

# **PUBLIC DISCLOSURE**

September 30, 2021

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

**Durden Banking Company, Incorporated**  
Certificate Number: 15336

111 North Railroad Avenue  
Twin City, Georgia 30471

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

10 10th Street NE, Suite 800  
Atlanta, Georgia 30309-3849

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

## TABLE OF CONTENTS

INSTITUTION RATING .....	1
DESCRIPTION OF INSTITUTION .....	2
DESCRIPTION OF ASSESSMENT AREA .....	3
SCOPE OF EVALUATION .....	6
CONCLUSIONS ON PERFORMANCE CRITERIA .....	7
DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW .....	11
APPENDICES .....	12
SMALL BANK PERFORMANCE CRITERIA .....	12
GLOSSARY .....	13

## 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 assessment area credit needs.
- A majority of the bank's small business, home mortgage, and small farm loans reviewed were originated in the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects reasonable penetration to businesses and farms of different sizes and among individuals of different income levels.
- The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

## DESCRIPTION OF INSTITUTION

Durden Banking Company, Incorporated (DBC) is a state-chartered community bank headquartered in Twin City, Georgia. The institution is a wholly owned subsidiary of Durden Bankshares, Inc., a one-bank holding company. DBC has no affiliates or subsidiaries. The bank received a Satisfactory rating at the previous FDIC CRA Performance Evaluation, dated October 5, 2015, based on Interagency Small Institution Examination Procedures.

DBC operates its main office at 111 North Railroad Avenue, Twin City, Georgia. In 2017, the bank opened a new full-service branch within a moderate-income census tract in Millen, Georgia. No other branch openings or closings have occurred since the previous evaluation. In totality, the main office and two additional branches are located in moderate-income census tracts and one branch is located in a middle-income census tract. Lobby hours are reasonable including that the main office branch has drive-through hours from 8:30am until 12:00pm on Saturday. No other branches have Saturday banking hours. However, all branches have automated teller machines on the premises.

The institution offers a variety of products and services to meet the needs of its communities. Deposit products offered include checking, savings, money market, certificates of deposit, and individual retirement accounts. Alternative banking services include internet-, mobile-, and telephone banking. Commercial and agricultural loan products include real estate, construction, equipment, and operating lines of credit. Consumer loan products include residential mortgage, construction, mobile home, home improvement, and other secured or unsecured consumer purpose loans. DBC does not offer 30-year, fixed-rate home mortgage loans due to interest risk considerations. Instead, the bank offers access to long-term, fixed-rate loans through a secondary market investor. To illustrate, the institution has brokered 90 loans totaling \$15.8 million since the previous evaluation.

Additionally, the bank offered loans through the U.S. Small Business Administration (SBA), such as the 7(a) loan programs, which includes the 7(a) Paycheck Protection Program (PPP). In 2020, the bank originated 181 SBA PPP loans totaling \$10.7 million; and, in 2021, the institution extended 825 SBA PPP loans totaling \$12.4 million. The SBA guarantees PPP loans under the Coronavirus Aid, Relief, and Economic Security Act, commonly known as the CARES Act. The loans serve to retain jobs that would otherwise be lost due to business closures because of the COVID-19 emergency. Further, in response to the COVID-19 emergency, the institution supported its community by providing 39 credit extensions for 29 borrowers.

As of the June 30, 2021 Consolidated Reports of Condition and Income (Call Report), DBC had total assets of \$231.0 million, with loans totaling \$140.5 million, or 60.8 percent of total assets. Since the previous evaluation, the institution's total loans averaged an annual increase of 9.6 percent per year. As shown in the following table, home mortgage loans (1-4 family residential properties) represented the largest portion of the loan portfolio at 37.8 percent. The next largest loan category was business loans (loans secured by non-farm, non-residential properties and commercial and industrial loans) at 29.7 percent. Farm-related loans were the third largest product at 12.2 percent.



Loan Portfolio Distribution as of 6/30/2021		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	9,382	6.7
Secured by Farmland	9,403	6.7
Secured by 1-4 Family Residential Properties	53,055	37.8
Secured by Multi-family (5 or more) Residential Properties	7,291	5.2
Secured by Non-farm Non-Residential Properties	17,888	12.7
<b>Total Real Estate Loans</b>	<b>97,019</b>	<b>69.1</b>
Commercial and Industrial Loans	23,857	17.0
Agricultural Production and Other Loans to Farmers	7,805	5.5
Consumer	10,679	7.6
Other Loans	1,129	0.8
<b>Total Loans</b>	<b>140,489</b>	<b>100.0</b>
<i>Source: Call Report</i>		

The bank provides for the credit needs of its communities in a manner consistent with its size, financial condition, resources, and local economic conditions. Examiners did not identify any financial or legal impediments that affect the bank's ability to meet the assessment area's credit needs.

