 Distressed or Underserved Tract List

Census Tract Geographies



Walworth County Census Tract Maps

2024 FFIEC Census Report - Summary Census Demographic Information
State: 55 - WISCONSIN (WI)
County: 127 - WALWORTH COUNTY

FFIEC Federal Financial Institutions Examination Council

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	127	0001.02	Upper	No	157.34	$86,700	$136,414	$112,351	2633	8.39	221	718	950
55	127	0001.03	Middle	No	104.18	$86,700	$90,324	$74,393	2758	9.64	266	712	856
55	127	0001.04	Upper	No	137.34	$86,700	$119,074	$98,068	3510	5.10	179	1245	1511
55	127	0002.01	Upper	No	151.58	$86,700	$131,420	$108,235	3681	6.44	237	1360	1575
55	127	0002.02	Upper	No	144.91	$86,700	$125,637	$103,472	2888	6.09	176	817	1011
55	127	0003.01	Upper	No	130.62	$86,700	$113,248	$93,269	3038	7.87	239	1131	1736
55	127	0003.03	Upper	No	139.52	$86,700	$120,964	$99,628	3457	9.40	325	1611	2402
55	127	0003.04	Middle	No	105.97	$86,700	$91,876	$75,667	2864	11.28	323	887	1165
55	127	0004.00	Middle	No	95.40	$86,700	$82,712	$68,125	4007	22.86	916	716	1341
55	127	0005.01	Middle	No	101.78	$86,700	$88,243	$72,674	4092	20.77	850	33	379
55	127	0005.02	Middle	No	116.82	$86,700	$101,283	$83,413	3771	21.51	811	570	1081
55	127	0006.00	Middle	No	103.10	$86,700	$89,388	$73,622	5496	23.78	1307	1442	1946
55	127	0007.01	Middle	No	106.78	$86,700	$92,578	$76,250	4200	37.14	1560	937	1185
55	127	0007.02	Middle	No	97.84	$86,700	$84,827	$69,867	4652	33.32	1550	1080	1786
55	127	0008.01	Middle	No	84.89	$86,700	$73,600	$60,615	1810	21.93	397	543	707
55	127	0008.02	Upper	No	125.46	$86,700	$108,774	$89,583	2707	14.48	392	979	2458
55	127	0009.01	Middle	No	108.44	$86,700	$94,017	$77,433	6115	16.91	1034	1380	2001
55	127	0009.02	Middle	No	87.74	$86,700	$76,071	$62,656	3587	22.64	812	946	1265
55	127	0010.00	Upper	No	140.01	$86,700	$121,389	$99,972	5036	9.99	503	1522	2117
55	127	0015.01	Upper	No	127.50	$86,700	$110,543	$91,042	3485	14.09	491	1042	2034
55	127	0015.03	Middle	No	83.81	$86,700	$72,663	$59,844	2369	28.11	666	516	1073
55	127	0015.04	Upper	No	134.24	$86,700	$116,386	$95,852	3044	18.23	555	947	1483
55	127	0016.03	Upper	No	144.13	$86,700	$124,961	$102,917	2923	10.81	316	770	1397
55	127	0016.05	Upper	No	120.81	$86,700	$104,742	$86,264	4180	19.98	835	941	1408
55	127	0016.06	Upper	No	140.36	$86,700	$121,692	$100,224	2462	8.94	220	948	2436
55	127	0016.07	Upper	No	147.55	$86,700	$127,926	$105,357	3656	14.06	514	752	2283

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State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2024 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2024 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
55	127	0016.08	Middle	No	107.86	$86,700	$93,515	$77,022	2819	21.39	603	732	1110
55	127	0017.01	Middle	No	90.91	$86,700	$78,819	$64,917	5918	20.43	1209	1714	2430
55	127	0017.02	Middle	No	104.38	$86,700	$90,497	$74,537	5320	16.30	867	1463	2075

