

# **2025**

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## #1 COMMUNITY REINVESTMENT ACT NOTICE



Member FDIC

# DENISON STATE BANK

<b>Main Office</b>	<b>Holton Branch</b>	<b>Hoyt Branch</b>	<b>Meriden Branch</b>	<b>Topeka Branch</b>
421 New York Ave.	207 Arizona Ave., Hwy. 75	210 Hwy. 214	1675 74th St.	3540 SW Fairlane
P.O. Box 71	P.O. Box 71	P.O. Box 283	P.O. Box 218	Topeka, KS 66614
Holton, KS 66436	Holton, KS 66436	Hoyt, KS 66440	Meriden, KS 66512	785-272-3399
785-364-3131	785-364-6222	785-936-6100	785-464-3322	

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## Community Reinvestment Act Notice DENISON STATE BANK

Under the Federal Community Reinvestment Act (CRA), the Federal Deposit Insurance Corporation (FDIC) evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The FDIC also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA, including, for example, information about our branches, such as their location and services provided at them; the public section of our most recent CRA Performance Evaluation, prepared by the FDIC; and comments received from the public relating to our performance in helping to meet community credit needs, as well as our responses to those comments. You may review this information today.

At least 30 days before the beginning of each quarter, the FDIC publishes a nationwide list of the banks that are scheduled for CRA examination in that quarter. This list is available from the Regional Director, Division of Supervision and Consumer Protection (DSC), FDIC, 1100 Walnut Street, Suite 2100, Kansas City, MO 64106. You may send written comments about our performance in helping to meet community credit needs to the President of Denison State Bank, 421 New York, P.O. Box 71, Holton, KS 66436 and FDIC Regional Director. You may also submit comments electronically through the FDIC's Web site at [www.fdic.gov/regulations/cra](http://www.fdic.gov/regulations/cra). Your letter, together with any response by us, will be considered by the FDIC in evaluating our CRA performance any may be made public.

You may ask to look at any comments received by the FDIC Regional Director. You may also request from the FDIC Regional Director an announcement of our applications covered by the CRA filed with the FDIC. We are an affiliate of Denison Bancshares of Holton, Inc., a bank holding company. You may request from the Assistant Vice President of Applications, Federal Reserve Bank of Kansas City, 1 Memorial Drive, Kansas City, MO 64198 an announcement of applications covered by the CRA filed by bank holding companies.

**#2 WRITTEN COMMENTS RECEIVED FROM THE PUBLIC**

None received.

# **PUBLIC DISCLOSURE**

September 29, 2025

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

The Denison State Bank  
Certificate Number: 15305

421 New York Avenue  
Holton, Kansas 66436

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

1100 Walnut St, Suite 2100  
Kansas City, Missouri 64106

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

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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 bank's satisfactory performance under both the Lending Test and Community Development Test supports the rating. The following points summarize the bank's Community Reinvestment Act (CRA) performance.

**The Lending Test is rated Satisfactory.**

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of the small farm, small business, and home mortgage loans reviewed are in institution's assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects excellent penetration among individuals of different income levels and farms and businesses of different sizes.
- The bank 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 demonstrates adequate responsiveness to the community development needs of its assessment area through community development loans, qualified investments, and community development services. Examiners considered the institution's capacity and the need and availability of opportunities for community development in the assessment area.

## DESCRIPTION OF INSTITUTION

The Denison State Bank (Denison State Bank) is headquartered in Holton, Kansas. Denison Bancshares, Inc., a one-bank holding company, owns the institution. There are no affiliates or subsidiaries relevant to the CRA evaluation. Denison State Bank received a Satisfactory rating at its prior FDIC CRA Evaluation dated October 17, 2022, using Interagency Intermediate Small Institution Examination Procedures.

The bank operates five full-service offices in the following northeast Kansas communities: Holton (two offices), Hoyt, Meriden, and Topeka. Holton and Hoyt are in Jackson County, Meriden is in Jefferson County, and Topeka is in Shawnee County. The institution has not opened or closed any offices, and has not been involved in any mergers or acquisitions since the previous evaluation.

Denison State Bank offers agricultural, commercial, home mortgage, and consumer loans. Agricultural-related loans are the largest loan product, although the bank extends a notable volume of commercial and home mortgage loans as well. In general, the Topeka branch focuses on commercial and home mortgage lending, while the other offices focus on agriculture lending and home mortgage lending. Government-guaranteed loans through the Small Business Administration (SBA) and the Farm Service Agency (including the Beginning Farmer Loan Program) are also available. Further, the bank participates in the Federal Home Loan Bank's Homeownership Set-Aside Program, which provides down payment assistance grants to qualifying first-time homebuyers.

The bank also provides a variety of deposit services including checking, savings, money market deposit accounts, and certificates of deposit. Insurance and investment products are also available. Alternative banking services include internet and mobile banking, electronic bill payment, and five ATMs.

According to the June 30, 2025 Reports of Condition and Income, the institution reported total assets of \$457.0 million, total loans of \$296.9 million, total deposits of \$375.7 million, and total securities of \$123.8 million.

The following table illustrates the noted loan portfolio. As illustrated, agricultural-related loans, including loans secured by farmland, represent the largest loan category at 42.1 percent of total loans. Commercial loans, including loans secured by non-farm, non-residential properties, comprise 29.1 percent of the portfolio, and residential loans, including loans secured by 1-4 family and multifamily properties, comprise 18.1 percent of the portfolio. In addition to loans retained within its own portfolio, the bank originates a significant number of home loans that are sold to the secondary market, which are not included in the total loans.

Loan Portfolio Distribution as of 6/30/2025		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	18,525	6.2
Secured by Farmland	60,731	20.5
Secured by 1-4 Family Residential Properties	50,660	17.1
Secured by Multifamily (5 or more) Residential Properties	3,065	1.0
Secured by Nonfarm Nonresidential Properties	40,125	13.5
<b>Total Real Estate Loans</b>	<b>173,106</b>	<b>58.3</b>
Commercial and Industrial Loans	46,438	15.6
Agricultural Production and Other Loans to Farmers	64,236	21.6
Consumer Loans	12,732	4.3
Obligations of State and Political Subdivisions in the U.S.	-	-
Other Loans	279	0.1
Lease Financing Receivable (net of unearned income)	80	<0.1
Less: Unearned Income	-	-
<b>Total Loans</b>	<b>296,871</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</i>		

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

## DESCRIPTION OF ASSESSMENT AREA

Denison State Bank designated one assessment area in Kansas, consisting of Jackson County, Shawnee County, and three of the four middle-income census tracts in Jefferson County. Jackson, Jefferson, and Shawnee counties are part of the five-county Topeka, Kansas Metropolitan Statistical Area (MSA). Shawnee County includes the city of Topeka and is centrally located within the MSA, while Jackson and Jefferson counties are more rural.

The bank's Holton and Hoyt offices are in middle-income census tracts in Jackson County, and they are not located near any low- or moderate-income census tracts. The Meriden office is in an upper-income census tract in Jefferson County. The institution's Topeka office is in the southwestern part of the city, which is in a middle-income census tract, adjacent to one moderate-income census tract. Most of Topeka's low- and moderate-income census tracts are in the central and northeastern part of the city.

### Economic and Demographic Data

The following table illustrates select demographic characteristics of the assessment area based on 2020 U.S. Census data and 2024 D&B data.



Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	N/A* % of #
Geographies (Census Tracts)	52	7.7	21.2	51.9	19.2	0.0
Population by Geography	204,890	6.1	19.1	48.0	26.8	0.0
Housing Units by Geography	91,765	6.5	19.7	50.1	23.7	0.0
Owner-Occupied Units by Geography	56,896	3.5	13.8	51.8	31.0	0.0
Occupied Rental Units by Geography	26,736	11.0	29.3	47.8	11.9	0.0
Vacant Units by Geography	8,133	13.2	29.8	45.8	11.3	0.0
Businesses by Geography	15,466	5.6	23.4	46.7	24.3	0.0
Farms by Geography	429	0.5	4.0	63.9	31.7	0.0
Family Distribution by Income Level	52,954	18.1	18.4	24.0	39.5	0.0
Household Distribution by Income Level	83,632	22.3	17.9	19.3	40.6	0.0
Median Family Income - 45820 Topeka, Kansas MSA		\$75,758	Median Housing Value			\$ 130,797
Families Below Poverty Level		7.1%	Median Gross Rent			\$819
Source: 2020 U.S. Census and 2024 D&B Data (*). The NA category consists of geographies that have not been assigned an income classification. Due to rounding, totals may not equal 100%.						

The 2024 D&B data indicates that non-classifiable establishments represent the largest portion of businesses and farms at 19.6 percent; followed by other services at 10.5 percent; and professional, scientific, and technical services at 8.7 percent. The data also indicates that area businesses are generally small, with 67.2 percent having 4 or fewer employees, and 87.9 percent operating from a single location.

The Federal Financial Institutions Examination Council (FFIEC) provides updated median family income levels that are used to analyze home mortgage loans under the Borrower Profile criterion as well as community development activities. The low-, moderate-, middle-, and upper-income categories for the Topeka, Kansas MSA are presented in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥ 120%
<b>Topeka, Kansas MSA Median Family Income (45820)</b>				
2022 (\$82,700)	<\$41,350	\$41,350 To <\$66,160	\$66,160 To <\$99,240	≥\$99,240
2023 (\$87,100)	<\$43,550	\$43,550 To <\$69,680	\$69,680 To <\$104,520	≥\$104,520
2024 (\$87,300)	<\$43,650	\$43,650 To <\$69,840	\$69,840 To <\$104,760	≥\$104,760
<i>Source: FFIEC</i>				

### **Competition**

Denison State Bank operates in a highly competitive environment. According to the June 30, 2025 FDIC Deposit Market Share data, 25 institutions operate 69 locations in Jefferson, Jackson, and Shawnee counties. Denison State Bank ranked fourth with 6.2 percent of the deposit market share. However, the bank has significant differences in market share between the three counties in the assessment area. Specifically, the institution had \$278.4 million in deposits, representing a 69.7 percent market share in Jackson County; \$78.6 million in deposits, representing a 25.6 percent market share in Jefferson County; and \$18.7 million in deposits, representing a 0.4 percent market share in Shawnee County.

The most recent available aggregate Home Mortgage Disclosure Act (HMDA) lending data indicates that 234 lenders reported originating a total of 4,225 home mortgage loans in the assessment area. Denison State Bank ranked eighth among these lenders, originating 2.9 percent of the home mortgage loans. Additionally, the bank is not required to collect or report small business or small farm lending data pursuant to the reporting requirements of the CRA. Therefore, aggregate small business and small farm data is not used as a direct comparison to the bank's performance under the Lending Test; however, aggregate small business and small farm lending data is considered as a measure of demand, and this data provides insight into the competition for loans. The most recent available aggregate small business and small farm data shows 61 lenders reported 2,350 small business loans, and 15 lenders reported 101 small farm loans in the assessment area.

### **Community Contact**

Examiners contact community members in the assessment area to help gain insight into the area's economy, demographic trends, and business environment. This information not only helps in identifying credit and community development needs and opportunities, but it also assists in determining whether local financial institutions are responsive to those needs.

Examiners relied on a recently interviewed existing contact who is a member of the community familiar with the economic conditions in the assessment area, particularly the portion of the assessment area including Jackson and Jefferson counties. The contact indicated the agriculture industry is in better shape than other parts of Kansas, noting good soil and a profitable cattle industry. Profit margins have shrunk with lower grain prices and higher input costs; however, grain farmers are in good shape, according to the contact interviewed. Housing availability varies by county, with rental units in short supply across the counties served by the contact's organization. Agricultural lending was considered a primary credit need, and residential credit needs appeared to be addressed primarily through online mortgage lenders. The U.S. Department of Agriculture's Rural Development Agency was cited as having low-income housing programs available. Lastly, the individual was not aware of any discriminatory or illegal credit practices by local banks.

### **Credit and Community Development Needs and Opportunities**

Considering demographic and economic data, as well as information from the community contact, examiners determined that small farm loans represent the primary credit need in the assessment area, followed by small business and home mortgage loans. This conclusion is supported by area demographics on the number of small farms, small businesses, and housing units in the assessment area, as well as the volume of loans made by lenders reporting data.

The community development needs include affordable housing, community services, economic development, and revitalization/stabilization efforts. Shawnee County has several low- and moderate-income census tracts, which provide community development opportunities related to attracting and retaining businesses and residents in these geographies. Additionally, 36.5 percent of assessment area families are classified as low- or moderate-income, which provides opportunities to assist this segment of the population with obtaining affordable housing and community services. Lastly, there are opportunities to support employers that are creating or maintaining jobs for low- and moderate-income individuals.

## SCOPE OF EVALUATION

### General Information

Examiners conducted the CRA evaluation using Interagency Intermediate Small Institution Examination Procedures. These procedures include a Lending Test and a Community Development Test. Refer to the Appendices for information on each Test. This evaluation covers the period from the prior evaluation, dated October 17, 2022, to the current evaluation, dated September 29, 2025.

### Activities Reviewed

Examiners reviewed small farm, small business, and home mortgage loans to conduct the Lending Test. Examiners selected these products based on the bank's business strategy, and the number and dollar volume of loans originated during the evaluation period. Agricultural-related loans are the institution's largest lending category by dollar volume; therefore, examiners generally placed more weight on the bank's small farm lending performance when drawing conclusions.

Bank management confirmed that its 2024 lending performance was representative of the entire review period. As such, examiners evaluated lending performance based on all small farm and small business loans originated, renewed, or extended in calendar year 2024, as well as all home mortgage loans reported as originated or purchased on the bank's 2022, 2023, and 2024 HMDA Loan Application Registers. The 2024 D&B data provided a standard of comparison for the bank's small farm and small business lending performance. The 2020 U.S. Census data and 2022-2024 HMDA aggregate data provided standards of comparison for the bank's home mortgage lending performance. Examiners focused on the comparison to aggregate data since it is more representative of the loans originated and purchased by reporting lenders. Examiners reviewed both the number and dollar volume of loans and presented both figures throughout the evaluation. Nonetheless, examiners emphasized performance by number of loans when evaluating the Borrower Profile and Geographic Distribution criteria, since this is a better indicator of the borrowers served.

For the Lending Test, examiners reviewed the entire universe of loans to evaluate the Assessment Area Concentration criterion. All loans inside the assessment area were further reviewed to evaluate the Geographic Distribution criterion. Additionally, examiners reviewed all home mortgage loans, and samples of small farm and small business loans in the assessment area to evaluate the Borrower Profile criterion. The following table provides universe and sample information.