## DESCRIPTION OF ASSESSMENT AREA

The CRA requires financial institutions to define one or more assessment areas within which its performance will be evaluated. DBC operates within one rated area in the Non-Metropolitan Statistical Area of Georgia. The bank's designated assessment area includes all 11 census tracts in Candler, Emanuel, and Jenkins Counties. As stated earlier, the bank opened a new branch in Millen, Georgia, which resulted all census tracts in Jenkins County being added to the bank's delineation. The bank has defined the assessment area in accordance with the technical requirements of the CRA regulation and does not arbitrarily exclude low- or moderate-income areas.

### Economic and Demographic Data

According to the 2015 American Community Survey (ACS) data, there are four moderate-income, six middle-income, and one upper-income census tracts. All six of the middle-income census tracts are located in the assessment area are designated by the Federal Financial Institutions Examination Council (FFIEC) as distressed due to high levels of poverty. In addition, there are seven opportunity zones located in the bank's assessment area. The four opportunity zones in Emanuel County are located in census tracts 9701, 9703, 9704, and 9706. The two opportunity zones in Candler County are located in census tracts 9501 and 9503. Further, the one opportunity zone in Jenkins County is located in census tract 9601. An opportunity zone is a designated area that has a poverty rate of at least 20 percent and a median family income of less than 80 percent of the statewide or area median income. This has impact on the assessment area, as over 65 percent of the population in each county is located in an opportunity zone. The following table details demographic characteristics of the assessment area based on the 2015 ACS data and the 2020 Dun & Bradstreet (D&B) data.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	11	0.0	36.4	54.5	9.1	0.0
Population by Geography	42,684	0.0	48.5	48.5	3.0	0.0
Housing Units by Geography	19,345	0.0	48.2	48.1	3.7	0.0
Owner-Occupied Units by Geography	10,116	0.0	45.9	49.8	4.3	0.0
Occupied Rental Units by Geography	5,444	0.0	50.6	47.7	1.7	0.0
Vacant Units by Geography	3,785	0.0	50.9	44.2	4.9	0.0
Businesses by Geography	2,631	0.0	48.8	48.0	3.2	0.0
Farms by Geography	246	0.0	46.3	48.8	4.9	0.0
Family Distribution by Income Level	10,403	32.2	17.0	17.8	33.0	0.0
Household Distribution by Income	15,560	30.8	17.9	16.3	35.0	0.0
2015 ACS Median Family Income Non-MSAs - GA 2020 FFIEC estimated MFI Non-MSAs - GA		\$45,886	Median Housing Value			\$72,434
		\$51,800	Median Gross Rent			\$543
		Families Below Poverty Level			25.1%	
Source: 2015 ACS and 2020 D&B Data. *The NA category consists of geographies (census tracts) that have not been assigned an income classification.						

The *Geographic Distribution* criterion compares home mortgage loans to the distribution of owner-occupied housing units, small business loans to the percentage of businesses, and small farm loans to the percentage of farms located in low-, moderate-, middle-, and upper-income census tracts. As illustrated in the previous table, the assessment area does not have any low-income census tracts. According to 2015 ACS data, there were 10,403 families in the assessment area. This includes 25.1 percent of families with incomes below the federal poverty level, which poses a significant challenge for home mortgage lending to low-income families, as these families likely face difficulty in qualifying for a home mortgage loan.

Examiners used the FFIEC-updated median family income (MFI) figures to analyze home mortgage lending under the *Borrower Profile* criterion. The following table reflects low-, moderate-, middle-, and upper-income categories in the assessment area. As shown, in 2020, the maximum MFI for low-income families was \$25,900, which is low, when considering the median housing value of \$72,434 in the assessment area.

Median Family Income Range				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2020 (\$51,800)	<\$25,900	\$25,900 to <\$41,440	\$41,440 to <\$62,160	≥\$62,160
Source: FFIEC				

According to 2020 D&B data, there were 2,631 businesses operated in the assessment area. The analysis of small business loans under the *Borrower Profile* criterion compares the distribution of businesses by gross annual revenue (GAR) level. The following reflects GARs for these businesses: 83.2 percent had \$1.0 million or less, 4.3 percent had more than \$1.0 million, and 12.5 percent did not provide revenues. Of note, the largest business sectors for the assessment area are services, retail trade, and agriculture.

Data obtained from the U.S. Bureau of Labor Statistics indicates the unemployment rate changed during the evaluation period. As illustrated in the following table, the annual average unemployment rates in the U.S., Georgia and each county in the assessment area decreased until 2020. In 2020, the U.S., Georgia, and the assessment area had unemployment rates increase due to the economic contraction. Due to weaker economic conditions, Emanuel and Jenkins Counties have had unemployment rates higher in 2018 and 2019 than both national and state unemployment rates. For all three years, Candler County's annual unemployment rate was lower than the U.S. and Georgia.