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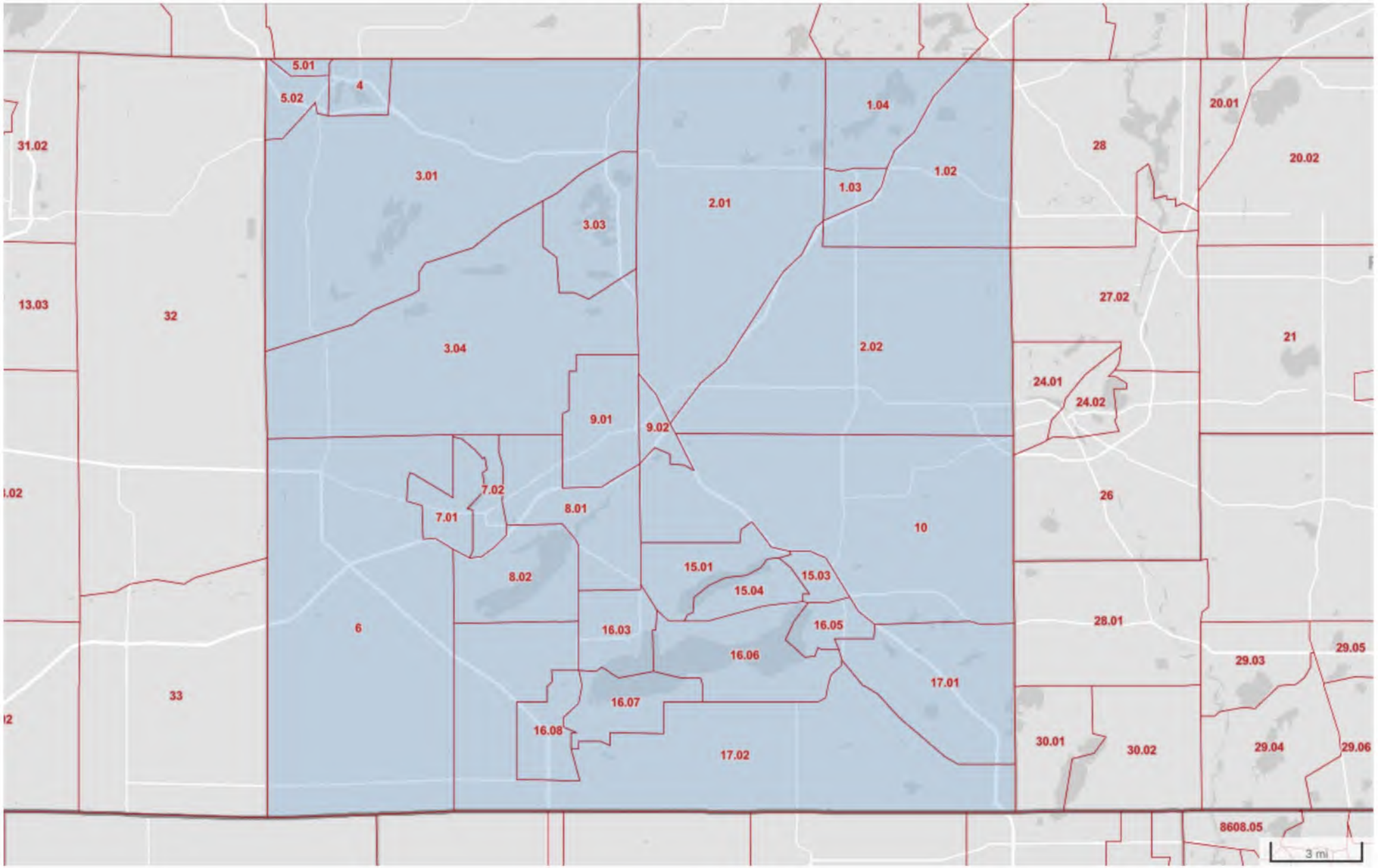
Census Tract Geographies



Home Mortgage Disclosure Act Notice

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials. These data are available online at the Consumer Financial Protection Bureau's Web site (www.consumerfinance.gov/hmda). HMDA data for many other financial institutions are also available at this Web site.

GET TO KNOW CSB

Culture Guide & Financial Summary

2025

Providing Opportunity Since 1898

COMMUNITY STATE BANK

What's Inside

Whether you are a long-time bank customer, a new customer, thinking about making a change, or just curious about community banking; we'd love to share some information about what community banking means to us. The information provided inside this guide will help highlight our culture, our community focus, and our purpose at Community State Bank.

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2025 Financial Summary

Proudly Serving Southeast Wisconsin

Kenosha County

Paddock Lake
25360 75th Street
Salem, WI 53168
(262) 843-9400

Kenosha
8304 75th Street, Suite 100
Kenosha, WI 53142
(262) 864-2350

Racine County

Burlington
308 Bridge Street
Burlington, WI 53105
(262) 767-9000

Mt. Pleasant
8930 Washington Ave.
Racine, WI 53406
(262) 886-2200

Union Grove
1500 Main Street
Union Grove, WI 53182
(262) 878-3763

Waterford
500 East Main Street, Suite 100
Waterford, WI 53185
(262) 514-2200

Walworth County

Lake Geneva
200 Interchange North
Lake Geneva, WI 53147
(262) 812-8038

A Note from Scott

Scott Huedepohl
Chief Executive Officer
CSB Board of Directors

For the past 128 years, Community State Bank has proudly served southeast Wisconsin with an unwavering commitment to our communities, employees, customers, and shareholders.

While we continue to learn from our long history, our focus remains on the future.

Our continued success means careful succession planning, with the right people in place to make important decisions and carry on the goals and expectations we've grown accustomed to for the past century and beyond.

Nothing is more important to us than culture. We can teach banking, but we can't teach character. Our goal is to hire people who believe taking care of others is a top priority. Those qualities aren't taught, but instilled in someone.

We identify leaders (and future leaders) by the way they build trust and respect with others, including coworkers, customers, prospects, and community leaders. These are people who understand the challenges and needs of our communities.