Loan Products Reviewed				
Loan Category	Universe		Sampled	
	#	\$(000s)	#	\$(000s)
Small Farm	273	15,631	55	4,736
Small Business	95	3,536	41	1,669
HMDA 2022	168	26,578		
HMDA 2023	136	22,326		
HMDA 2024	104	17,238		
Source: Bank Data				

For the Community Development Test, examiners considered data provided by bank management on the institution's community development loans, qualified investments, and community development services since the prior CRA evaluation up to the date of the current evaluation.

## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

Denison State Bank demonstrated satisfactory performance under the Lending Test. The institution's overall lending performance under all applicable criteria supports this conclusion.

#### Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's performance was evaluated based on the average quarterly net loan-to-deposit ratios since the previous evaluation (11 quarters). During the evaluation period, the loan-to-deposit ratio ranged from 73.8 percent to 78.2 percent. The bank's average net loan-to-deposit ratio of 76.0 percent compares reasonably to similarly situated banks. Examiners selected the similarly situated banks based on their asset size, geographic location, and loan product mix. See the following table for details.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 6/30/2025 (\$000s)	Average Net Loan-to-Deposit Ratio (%)
The Denison State Bank, Holton, Kansas	456,950	76.0
Exchange Bank & Trust, Atchison, Kansas	595,417	75.2
The Citizens State Bank, Marysville, Kansas	417,205	89.3
Silver Lake Bank, Topeka, Kansas	505,213	91.8
Source: Reports of Condition and Income 12/31/2022 through 6/30/2025		

#### Assessment Area Concentration

Denison State Bank made a majority of its small farm, small business, and home mortgage loans within the assessment area by number and dollar volume, as shown in the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000)				Total \$(000)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Farm	230	84.2	43	15.8	273	11,917	76.2	3,714	23.8	15,631
Small Business	93	97.9	2	2.1	95	3,242	91.7	294	8.3	3,536
Home Mortgage										
2022	148	88.1	20	11.9	168	22,055	83.0	4,523	17.0	26,578
2023	122	89.7	14	10.3	136	18,779	84.1	3,547	15.9	22,326
2024	84	80.8	20	19.2	104	14,787	85.8	2,451	14.2	17,238
Total Home Mortgage	354	86.8	54	13.2	408	55,621	84.1	10,521	15.9	66,142
Source: Bank Data										

### **Geographic Distribution**

Overall, the geographic distribution of loans is reasonable. Although the small business performance was poor, the bank's reasonable small farm and home mortgage lending performance supports this conclusion. Examiners focused on the percentage of lending in low- and moderate-income census tracts.

When drawing conclusions, examiners considered Denison State Bank's limited activity in Shawnee County compared to Jackson and Jefferson counties. The bank has a relatively small volume of deposits in the Shawnee County market, and lending activity in that market remains limited due to strong competition. In contrast, the bank has a strong market presence in both Jackson and Jefferson counties.

The tables under this criterion reflect lending activity for the entire assessment area; however, each loan category provides additional narrative detailing the bank's performance in Shawnee County. Given the bank's lending activity and the fact that the assessment area's low- and moderate-income census tracts are entirely located in Shawnee County, examiners focused primarily on the separate Shawnee County analyses, since it provides more meaningful conclusions regarding the bank's performance.

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

The geographic distribution of small farm loans is reasonable. As shown in the following table, the bank originated no small farm loans in the low-income census tracts, and seven small farm loans in the moderate-income census tracts. All seven of the small farm loans in the moderate-income tracts are in Shawnee County, which contains all the assessment area's low- and moderate-income census tracts. Although there was no small farm lending activity in the low-income tracts, there is a very low number of farms in those areas due to their more metropolitan location within the City of Topeka. In addition, agricultural operations are much more prevalent in Jackson and Jefferson counties, and, of the total number of small farm loans made, only nine were made to borrowers in Shawnee County. Therefore, 77.8 percent of the small farm loans located in Shawnee County (seven loans) were in moderate-income tracts. In comparison, demographic data for Shawnee County indicates 6.8 percent of farms are in moderate-income tracts. Therefore, the bank's lending performance in Shawnee County exceeds demographic data in moderate-income tracts, which is reasonable overall.

<b>Geographic Distribution of Small Farm Loans</b>					
<b>Tract Income Level</b>	<b>% of Farms</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	0.5	0	0.0	0	0.0
Moderate	4.0	7	3.1	93	0.8
Middle	63.9	208	90.4	10,224	85.8
Upper	31.7	15	6.5	1,600	13.4
NA	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>230</b>	<b>100.0</b>	<b>11,917</b>	<b>100.0</b>

*Source: 2024 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.*

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

Overall, the geographic distribution of small business loans is poor. As shown in the following table, the bank originated no small business loans in low-income census tracts, and only four small business loans in the moderate-income census tracts. However, as previously mentioned, all of the low- and moderate-income tracts in the assessment area are in Shawnee County, and only 11 of the 93 small business loans were made to businesses in Shawnee County. Thus, 36.4 percent of the small business loans located in Shawnee County (four loans) were in moderate-income tracts, which exceeds demographic data showing 26.1 percent of businesses in Shawnee County are in those moderate-income tracts. Conversely, there is a lack of lending in the low-income tracts, which compares poorly to demographic data showing 6.2 percent of businesses in Shawnee County are in those low-income tracts.

<b>Geographic Distribution of Small Business Loans</b>					
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	5.6	0	0.0	0	0.0
Moderate	23.4	4	4.3	295	9.1
Middle	46.7	77	82.8	2,499	77.1
Upper	24.3	12	12.9	448	13.8
NA	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>93</b>	<b>100.0</b>	<b>3,242</b>	<b>100.0</b>

*Source: 2024 D&B Data, Bank Data. Due to rounding, totals may not equal 100.0%.*

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

The geographic distribution of home mortgage loans is reasonable. As shown in the following table, the bank's lending in low-income tracts increased from 2022 to 2023 and remained relatively stable in 2024, comparing reasonably to aggregate data. In addition, the bank's lending in moderate-income tracts increased year-over-year from 2022 to 2024, increasingly becoming more comparable to aggregate data over the review period.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	3.4	2.4	1	0.7	66	0.3
2023	3.4	3.4	3	2.5	175	0.9
2024	3.4	3.0	2	2.4	1,398	9.5
Moderate						
2022	13.8	13.8	6	4.1	699	3.2
2023	13.8	15.3	7	5.7	901	4.8
2024	13.8	14.9	10	11.9	1,149	7.8
Middle						
2022	51.8	51.3	107	72.3	15,814	71.7
2023	51.8	50.7	81	66.4	11,675	62.2
2024	51.8	51.6	53	63.1	8,115	54.9
Upper						
2022	31.0	32.6	34	23.0	5,476	24.8
2023	31.0	30.6	31	25.4	6,028	32.1
2024	31.0	30.5	19	22.6	4,125	27.9
Total						
2022	100.0	100.0	148	100.0	22,055	100.0
2023	100.0	100.0	122	100.0	18,779	100.0
2024	100.0	100.0	84	100.0	14,787	100.0

Source: 2020 Census; Imported Bank Data; 2022, 2023, 2024 HMDA Aggregate Data. Due to rounding, totals may not equal 100.0%.

### **Borrower Profile**

Overall, the distribution of borrowers reflects an excellent penetration of lending. This conclusion is supported by the bank's excellent small business and home mortgage lending performance, which augmented the reasonable small farm lending performance and contributed to the overall excellent performance. Examiners focused on the percentage of small farm and small business loans to operations with gross annual revenues of \$1 million or less, and the percentage of home mortgage loans to low- and moderate-income borrowers.