I often say that no position at CSB is bigger than the bank itself. I have always felt that I am the keeper of the gate here. The recipe for success is simple: always do the right thing, surround yourself with great people, identify future leaders, and most importantly, treat our customers and prospects with respect and trust.

This culture of leadership has worked for generations, and it continues to serve us well. A key part of that has been succession planning—identifying and nurturing new leaders.

VP | Cash Management Manager, Molly Krause

AVP | Ag Business Banker, Brian Lois

“We can teach banking, but we can’t teach character.”

As we enter 2026, we have new leaders in place at CSB who exemplify the qualities that have led to our continued success.

Nicole Kurhajec steps into the role of Chief Financial Officer, taking over the financial responsibilities previously held by CSB President Bob Findysz.

Kurhajec is a strong example of CSB’s philosophy of discovering talent, developing skills, and putting employees in positions to continue the bank’s long history of success.

Another example is AVP | Ag Business Banker Brian Lois, a fifth-generation farmer who continues our close ties with the local agriculture community.

Other exciting changes include Kenosha native Laura Burnett-Shoemaker as our new VP | Market President in our Kenosha and Racine markets, and Molly Krause as VP | Cash Management Manager.

All four of these individuals are local professionals, identified as community leaders (or future leaders) when we hired them.

I am honored to continue serving as Chief Executive Officer, surrounded by a talented group of leaders and great people here at the bank. While others focus on day-to-day operations, I will continue to concentrate on strategic planning, community, and building our culture.

These are the areas I love and feel blessed to be able to focus on during my final years in this role. I’m proud of all we’ve accomplished over many years, and also excited and encouraged by the days ahead.

I would like to personally thank each one of you for believing in us and supporting our mission. We look forward to serving you for many years to come.

Respectfully,

Scott Huedepohl

Scott Huedepohl
Chief Executive Officer
scotth@csb.bank | (262) 878-3767

A Culture of Leadership

At CSB, leadership isn't defined by title, it's developed over time. Through experience, trust, and opportunity, our team members grow into roles that shape our organization and the communities we serve. That culture comes to life across our team, including those stepping forward into new leadership roles.

Pictured left to right: Ben Bruno, AVP Business Banking, CSB; Autumn Soto, Universal Banker, CSB; Jessica Johnson, Assistant Retail Manager, CSB; James Warner, Director Small Business Big Hearts; Robert Pieroni, Executive Vice President, CSB; Laura Burnett-Shoemaker, Market President Kenosha County & Racine, CSB.

Laura Burnett-Shoemaker
VP & Market President
Kenosha County & Racine

With over 30 years of experience in banking, including the past seven years in CSB's Cash Management department, Laura Burnett-Shoemaker was promoted to VP | Market President (Kenosha-Racine).

"I'm excited for this new role and honored the bank has placed its trust in me," Shoemaker said. "We have a strong team, and I look forward to continuing to work together with them to support the individuals and businesses in our community."

Shoemaker remains actively involved in her community. The Kenosha native holds leadership roles with numerous area nonprofits, including Hospice Alliance, Rotary Club of Kenosha, Tempo Kenosha, Tempo Racine, and Holy Rosary Parish.

Shoemaker will serve as Market President at the Kenosha and Paddock Lake branches and in Mount Pleasant, while maintaining her Cash Management responsibilities in Kenosha and Racine.

Molly Krause
Vice President
Cash Management Manager

CSB's Cash Management department plays an important role in helping ensure business customer funds are safe and efficient, putting local businesses in positions for success.

Building on her 30 years of experience in the banking industry, CSB's Molly Krause has taken on an expanded role as VP | Cash Management Manager. Krause joined CSB in 2011.

"Over the past 14 years, Molly has done so much for our bank and in the development of our Cash Management department," CSB President Bob Findysz said. "I've made several customer visits with Molly, and one thing is very clear to me. Our customers love Molly as much as we do."

Krause embraces her role as a true community banker, getting to know her customers and serving them throughout their professional journey.

"I think that's what's so important for people to know and understand about the difference between a larger regional or national bank and a community bank," Krause said.

Brian Lois
AVP | Ag Business Banker

When local farmers discuss the many rewards and challenges involved with agriculture, CSB AVP | Ag Business Banker, and fifth-generation farmer, Brian Lois can do more than just listen.

“Farmers are old school,” Lois said. “They want to trust the person they’re working with, and they want to make sure you know what you’re talking about.”

Leading by example at the CSB Union Grove headquarters, Lois carries on many of the responsibilities previously held by longtime mentor and former SVP | Market President David Moyer. Moyer, a longtime Union Grove farmer, recently retired after 20 years at CSB.

Lois holds a bachelor’s degree in Agricultural Business. The Burlington native chose the banking industry to help others reach their professional goals.

Lois sold livestock through 4-H to save for college. He now leads CSB’s volunteer efforts in running the animal auctions at the Kenosha, Racine, and Walworth County fairs.