### **Small Farm Loans**

The distribution of sampled small farm loans reflects reasonable penetration among farms of different sizes. As shown in the following table, the percentage of loans to farmers with revenues of \$1 million or less is comparable to the demographic data in this revenue category.

Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
<= \$1,000,000	100.0	49	89.1	3,778	79.8
> \$1,000,000	0.0	6	10.9	958	20.2
Revenue Not Available	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>55</b>	<b>100.0</b>	<b>4,736</b>	<b>100.0</b>

Source: 2024 D&B Data; Bank Data; Due to rounding, totals may not equal 100.0%.

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

The distribution of sampled small business loans reflects excellent penetration among businesses of different sizes. As shown in the following table, the percentage of loans to businesses with revenues of \$1 million or less exceeds the demographic data in this revenue category.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<= \$1,000,000	84.0	39	95.1	1,044	62.6
> \$1,000,000	4.2	2	4.9	625	37.5
Revenue Not Available	11.7	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>41</b>	<b>100.0</b>	<b>1,669</b>	<b>100.0</b>

Source: 2024 D&B Data; Bank Data; Due to rounding, totals may not equal 100.0%.

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

The distribution of home mortgage loans reflects excellent penetration among individuals of all income levels. As shown in the following table, the bank's percentage of lending to low-income borrowers exceeds aggregate lending data for all three years reviewed. While the bank's percentage of lending to moderate-income borrowers is below aggregate data, it is consistent with demographic data for two of the three years reviewed. Given the bank's overall performance, the home mortgage lending penetration is excellent.



Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	HMDA Aggregate % of #	#	%	\$(000s)	%
Low						
2022	18.1	10.5	22	14.9	1,615	7.3
2023	18.1	8.6	18	14.8	1,347	7.2
2024	18.1	8.8	9	10.7	512	3.5
Moderate						
2022	18.4	23.5	33	22.3	3,896	17.7
2023	18.4	21.4	24	19.7	2,551	13.6
2024	18.4	19.6	10	11.9	1,170	7.9
Middle						
2022	24.0	21.8	34	23.0	4,432	20.1
2023	24.0	23.3	30	24.6	5,083	27.1
2024	24.0	22.7	18	21.4	2,445	16.5
Upper						
2022	39.5	29.0	44	29.7	10,391	47.1
2023	39.5	29.6	41	33.6	8,912	47.5
2024	39.5	29.7	32	38.1	7,220	48.8
NA						
2022	0.0	15.2	15	10.1	1,721	7.8
2023	0.0	17.2	9	7.4	886	4.7
2024	0.0	19.3	15	17.9	3,440	23.3
Total						
2022	100.0	100.0	148	100.0	22,055	100.0
2023	100.0	100.0	122	100.0	18,779	100.0
2024	100.0	100.0	84	100.0	14,787	100.0

Source: 2020 U.S. Census; Imported Bank Data; 2022, 2023, 2024 HMDA Aggregate Data; Due to rounding, totals may not equal 100.0%.

### **Response to Complaints**

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

### **COMMUNITY DEVELOPMENT TEST**

Denison State Bank demonstrated adequate responsiveness to the community development needs of its assessment area through community development loans, qualified investments, and community development services. Examiners considered the institution's capacity and the need and availability of such opportunities in the assessment area. Because the bank was responsive to the community development needs of its assessment area, community development activities benefiting the broader statewide or regional area were included in the analysis.

Examiners reviewed information from CRA performance evaluations of three similarly situated intermediate small banks conducted during the review period to help assess Denison State Bank's overall performance under the Community Development Test. The similarly situated institutions

were chosen due to their similarities in asset size, business focus, and areas served. Overall, the bank's performance compared reasonably to these institutions when considering the available community development opportunities in the assessment area.

### **Community Development Loans**

Denison State Bank made 74 community development loans totaling \$42.2 million during the evaluation period, which represents 9.2 percent of total assets, and 14.4 percent of net loans as of June 30, 2025. The similarly situated institutions had community development loans that ranged from 2.9 to 5.1 percent of total assets, and from 4.2 to 8.7 percent of net loans. The bank's level of community development lending increased significantly since the previous evaluation, and exceeded the performance of similarly situated institutions. The following tables reflect the bank's community development loans in each category by assessment area and activity year.

Community Development Lending by Year										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$	#	\$	#	\$	#	\$	#	\$
2022 (Partial)	-	-	-	-	4	3,500	-	-	4	3,500
2023	3	1,109	-	-	31	18,182	2	677	36	19,968
2024	-	-	-	-	24	15,762	1	1,297	25	17,059
2025 (YTD)	1	90	-	-	8	1,602	-	-	9	1,692
<b>Total</b>	<b>4</b>	<b>1,199</b>	<b>-</b>	<b>-</b>	<b>67</b>	<b>39,046</b>	<b>3</b>	<b>1,974</b>	<b>74</b>	<b>42,219</b>

Source: Bank Data

Community Development Lending by Area										
Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$	#	\$	#	\$	#	\$	#	\$
Topeka MSA	4	1,199	-	-	67	39,046	3	1,974	74	42,219
Broader Statewide or Regional Area	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>4</b>	<b>1,199</b>	<b>-</b>	<b>-</b>	<b>67</b>	<b>39,046</b>	<b>3</b>	<b>1,974</b>	<b>74</b>	<b>42,219</b>

Source: Bank Data

Denison State Bank's community development lending indicates that the bank has been responsive to the needs of low- and moderate-income individuals primarily by providing economic development loans to small farms and businesses that create or retain jobs for such individuals. The following are notable examples of community development loans.

- The bank made a \$3.5 million economic development loan to a business that helped create or retain permanent jobs for low- and moderate-income individuals within the area.
- The bank made four loans totaling \$1.2 million, which were all secured by multifamily properties where rents charged were considered affordable for low- and moderate-income individuals and families.
- The bank made three loans totaling \$2.0 million to businesses in low- and moderate-income census tracts to help retain the businesses in those areas.

### Qualified Investments

Denison State Bank made 75 qualified investments totaling \$32.5 million, which represents 7.1 percent of total assets, and 26.2 percent of total securities as of June 30, 2025. Although qualified investments decreased in overall volume since the previous evaluation, the bank's performance exceeded the performance of similarly situated institutions, which had qualified investments that ranged from 0.6 to 0.7 percent of total assets, and 0.3 to 4.3 percent of total securities. Most investments were purchased in a prior period but remained outstanding, and they benefited the broader regional area that included the assessment area. However, the bank's \$6.4 million in investments and donations within the assessment area represented 1.4 percent of total assets, and 5.2 percent of total securities, which remains above the range of similarly situated institutions and demonstrates responsiveness to assessment area community development needs. The following tables show the bank's qualified investments by category, year, and area benefited.