Nicole Kurhajec
Chief Financial Officer

Nicole Kurhajec was promoted to Chief Financial Officer on January 1, 2026. She takes over the position and financial responsibilities previously held by CSB President Bob Findysz.

“Nicole has stepped up as an important leader at our bank,” said Findysz, who became CSB’s 10th President in 2025. “I’m one-hundred percent confident that she will embrace this opportunity and be an excellent CFO. We are lucky to have her on our team.”

Kurhajec was hired by CSB in 2014. She worked as a Universal Banker in Waterford, Burlington and Mount Pleasant before becoming Retail Manager in Burlington and Mount Pleasant.

In 2020, the lifelong Wisconsin resident was named Deposit Operations Manager and a CSB Officer. She served as a Controller for the past two years, managing day-to-day operations and providing quarterly financial reports.

Kurhajec said her goal is to make sure CSB remains financially strong and to continue its mission of serving Kenosha, Racine and Walworth counties for another 128 years.

Building Blocks of CSB

At Community State Bank, we like to keep things simple and clear. Everything we do is built on four essential principles that guide our approach. These principles aren't just for our team, they're meant to give our customers and our communities a straightforward picture of who we are and what we stand for. Each building block answers important questions about who we are as an organization and how we do business.

01 Why do we exist as an organization?

Providing Opportunity
For over 128 years our reason for existing has been the same – to provide opportunity to our communities, employees, and our customers.

02 How do we define success?

Respect & Trust
Our success is defined by the respect and trust placed in us by our communities, employees, customers, and shareholders.

03 What makes us different?

The CSB Difference

- We make decisions locally.
- We focus on building our communities.
- We're locally owned.

04 How do we stay on track?

Our Core Values of L.E.A.D.
We stay on track by keeping committed to our core values of leadership, expectation, achievement, and dedication.

Providing Opportunity

Katie Stolp
Chief Operations Officer

At Community State Bank, providing opportunity has always been at the core of who we are.

Since we first opened our doors in 1898, more than 128 years ago, our purpose has been to help people achieve their goals and build better futures.

For us, success isn't just about making money, growing deposits, or delivering great banking services. It's about supporting our customers as they work toward their dreams, whether that's financial literacy, owning a home, starting a business, saving for college, or growing their family. We're here to offer guidance, resources, and support to help make those dreams a reality.

Our commitment to providing opportunity goes beyond our customers. It's also about supporting the communities we serve. We invest in local projects, back small businesses, and work to make our communities stronger and more vibrant. We believe that when our communities thrive, everyone benefits.

Just as importantly, we focus on creating opportunities for our employees. By providing an environment where they can grow, learn, and reach their potential, we strengthen our team's ability to serve you better.

Providing opportunity is what drives us at Community State Bank. It's a promise we've kept for over a century to our customers, our communities, and our employees.

Believing in opportunity is one thing. Acting on it when it matters most is what defines us. Over the past year, we've had moments where our communities needed support in real time. In those moments, we didn't wait—we stepped in with solutions designed to meet people where they were.

The following examples reflect what that looks like in action.

Supporting Farmers Through Uncertainty

When the government shutdown disrupted access to local Farm Service Agency offices, many farmers were left without a key resource at a critical time in the season. Post-harvest planning depends on timing, flexibility, and access to the right tools, things that suddenly became harder to reach.

In response, we stepped in with a Commodity Loan designed to help bridge that gap. It provided farmers with the ability to move forward with pricing and tax planning strategies, even as traditional channels were temporarily unavailable.

For us, this wasn't about introducing something new, it was about understanding what our local agriculture community needed and making sure those needs were met.

Helping Families Stay on Track

For many government employees, the shutdown in the Spring of 2026 didn't just interrupt income, it forced immediate decisions about how to manage everyday expenses without a clear timeline for when things would return to normal.

The CSB Relief Loan was built to provide flexibility during that gap, giving families a way to stay current on the things that couldn't wait while their pay was temporarily on hold.

Situations like this don't come with much warning, and they don't leave much room for delay. Our role was simple: be available, be responsive, and offer a solution that helped people stay on track until things returned to normal.

The Value of Respect & Trust

Bob Findysz
CSB President
Board of Directors

Our success is defined by the respect and trust placed in us by our communities, customers, employees, and shareholders.

Our banking partnerships are built on these two very important foundations. We understand that without these two fundamental ingredients, a successful banking partnership is impossible. We also understand that both elements are hard to earn and easy to lose. Our commitment to our customers is to make sure we're earning their respect and trust every day.

Community leader Carolyn Preston (center) accepts the 2025 Frank Lamping Community Service Award on Thursday, September 25th, 2025 from CEO Scott Huedepohl (left) and recently retired Market President, Dave Moyer (right). Carolyn was honored for her dedication to positivity, selflessness, leadership, and inspiring others to give back to their community. The award is presented annually by Community State Bank on an annual basis.

The Community State Bank Difference

We Make Decisions Locally

Our bankers work and live where our customers work and live, giving us the opportunity to make good decisions based on an understanding of the local and regional economies and business climate.

Because of our proximity to our customers, our bankers identify opportunities and recognize the challenges their clients face.

We Focus on Building Our Communities

CSB invests time, talent, and resources into the communities we serve. We have a commitment to our communities to make them better places to live, work, and do business.

Each year, CSB makes significant financial investments in our local communities, and supports and encourages employees to volunteer for projects they are passionate about.

We're Locally Owned

CSB is independently owned and operated, and has been serving the communities of Southeast Wisconsin since 1898.

Our Board of Directors reflects that commitment, bringing together local leaders who provide guidance grounded in the communities we serve.

Local Leadership & Expertise

Our Board of Directors brings together local leaders with deep experience across the markets and industries we serve. Their insight helps guide our decisions and keeps us closely connected to the communities we call home.

Gary Schildt

Chairman, CSB Board of Directors,
Chairman, HyPro, Inc., Waterford, WI

Schildt enters his 14th year on the CSB Board and third year as Board Chairman. The Racine native credits CSB for allowing HyPro Inc., a local, family-owned business, to become a leader in manufacturing. “Community State Bank was a big part of our success,” Schildt said.

Chris Antonneau

Partner & Business Development Executive,
Vizance, Inc., Racine

Antonneau brings three decades of experience in the insurance industry to the CSB Board, which he joined in 2016. The lifelong Racine native serves as Regional President for Wisconsin-based Vizance and boasts a strong record of community service.

Micheal Bannon

President, DeMark, Kolbe & Brodek, S.C. (Retired),
Racine

As a lifelong Racine resident with 35 years experience in the legal industry, Bannon brings invaluable insight to CSB’s operations and challenges. “Community-based banks are the lifeline of small and medium-sized businesses,” Bannon said.

Jeff Ehrhart

Owner-Operator, Ehrhart Farms, Inc., Union Grove

Raised on a farm by his parents, Ken and Darlene Ehrhart, Jeff is deeply rooted in the local agricultural industry as a third-generation farmer. Since joining the CSB Board in 2016, Ehrhart has grown increasingly passionate about the role community banks play in supporting the local farming community.

Rita Hagen

Executive Director, Hospice Alliance, Kenosha

Helping others has always been a focal point for Hagen, Executive Director for the past 14 years at a nonprofit providing hospice and palliative care to area residents. “Community State Bank’s values are similar to mine. I’m honored to be a part of that mission.”

Chris Miller

President, Miller Motor Sales, Inc., Burlington

A third-generation owner of Miller Motor Sales, Miller continues to demonstrate a deep commitment to both his business and the community. The Burlington native joined the CSB Board in 2020. “They genuinely care,” Miller said about CSB.

Sarah Huck

Civil Litigation Attorney, Milwaukee

Huck represents the third generation of her family on the CSB Board, following in the footsteps of her father, Peter Huck and her grandfather, Clifford Huck. She brings over 20 years experience as a civil litigation attorney. “My family has long-standing connections to the community,” Huck said.

Russ Weyers

President & CEO, Pioneer Products (Retired),
Principal, Watson Consulting LLC

Driven by his dedication to community service and banking, Weyers joined the CSB Board in 2024. “Community banking is the backbone of the economy, and Community State Bank has been a pivotal organization in Southeast Wisconsin for many years,” Weyers said.

Brian Pollard

Owner, Fairwyn LTD, Lake Geneva

Appointed to the CSB Board in 2017, Pollard brings over 30 years of real estate experience to the table, offering valuable insight into the wide range of real estate opportunities that align with CSB’s mission. “I truly believe community banks like CSB are the lifeblood of small businesses,” Pollard said.

Adam Swantz

CSB Board of Directors

Swantz is a third-generation CSB Board member, proudly continuing the legacy of his father, Rich Swantz, and grandfather, Harmon Swantz. The Union Grove native joined the CSB Board in 2021, bringing with him a deep-rooted connection to the community and a strong sense of service.

About Our Team

Katie Weis
Human Resource Director

From bankers to community leaders, Community State Bank employees wear many hats in contributing to our long history of success.

CSB recognizes the importance of employees being cared for professionally and personally, while working in a fun and rewarding environment.

“At CSB, it’s how we show up for each other and the communities we serve every day,” said Katie Weis, CSB Human Resource Director.

“Employees are encouraged to bring their whole selves to work, collaborate authentically and build meaningful relationships grounded in trust and respect. This people-first culture is what makes CSB not just a place to work, but a place to belong.”

CSB offers a competitive, well-rounded, comprehensive benefits package, which includes an employee-sponsored retirement savings plan, educational development, community networking opportunities, career pathing and much more.

Interested in joining the CSB Team?
Visit: **csb.bank/careers**

A Commitment to L.E.A.D.

Robert Pieroni
Executive Vice President
Chief Lending Officer

L.E.A.D. is a big part of how we operate at CSB.