Qualified Investments by Year										
Year	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$	#	\$	#	\$	#	\$	#	\$
Prior Period	4	4,082	10	2,939	28	23,465	-	-	42	30,486
2022 (Partial)	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-
2025 (YTD)	1	1,942	-	-	-	-	-	-	1	1,942
<b>Subtotal</b>	<b>5</b>	<b>6,024</b>	<b>10</b>	<b>2,939</b>	<b>28</b>	<b>23,465</b>	<b>-</b>	<b>-</b>	<b>43</b>	<b>32,428</b>
Grants & Donations	-	-	29	35	3	15	-	-	32	50
<b>Total</b>	<b>5</b>	<b>6,024</b>	<b>39</b>	<b>2,974</b>	<b>31</b>	<b>23,480</b>	<b>-</b>	<b>-</b>	<b>75</b>	<b>32,478</b>

Source: Bank Data

Qualified Investments by Area										
Area	Affordable Housing		Community Services		Economic Development		Revitalize or Stabilize		Total	
	#	\$	#	\$	#	\$	#	\$	#	\$
Topeka MSA	5	6,024	30	349	3	15	-	-	38	6,388
Broader Statewide or Regional Area	-	-	9	2,625	28	23,465	-	-	37	26,090
<b>Total</b>	<b>5</b>	<b>6,024</b>	<b>39</b>	<b>2,974</b>	<b>31</b>	<b>23,480</b>	<b>-</b>	<b>-</b>	<b>75</b>	<b>32,478</b>

Source: Bank Data

Below are notable examples of the bank's qualified investment activities.

- Most of the invested \$23.5 million qualifying under the economic development category was comprised of prior period purchases of SBA securities. The security purchases included both Small Business Investment Company Pools and SBA 504 Development Company Participation Certificate Pools. Both SBA security types promote economic development over a broader regional area that includes the assessment area.

- The bank maintained prior period investments of \$2.9 million that were school bonds in the broader statewide area of Kansas. These bonds supported schools where a majority of students qualified for free or reduced lunches, thereby supporting community services targeted to low- and moderate-income families.
- The bank purchased a new \$1.9 million mortgage-backed security that supports affordable housing in the assessment area.

### **Community Development Services**

Denison State Bank's employees provided 31 community development services that primarily consisted of supporting community service organizations and organizations that support the development of affordable housing. The bank's community development services have increased since the previous evaluation, and were responsive to the needs of its assessment area. The services related to affordable housing were considered particularly responsive, given the need for more affordable housing in the assessment area. In addition, the bank's performance was comparable to similarly situated institutions, which performed between 25 and 45 community development services during their respective evaluation periods. The following tables show the bank's community development services by category, year, and area benefited.

Community Development Services by Year					
Year	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
2022 (Partial)	-	-	-	-	-
2023	6	6	-	-	12
2024	5	7	-	-	12
2025 (YTD)	2	5	-	-	7
<b>Total</b>	<b>13</b>	<b>18</b>	<b>-</b>	<b>-</b>	<b>31</b>
Source: Bank Data					

Community Development Services by Area					
Area	Affordable Housing	Community Services	Economic Development	Revitalize or Stabilize	Total
	#	#	#	#	#
Topeka MSA	13	18	-	-	31
Broader Statewide or Regional	-	-	-	-	-
<b>Total</b>	<b>13</b>	<b>18</b>	<b>-</b>	<b>-</b>	<b>31</b>
Source: Bank Data					

Below are notable examples of the bank's community service activities.

- The bank helped 10 low- or moderate-income borrowers qualify for \$75,000 in grants through the Federal Home Loan Bank's first-time homebuyer program. This service helps low- and moderate-income families obtain affordable housing.

- Two employees provided multiple instances of financial education to a school where a majority of students qualify for free or reduced lunches.
- One employee contributed financial expertise while serving on the board of an organization that provides healthcare services targeted to low- and moderate-income individuals, as most of the clients served qualify for Medicaid benefits.

In addition, the bank offers a free basic checking account with no minimum balance requirement. Savings accounts have a small monthly fee if a minimum balance is not maintained. These deposit account options help increase access to financial services for low- and moderate-income individuals.

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

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

## APPENDICES

### 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:

- 1) The number and amount of community development loans;
- 2) The number and amount of qualified investments;
- 3) The extent to which the bank provides community development services; and
- 4) 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.

#### #4 LIST OF BANK BRANCHES, ADDRESSES, HOURS

### **Denison State Bank, Holton Main**

421 New York Ave. (located west side of square)  
PO Box 71  
Holton, KS 66436  
Phone: (785) 364-3131 / (800) 633-2423  
Fax: (785) 364-3793

	Lobby Hours	Drive-Up Hours
Monday	8:30am to 4:00pm	8:00am to 4:30pm
Tuesday	8:30am to 4:00pm	8:00am to 4:30pm
Wednesday	8:30am to 4:00pm	8:00am to 4:30pm
Thursday	8:30am to 4:00pm	8:00am to 4:30pm
Friday	8:30am to 4:00pm	8:00am to 4:30pm
Saturday	CLOSED	8:30am to noon
Sunday	CLOSED	CLOSED

## Denison State Bank, Holton Branch

207 Arizona, U.S. Highway 75  
Holton, KS 66436  
Phone: (785) 364-4222 / (800) 633-2423  
Fax: (785) 364-5650

	Lobby Hours	Drive-Up Hours
Monday	8:30am to 5:00pm	8:30am to 6:00pm
Tuesday	8:30am to 5:00pm	8:30am to 6:00pm
Wednesday	8:30am to 5:00pm	8:30am to 6:00pm
Thursday	8:30am to 5:00pm	8:30am to 6:00pm
Friday	8:30am to 5:00pm	8:30am to 6:00pm
Saturday	CLOSED	8:30am to noon
Sunday	CLOSED	CLOSED

## Denison State Bank, Hoyt Branch

210 Hwy. K-214

Hoyt, KS 66440

Phone: (785) 986-6100 / (800) 633-2423

Fax: (785) 986-6301

	Lobby Hours	Drive-Up Hours
Monday	8:30am to 5:00pm	8:30am to 6:00pm
Tuesday	8:30am to 5:00pm	8:30am to 6:00pm
Wednesday	8:30am to 5:00pm	8:30am to 6:00pm
Thursday	8:30am to 5:00pm	8:30am to 6:00pm
Friday	8:30am to 5:00pm	8:30am to 6:00pm
Saturday	CLOSED	8:30am to noon
Sunday	CLOSED	CLOSED



## Denison State Bank, Meriden Branch

3675 74th St., Hwy. K-4  
PO Box 288  
Meriden, KS 66512  
Phone: (785) 484-3322 / (800) 633-2423  
Fax: (785) 484-2780

	Lobby Hours	Drive-Up Hours
Monday	8:30am to 5:00pm	7:00am to 6:00pm
Tuesday	8:30am to 5:00pm	7:00am to 6:00pm
Wednesday	8:30am to 5:00pm	7:00am to 6:00pm
Thursday	8:30am to 5:00pm	7:00am to 6:00pm
Friday	8:30am to 5:00pm	7:00am to 6:00pm
Saturday	CLOSED	8:00am to noon
Sunday	CLOSED	CLOSED



## Denison State Bank, Topeka Branch

3640 SW Fairlawn Rd.

Topeka, KS 66614

Phone: (785) 272-3399 / (800) 633-2423

Fax: (785) 272-0163

	Lobby Hours	Drive-Up Hours
Monday	8:30am to 5:00pm	8:30am to 5:00pm
Tuesday	8:30am to 5:00pm	8:30am to 5:00pm
Wednesday	8:30am to 5:00pm	8:30am to 5:00pm
Thursday	8:30am to 5:00pm	8:30am to 5:00pm
Friday	8:30am to 5:00pm	8:30am to 5:00pm
Saturday	CLOSED	8:30am to noon
Sunday	CLOSED	CLOSED