It shows up in the way we work, how we treat people, and how we stay connected to the communities we serve. The words themselves are simple, but they carry real meaning in how we show up every day.

Leadership
Investing our time, talents and resources into building the communities we serve.

Expectation
Earning the trust of our customers by exceeding their expectations and providing a simple and unique banking experience.

Achievement
Encouraging one another to reach objectives and celebrate achievements.

Dedication
Creating a culture that exemplifies positivity, accountability and a dedication to lifelong learning and financial literacy.

You can see L.E.A.D. in action through the programs and partnerships we support in our communities.

CSB Waterford Retail Manager Teri Eulgen presents a donation check to members of the Waterford High School FFA. The donation was part of the bank's annual #Gift2Giving program.

Employee Directed Donation Program #Gift2Giving

Nearly 100 Community State Bank employees delivered holiday cheer to 16 area nonprofit organizations for the eighth annual #Gift2Giving donation drive in 2025.

Since its 2018 inception, #Gift2Giving has distributed over $105,000 to dozens of nonprofits throughout Kenosha, Racine and Walworth counties.

Community State Bank gives each of its employees $150 to donate to a nonprofit organization of their choice. In addition to the bank-provided funds, Community State Bank matches any personal donations up to $150.

One-hundred percent of CSB employees participated in the program for the eighth consecutive year.

Shepherds College third year culinary student, Ben, flashes a big smile as he greets customers, takes orders, and helps prepare drinks at Shepherds Community Café located inside CSB's Union Grove, office location.

A Unique Partnership: Shepherds Community Café

Shepherds Community Café is located inside Community State Bank's Union Grove headquarters and was created in partnership with nearby Shepherds College.

Shepherds College is a one-of-a-kind post-secondary school designed to meet the unique learning needs of students with intellectual and developmental disabilities.

CSB's Cyndi Lambdin is in her fifth year managing a special team of employees in the café.

"I get very emotional when I talk about this place," Lambdin said. "It has taught me a lot about how to be grateful for who I am and what I am because of the patience these kids teach you."

CSB AVP Business Banker, Ben Bruno; and Universal Banker, Becky Urban, help Westosha Central students navigate some tough financial decisions at a MyLIFE event on April 11, 2025.

Financial Literacy: MyLIFE & MyLIFE Essentials

MyLIFE (My Local Interactive Financial Education) was developed by CSB as a comprehensive interactive financial literacy program for high school students designed to demonstrate the importance of sound money management skills.

Since 2013, over 10,000 local students have been able to experience the program. Its success prompted the expansion of MyLIFE Essentials, a condensed, in-class experience for middle school students.

CSB's MyLIFE simulation is a graduation requirement at Westosha Central High School. Eighty volunteers helped 340 Westosha Central students through the class on April 11, 2025 in Paddock Lake.

"MyLIFE would not happen without Community State Bank," said Julie Eckhart, head of the Westosha Central business and marketing department.

Harvest Club Director Jenny Braun (left) and VP | Cash Management Manager, Molly Krause (right) pose for a photo with Racine County non-profit Disaster Response Team volunteers.

100 Women Who Care

A local nonprofit created to offer a helping hand when people need it the most was named this year's recipient of the 100 Women Who Care - Western Racine County on April 11, 2026 in Burlington.

Disaster Response Team received over $7,000 donated by a group of Racine-area women looking to make a positive impact in their community and beyond.

The event is sponsored by Community State Bank.

"100 Women Who Care - Western Racine County is about bringing people together to make a real difference, while building meaningful connections," CSB's Molly Krause said. "We're honored to support this event and the impact it has on our community."

The event has raised nearly $35,000 for area nonprofits since its 2022 inception.

Medal of Honor Recipient, Sal Giunta, fields questions from local middle school students as part of Go Frank Go Day 2026.

Go Frank Go Foundation Presents: A Grateful Nation

Medal of Honor recipient Sal Giunta served as the keynote speaker at the fourth annual Go Frank Go Day on January 29, 2026 at Union Grove High School.

The event, co-sponsored by Community State Bank, honors the life and lasting impact of community hero Frank Lamping.

In celebration of the nation's 250th birthday, the event served as a day-long celebration of patriotism. It included appearances from retired Oak Creek Police Department Lt. Brian Murphy and two-time Purple Heart recipient Michael Fischer. John Mercure of WTMJ Radio served as the Master of Ceremonies.

Kenosha Area Pipes and Drums Association, American Legion Post 171 and the Union Grove High School Choir performed.

"What an incredible way to honor our country and the veterans who gave us our freedom," said David Moyer of the Union Grove-based Go Frank Go Foundation.

It was the fourth straight year the Go Frank Go Foundation treated the Union Grove community to a free, public appearance from a nationally renowned motivational speaker.

Investing in Burlington

Dave Schalk
VP | Market President, Burlington

Barb Bakshis
SVP | Business Banking

Our commitment to the communities we serve goes beyond programs and partnerships. It also shows up in how we invest in the places we call home.