**No new branches opened or closed this reporting period.**

## **#5 LIST OF BANK SERVICES OFFERED**

### **2025 DEPOSIT ACCTS & OTHER SERVICES**

**Safe Deposit Boxes (all locations except Holton Hwy 75 branch)**

#### **Deposit Accounts**

- Certificates of Deposit
- Individual Retirement Accounts/Education Savings Accounts
- Health Savings Accounts
- Savings Accounts
- Money Market Savings Accounts
- Demand Deposit Accounts
  - Basic Checking
  - Beyond Checking
  - Business Checking
  - Non-Profit Checking
  - Public Funds Checking
- Overdraft Privilege, Overdraft Sweep Protection
- ATM Cards and ATM's
- VISA Debit Cards

#### **Other Services**

- |                                   |                             |
|-----------------------------------|-----------------------------|
| • Account Research                | • ACH Origination           |
| • Auction Letter                  | • Automated Transfer Set-Up |
| • Business Remote Deposit Capture | • Buyers-Seller Escrow      |
| • Cashier's Checks                | • Check Cashing             |
| • Coin Counting                   | • Collector Coins           |
| • Fax Services                    | • Letters of Credit         |
| • Night Deposit Bags              | • Notary Service            |
| • Online and Mobile Banking       | • Performance Bonds         |
| • Personal Money Orders           | • Photocopies               |
| • Savings Bonds (redemption only) | • Stop Payments             |
| • Telephone Banking (Telebanking) | • Wire Transfers            |

## **2025 LOAN SERVICES**

### **Consumer Loans**

- Auto Loans
- Personal Loans

### **Real Estate Loans**

- First Mortgage
  - FHA
  - Rural Development
  - VA
  - Conventional
  - Fixed Rate/Adjustable Rate
- Second Mortgage
  - Home Improvement
  - Home Equity Line of Credit
- Construction Loans
- Lot Loans
- Commercial Real Estate Loans
- Agriculture Real Estate Loans

### **Commercial Loans**

- Small Business Loans
  - SBA Guaranteed Loans
- Agriculture Loans
  - Livestock
  - Growing Crop Loans
  - FSA Guaranteed Loans
- Equipment Loans

## **2025 SECONDARY MARKET LOAN PROGRAMS**

### **Servicing Retained - Freddie Mac/Federal Home Loan Bank MPF**

- A++ Loans
- 710-850 credit scores
- Current deposit account holder with DSB
- Max LTV of 80%
- Conventional – Fixed (30, 20 and 15 years)

### **Servicing Released –**

#### **Freddie Mac – (Direct Sales)**

- A+ Loans
- 640 credit scores
- Conventional – Fixed (30, 20 and 15 years)
- Max LTV of 97% with PMI coverage for purchases and no cash out refinances
- Max LTV of 80% for cash out refinances

#### **Flat Branch Mortgage Services– (Correspondent Basis)**

Conventional – Fixed (30,20 and 15 years)

### **Government Insured Loans**

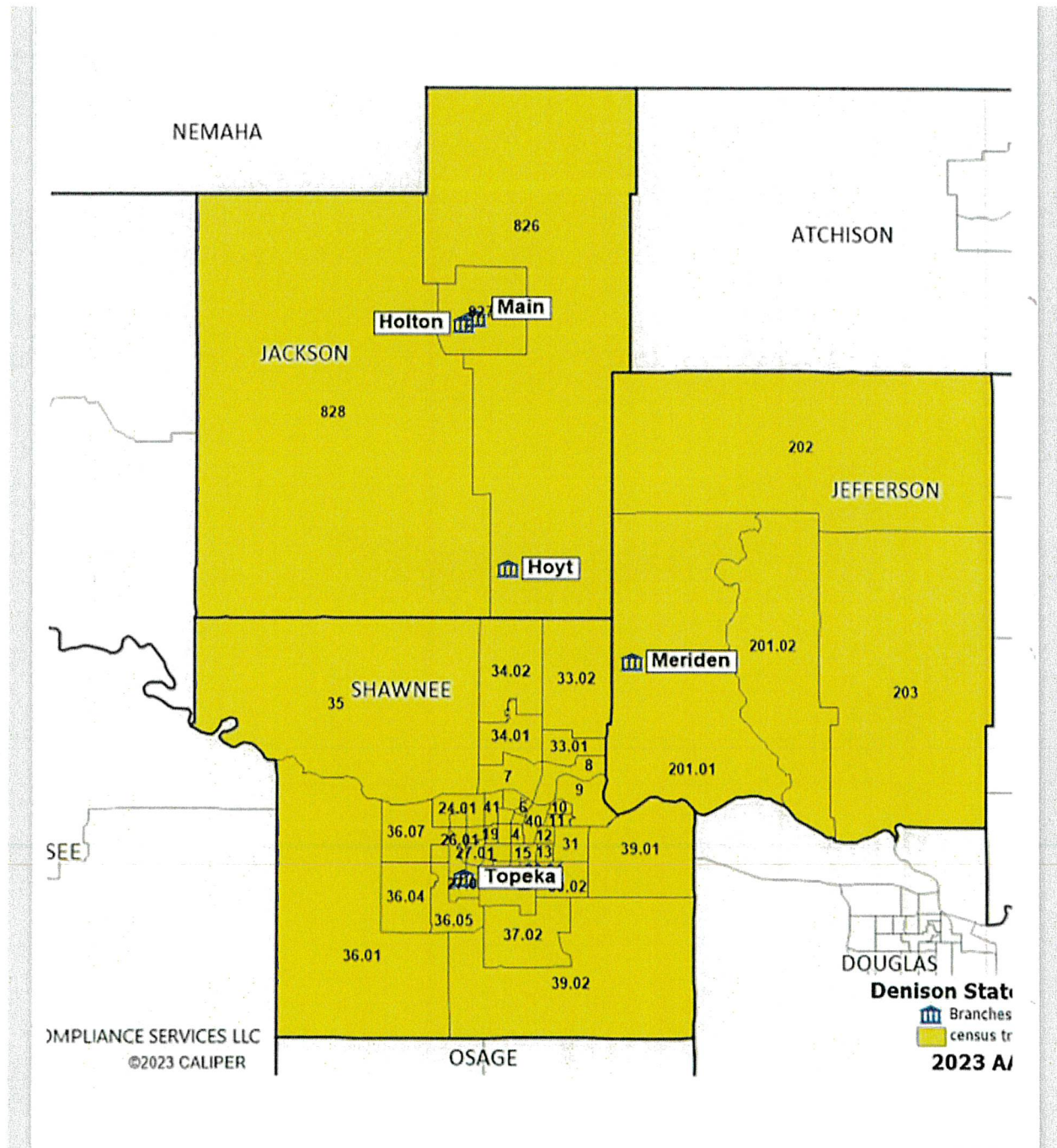
- Programs offered through referral to Mortgage Investment Services Corporation
- Rural Development – 100% LTV (geographic and income restrictions)
- FHA – 96.5% LTV
- VA – 100% LTV (VA eligibility)

## **2025 DSB FINANCIAL SERVICES PRODUCTS**

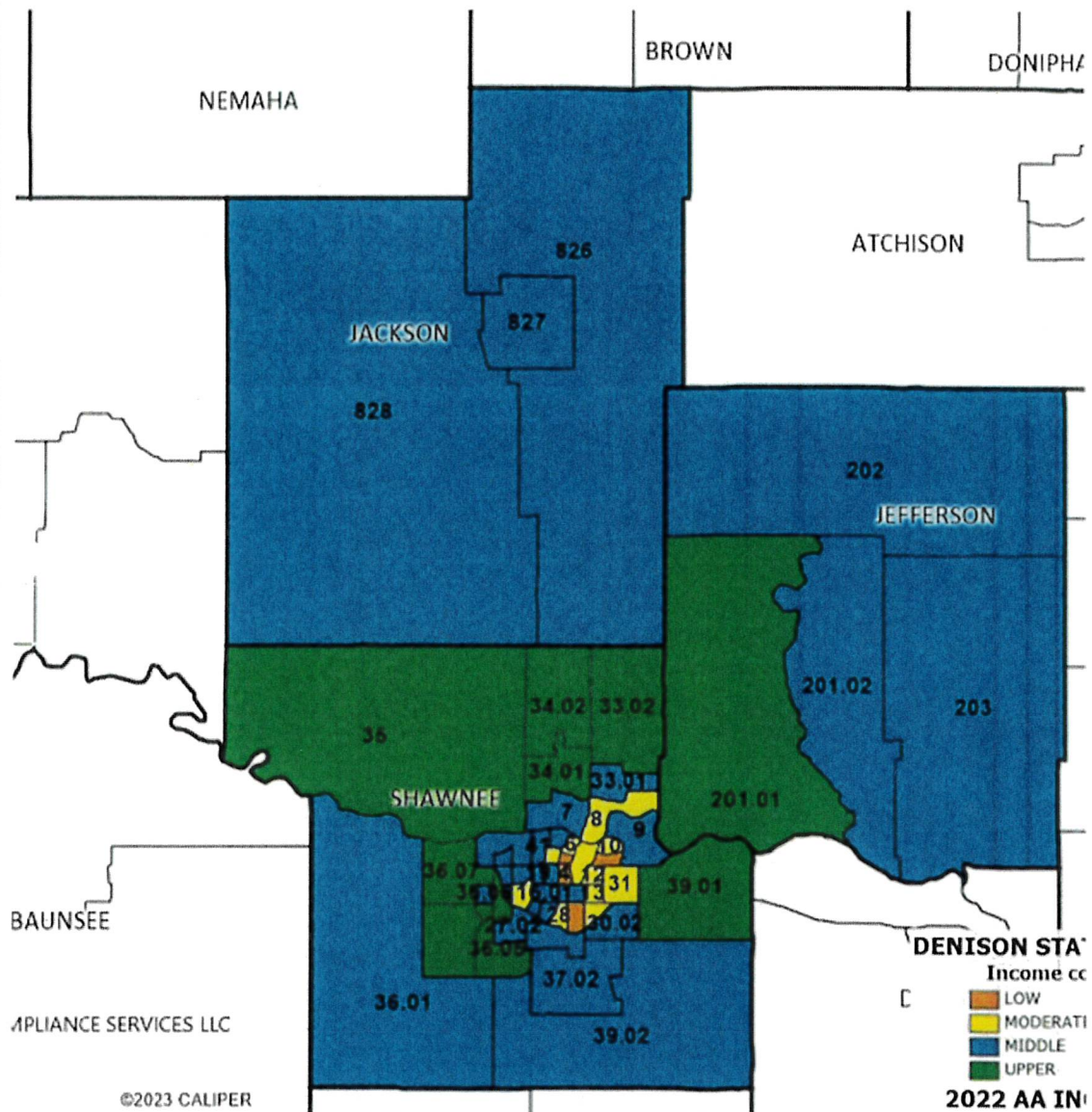
(NON-BANK PRODUCTS. PROVIDED AT THE HOLTON MAIN OFFICE ONLY)

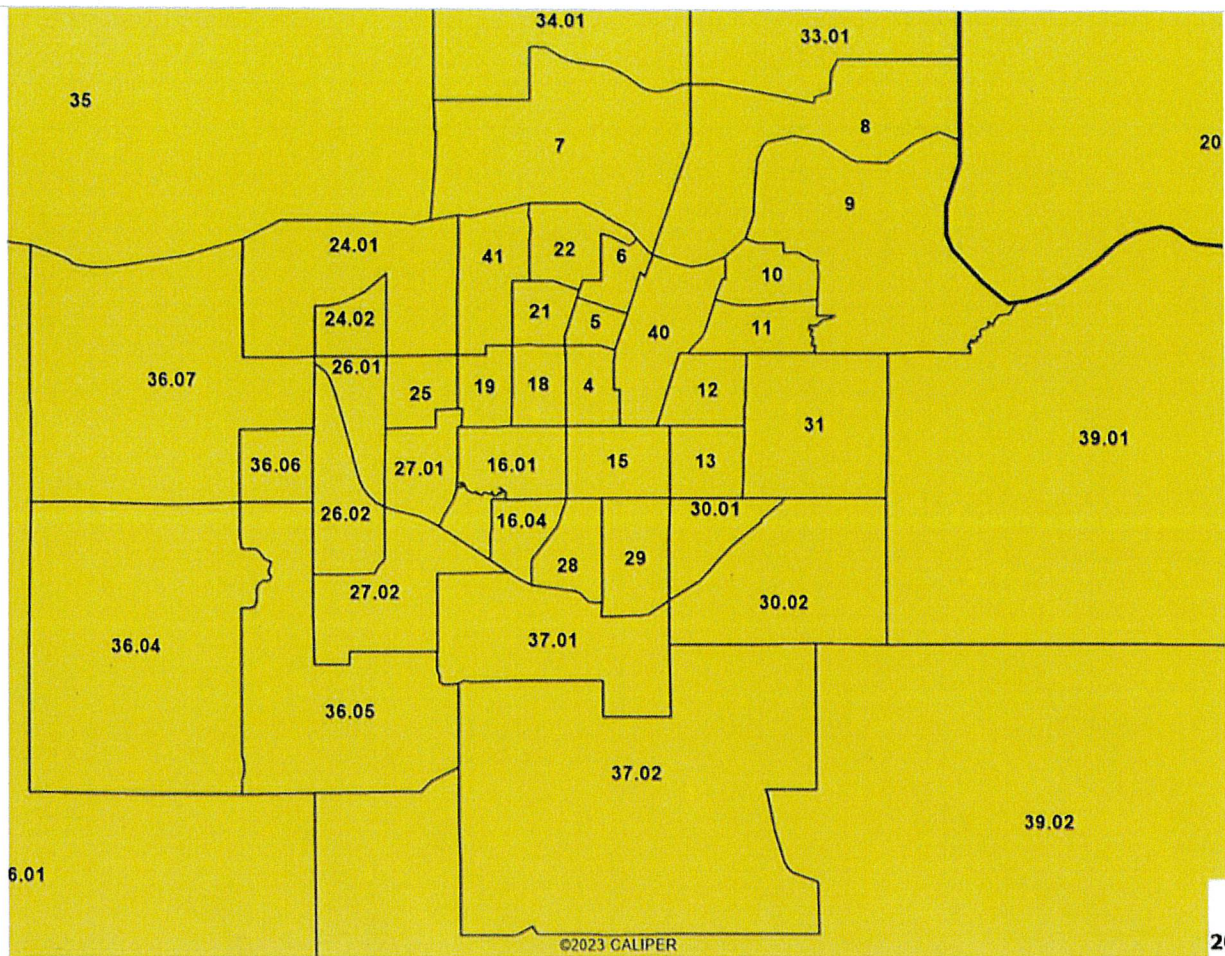
- ANNUITIES
  - FIXED
  - VARIABLE
- BONDS
- EFT'S
- LIFE INSURANCE
- LONG-TERM CARE INSURANCE
- MUTUAL FUNDS
- REIT'S
- STOCKS