In Burlington, that commitment is taking shape through a full remodel and expansion of our existing location. The updated space is being designed to feel both modern and familiar, with a more open layout, improved drive-thru access, and comfortable areas for customers to sit, meet, and connect.

The next phase of the project will focus on something just as important, a dedicated community space. Once complete, it will give local organizations and groups a place to gather, meet, and spend time together.

We've also added to our Burlington team, bringing in additional experience to better serve local businesses and customers.

Phase one of the project is expected to be completed this June, with more to come.

Becky Springer
Retail Manager

Michael Fohey
VP | Mortgage Center Manager

Molly Krause
VP | Cash Management Manager

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2025 CSB Highlights

Barb Bakshis
SVP | Business Banking
Burlington

The strength of CSB's lending team continues to be recognized across the region.

CSB strengthened its business banking team this year with the addition of one of the area's most experienced lenders, welcoming Barb Bakshis as Senior VP | Business Banking.

Bakshis brings a strong track record to the role, having been named the Racine County Economic Development Corporation (RCEDC) Lender of the Year for the second time in three years. The award recognizes lenders who play a key role in supporting local business growth and development across Racine County.

A longtime Burlington resident, Bakshis joins a team with a consistent presence among the RCEDC's top honorees. With this recognition, CSB team members have now earned five of the last seven RCEDC Lender of the Year awards. She is set to become CSB's second two-time recipient, alongside EVP | Chief Lending Officer Robert Pieroni (2020, 2021). CSB VP Jay Cashmore also earned the recognition in 2024.

Jay Cashmore (center) accepts the 2024 RCEDC Lender of the year award at the 2025 RCEDC event "Impact 2025". Also pictured are additional members of the CSB Business Banking Team (from left to right): John Todryk, VP Business Banking; Molly Krause, VP Cash Management Manager; Robert Pieroni, EVP, Chief Lending Officer; Laura Burnett-Shoemaker, VP Market President, Kenosha County & Racine.

CSB Lake Geneva Named Best Financial Institution

For the fourth consecutive year, CSB was named Best Financial Institution in the Lake Geneva Regional News' annual Best of Geneva Lakes contest.

"Our staff was proud to hear that we have been named Best of Geneva Lakes number one financial institution for the fourth year in a row," CSB VP | Market President (Lake Geneva) Bryan Iwicki said.

"As one of the last locally owned community banks in the area, we strive to be a place where people love to bank."

Additionally, Community State Bank was named a Hometown Favorite for Best Financial Institution and Best Customer Service in the Racine Journal Times' Best of Racine County 2025.

LEAD Scholarship award winner Madison Kegley gives her steer a kiss for good luck before showing at the 2025 Walworth County Fair

Recognizing Future Leaders

An inspiring group of future leaders were recognized for their excellence and vision in being named the 2025 recipients of Community State Bank's LEAD (Leadership, Expectation, Achievement, Dedication) Scholarship.

Eleven area students were awarded scholarships totaling $8,500.

The LEAD Scholarship was developed by Community State Bank in partnership with the Walworth County Fair Meat Animal Sale Committee to recognize exhibitors who are committed to serving their community.

CSB is proud to sponsor, volunteer and recognize those involved in organizing and participating in the Kenosha, Racine and Walworth County Fairs.

2025 Financial Summary

Values are presented in thousands.

Condensed Statement of Condition		2025		2024
Cash & Due from Banks	$	12,904	$	10,909
Federal Funds Sold		80,126		59,733
Investment Securities		186,068		190,302
Loans		334,848		326,409
Less: Loan Loss Reserve Account		(5,537)		(5,810)
Net Loans		329,311		320,599
Other Assets		30,937		30,377
Total Assets	**$**	**639,346**	**$**	**611,920**
Deposits		593,782		578,813
Other Liabilities		5,822		5,871
Total Liabilities	**$**	**599,604**	**$**	**584,684**
Total Stockholder's Equity	**$**	**39,742**	**$**	**27,236**
Total Liabilities & Stockholder's Equity	**$**	**639,346**	**$**	**611,920**

Condensed Statement of Income		2025		2024
Interest on Earning Assets	$	27,209	$	26,117
Other Non-Interest Income		2,693		2,968
Total Operating Income	**$**	**29,902**	**$**	**29,085**
Interest Paid on Deposits & Borrowed Funds		5,384		5,611
Salaries & Employee Benefits		10,462		10,122
Provision for Loan Loss		0		0
Other Expenses		6,800		7,073
Total Operating Expense	**$**	**22,646**	**$**	**22,806**
Income Before Income Taxes		7,256		6,287
Less: Applicable Income Taxes		(30)		(7)
Net Income	**$**	**7,226**	**$**	**6,280**

For a complete 2025 Annual Disclosure Statement please contact Community State Bank. This financial information has not been reviewed or confirmed for accuracy or relevance by the Federal Deposit Insurance Corporation.