## #6 MAPS OF ASSESSMENT AREAS











## #6 COUNTY TRACTS

### JACKSON COUNTY TRACTS

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
085	0826.00	Middle	No	100.24	\$87,300	\$87,510	\$75,943	5152	12.99	669	1839	2247
085	0827.00	Middle	No	85.04	\$87,300	\$74,240	\$64,432	4052	17.18	696	1010	1660
085	0828.00	Middle	No	101.35	\$87,300	\$88,479	\$76,786	4028	33.09	1333	1197	1696

### JEFFERSON COUNTY TRACTS

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
087	0201.01	Upper	No	127.41	\$87,300	\$111,229	\$96,525	6017	10.85	653	2001	2260
087	0201.02	Middle	No	102.90	\$87,300	\$89,832	\$77,956	2981	8.89	265	1120	1435
087	0202.00	Middle	No	102.81	\$87,300	\$89,753	\$77,891	3751	9.33	350	1366	1959
087	0203.00	Middle	No	105.59	\$87,300	\$92,180	\$80,000	5619	9.81	551	2027	2646

# SHAWNEE COUNTY TRACTS

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
177	0004.00	Low	No	45.54	\$87,300	\$39,756	\$34,503	4038	50.42	2036	479	1318
177	0005.00	Low	No	45.23	\$87,300	\$39,486	\$34,271	2143	52.64	1128	271	587
177	0006.00	Moderate	No	53.82	\$87,300	\$46,985	\$40,778	2141	45.87	982	290	897
177	0007.00	Middle	No	93.05	\$87,300	\$81,233	\$70,500	2757	23.69	653	742	1239
177	0008.00	Moderate	No	69.98	\$87,300	\$61,093	\$53,021	3340	25.57	854	809	1407
177	0009.00	Middle	No	81.88	\$87,300	\$71,481	\$62,031	3105	32.66	1014	882	1537
177	0010.00	Moderate	No	64.90	\$87,300	\$56,658	\$49,167	3160	49.27	1557	898	1522
177	0011.00	Low	No	42.53	\$87,300	\$37,129	\$32,221	3038	74.82	2273	480	1209
177	0012.00	Moderate	No	64.52	\$87,300	\$56,326	\$48,881	2226	75.70	1685	359	832
177	0013.00	Moderate	No	67.57	\$87,300	\$58,989	\$51,190	4081	59.96	2447	840	1630
177	0015.00	Middle	No	81.80	\$87,300	\$71,411	\$61,974	2137	52.88	1130	595	961
177	0016.01	Middle	No	101.99	\$87,300	\$89,037	\$77,273	2617	27.86	729	638	1017
177	0016.03	Middle	No	82.91	\$87,300	\$72,380	\$62,813	2871	34.41	988	678	925
177	0016.04	Middle	No	110.67	\$87,300	\$96,615	\$83,843	3539	29.84	1056	979	1137
177	0018.00	Middle	No	103.01	\$87,300	\$89,928	\$78,040	4078	26.88	1096	963	1404
177	0019.00	Middle	No	116.87	\$87,300	\$102,028	\$88,542	3149	15.78	497	1047	1438
177	0021.00	Moderate	No	71.57	\$87,300	\$62,481	\$54,226	3200	34.88	1116	824	1508
177	0022.00	Middle	No	105.74	\$87,300	\$92,311	\$80,109	2531	23.75	601	762	1112
177	0024.01	Middle	No	113.08	\$87,300	\$98,719	\$85,673	3282	17.92	588	524	821
177	0024.02	Middle	No	84.23	\$87,300	\$73,533	\$63,818	2638	29.45	777	1042	1412
177	0025.00	Middle	No	85.12	\$87,300	\$74,310	\$64,488	2824	25.71	726	697	1231
177	0026.01	Middle	No	80.54	\$87,300	\$70,311	\$61,023	3972	27.52	1093	1131	1643
177	0026.02	Upper	No	127.15	\$87,300	\$111,002	\$96,333	6204	23.73	1472	2129	2506
177	0027.01	Moderate	No	71.91	\$87,300	\$62,777	\$54,479	4516	29.54	1334	1311	2146
177	0027.02	Middle	No	111.61	\$87,300	\$97,436	\$84,561	4306	25.69	1106	1223	1662
177	0028.00	Moderate	No	74.66	\$87,300	\$65,178	\$56,563	4005	36.50	1462	512	1215
177	0029.00	Low	No	48.85	\$87,300	\$42,646	\$37,013	3231	62.64	2024	758	1442
177	0030.01	Moderate	No	61.94	\$87,300	\$54,074	\$46,926	3376	59.69	2015	741	1559
177	0030.02	Middle	No	107.73	\$87,300	\$94,048	\$81,620	5475	30.83	1688	1905	2098
177	0031.00	Moderate	No	64.06	\$87,300	\$55,924	\$48,533	6626	49.62	3288	946	1755
177	0033.01	Middle	No	102.37	\$87,300	\$89,369	\$77,561	2617	16.66	436	877	972
177	0033.02	Upper	No	133.17	\$87,300	\$116,257	\$100,893	3635	11.88	432	1183	1335
177	0034.01	Upper	No	131.46	\$87,300	\$114,765	\$99,593	5062	13.10	663	1792	1990
177	0034.02	Upper	No	125.49	\$87,300	\$109,553	\$95,074	4819	12.16	586	1536	1545
177	0035.00	Upper	No	120.38	\$87,300	\$105,092	\$91,198	6203	10.91	677	1791	2287
177	0036.01	Middle	No	118.28	\$87,300	\$103,258	\$89,609	4989	10.64	531	1629	1888
177	0036.04	Upper	No	178.08	\$87,300	\$155,464	\$134,911	4110	13.67	562	1310	1509
177	0036.05	Upper	No	144.37	\$87,300	\$126,035	\$109,375	4761	18.08	861	1492	1618
177	0036.06	Middle	No	115.87	\$87,300	\$101,155	\$87,782	4563	25.29	1154	1215	1527
177	0036.07	Upper	No	161.62	\$87,300	\$141,094	\$122,447	6814	21.59	1471	1957	2302
177	0037.01	Middle	No	111.66	\$87,300	\$97,479	\$84,598	4987	22.94	1144	2068	2380
177	0037.02	Middle	No	90.58	\$87,300	\$79,076	\$68,629	3737	27.46	1026	514	1367
177	0039.01	Upper	No	131.76	\$87,300	\$115,026	\$99,819	7255	18.11	1314	2421	2509
177	0039.02	Middle	No	115.45	\$87,300	\$100,788	\$87,463	4494	11.90	535	1695	1902
177	0040.00	Moderate	No	77.31	\$87,300	\$67,492	\$58,571	2481	54.53	1353	294	576
177	0041.00	Middle	No	84.17	\$87,300	\$73,480	\$63,771	3776	23.20	876	1134	1696

**#7 LOAN-TO-DEPOSIT RATIOS**

**DSB LOAN-TO-DEPOSIT RATIOS**

<b>03/30/2024</b>	<b>75.75%</b>
<b>06/30/2024</b>	<b>75.83%</b>
<b>09/30/2024</b>	<b>77.48%</b>
<b>12/31/2024</b>	<b>76.94%</b>

**#8 HMDA DISCLOSURE STATEMENT**

**Home Mortgage Disclosure Act (HMDA) Notice**

**DENISON STATE BANK**

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. HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's Website ([www.consumerfinance.gov/hmda](http://www.consumerfinance.gov/hmda)).