This is what community looks like to us.

Our success is defined by the respect and trust placed in us by our communities, employees, customers, and shareholders.

COMMUNITY STATE BANK FDIC

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COMMUNITY STATE BANK

2025 Annual Disclosure Statement

Statement of Condition	2025	2024
ASSETS		
Cash & Due from Banks	$ 12,904	$ 10,909
Federal Funds Sold	$ 80,126	$ 59,733
Investment Securities Held-to-Maturity	$ 900	$ 900
Investment Securities Available-for-Sale	$ 185,168	$ 189,402
Loans held for sale	$ -	$ -
Loans		
Commercial	$ 232,107	$ 233,377
Consumer	$ 908	$ 1,407
Agricultural	$ 16,352	$ 15,637
Real Estate	$ 81,485	$ 69,153
Local Municipalities	$ 3,818	$ 6,705
Other Loans	$ 178	$ 130
Less: Loan Loss Reserve Account	$ (5,537)	$ (5,810)
Total Loans	$ 329,311	$ 320,599
Other Real Estate Owned	$ -	$ -
Building & Equipment	$ 10,518	$ 11,295
Accrued Interest Receivables	$ 1,956	$ 1,864
Other Assets	$ 18,463	$ 17,218
TOTAL ASSETS	$ 639,346	$ 611,920
LIABILITIES		
Deposits		
Demand	$ 193,001	$ 184,066
Now Accounts	$ 89,704	$ 83,723
Savings	$ 259,558	$ 262,049
Time	$ 51,519	$ 48,975
Total Deposits	$ 593,782	$ 578,813
Federal home Loan Bank Advances	$ -	$ -
Federal Funds Purchased &	$ -	$ -
Securities Sold Under Agreements to Repurchase	$ -	$ -
Other Borrowing	$ -	$ -
Accrued Expenses	$ 4,826	$ 4,922
Other Liabilities	$ 996	$ 949
Stockholder's Equity		
Capital Stock	$ 249	$ 249
Surplus	$ 13,251	$ 13,251
Undivided Profits	$ 50,385	$ 47,927
Net Unrealized Holding Gains (Losses) on Available-for-Sale Securities	$ (24,143)	$ (34,191)
Total Stockholder's Equity	$ 39,742	$ 27,236
Total Liabilities & Stock Holder's Equity	$ 639,346	$ 611,920

Income Statement	2025	2024
Operating Income		
Interest & Fees on Loans & Leases	$ 20,208	$ 19,889
Interest Income on Federal Funds Sold	$ 2,515	$ 1,772
Interest Received on U.S. Securities	$ 4,136	$ 4,064
Interest Received on Municipal Securities	$ 335	$ 354
Interest Received on Other Investments	$ 15	$ 38
Service Charges & Fee Income	$ 1,054	$ 1,250
Other Income	$ 1,657	$ 1,702
Net Gains (Losses) on Sale of Securities	$ -	$ -
Total Operating Income	$ 29,920	$ 29,069
Operating Expense		
Interest Paid on Deposits	$ 5,384	$ 5,611
Interest Paid on Borrowed Funds	$ -	$ -
Salaries & Employee Benefits	$ 10,462	$ 10,122
Building & Occupancy Expense	$ 1,717	$ 1,670
Other Expenses	$ 5,083	$ 5,403
Loan Loss Provision	$ -	$ -
Total Operating Expense	$ 22,646	$ 22,806
Income Before Income Taxes	$ 7,256	$ 6,287
Less: Applicable Income Taxes	$ 30	$ 7
Net Income	$ 7,226	$ 6,280

Changes in Equity Capital	2025	2024
Capital Accounts		
Total Equity capital at Beginning of the Period	$ 27,235	$ 19,306
Net Operating Income for the Year	$ 7,226	$ 6,280
Less: Cash Dividends Paid	$ (4,768)	$ (3,595)
Change in Net Unrealized Holding Gains (Losses) on Available-for-Sale Securities	$ 10,049	$ 6,429
Total Equity Capital at Year End	$ 39,742	$ 27,235

Non-Accrual Loans	2025	2024
Real Estate Loans	$ 254	$ 306
Installment Loans	$ -	$ -
Commercial & Other Loans	$ 334	$ 969
TOTAL	$ 588	$ 1,275

Past Due Loans *Past Due 30 - 89 days and still accruing*	2025	2024
Real Estate Loans	$ 1,018	$ 241
Installment Loans	$ -	$ -
Commercial & Other Loans	$ 7	$ -
Credit Cards & Related Plans		
TOTAL	$ 1,025	$ 241

Change in Allowance for Loan & Lease Losses	2025	2024
Balance at beginning of period	$ 5,810	$ 5,271
Recoveries of loans previously charged-off	$ 147	$ 567
Less: Actual loan charge-offs	$ (420)	$ (28)
Current year provision for loan losses	$ -	$ -
Adjustments		
TOTAL	$ 5,537	$ 5,810