Area	2018	2019	2020
	%	%	%
Candler County	3.5	3.0	4.4
Emanuel County	6.0	5.4	7.1
Jenkins County	5.4	5.2	6.3
State of Georgia	4.0	3.5	6.6
United States (U.S.)	3.9	3.7	8.1

### **Competition**

DBC is a market leader in deposits within its assessment area. The bank competes with an array of banks including large national and regional banks, local community banks, credit unions, and finance companies. Internet banking further increases the level of competition. According to the FDIC Deposit Market Share data, as of June 30, 2021, 8 financial institutions operated 15 offices within the assessment area. Of these institutions, DBC ranked first, with a 24.3 percent market share.

### **Community Contact**

Examiners rely on contacts with community organizations to gain insight regarding the credit needs and economic conditions of a bank's assessment area. Individuals interviewed provide information based upon their knowledge and expertise in the housing, business, or economic sectors. During this evaluation, examiners reviewed an interview with a government agency in the assessment area. The contact indicated that small business loans are needed in Jenkins County.

### **Credit Needs**

Based on demographic information and economic data, examiners identified certain credit needs and opportunities within the assessment area. The very high number of low- and moderate-income families, at 32.2 percent and 17.0 percent, respectively, indicates a significant need for affordable housing. Additionally, the high median age of housing stock in the assessment area at 41 years, indicates a need for home improvement loans. Further, a need for loans supporting small businesses is evident, as small businesses comprise a significant majority of the assessment area's businesses.

## SCOPE OF EVALUATION

### General Information

This evaluation covers the period from the previous evaluation dated October 5, 2015, to the current evaluation dated September 30, 2021. Examiners used the Interagency Small Institution Examination Procedures to evaluate the bank's CRA performance. As described in the Appendices, these procedures include the Lending Test.

### Activities Reviewed

The CRA regulation requires a review of the lending performance of a bank in its defined assessment area with respect to home mortgage, small business, and small farm loans, if significant. Based on number and/or dollar volume, all three products were significant and, therefore, reviewed for the evaluation. Since the last evaluation, the bank's loan portfolio has shifted from predominately 1-4 family residential properties to more diversified mix. DBC's major product line is small business loans, followed by home mortgage loans and small farm loans. In reaching this conclusion, examiners considered the bank's business strategy as well as the number and dollar volume of loans originated during the evaluation period. Small business loans received greater weight in the overall Lending Test conclusions, as they constituted a majority of loan originations during the evaluation period and were the bank's primary business focus.

Examiners collected small business data from bank records for loans originated in 2020 to draw conclusions about the bank's performance. Based on bank records, DBC originated 385 small business loans totaling \$19.2 million in 2020. A sample of 58 small business loans totaling \$2.6 million was reviewed to evaluate the lending performance. The volume of small business loan originations was reflective of the bank's lending during the evaluation period. Since the bank does not report its small business loan data, aggregate small business lending data is not used for comparison purposes. Therefore, examiners compared the bank's 2020 small business lending performance to 2020 D&B data.

The Home Mortgage Disclosure Act (HMDA) requires banks that meet certain asset size and location requirements to report home mortgage loan data. However, DBC is not subject to the requirements of HMDA. Based on bank records, in 2020, DBC originated 269 home mortgage loans totaling \$20.0 million. A sample of 55 home mortgage loans totaling \$4.6 million was reviewed to evaluate the lending performance. Since the bank does not report its HMDA data, aggregate home mortgage lending data is not used for comparison purposes. Therefore, examiners compared the bank's 2020 home mortgage lending performance to applicable demographic data based on the 2015 ACS data.

Examiners collected small farm data from bank records for loans originated in 2020 to draw conclusions about the bank's performance. Based on bank records, DBC originated 68 small farm loans totaling \$5.6 million in 2020. A sample of 37 small farm loans totaling \$2.8 million was reviewed to evaluate the lending performance. Since the bank does not report its small farm loan data, aggregate small farm lending data is not used for comparison purposes. Therefore, examiners compared the bank's 2020 small farm lending performance to 2020 D&B data.

Examiners review the number and dollar volume of a bank's home mortgage, small business, and small farm loans. The tables in an evaluation present both the number and dollar volume of loans. However, examiners emphasize performance by number of loans, as the number of loans is a better indicator of the number of individuals, businesses, and farms served.

## **CONCLUSIONS ON PERFORMANCE CRITERIA**

### **LENDING TEST**

DBC demonstrated satisfactory performance under the Lending Test. The bank's performance in its assessment area, relative to the loan-to-deposit ratio, assessment area concentration, and borrower and geographic distributions, support this conclusion.

#### **Loan-to-Deposit Ratio (LTD)**

The LTD ratio is reasonable given the bank's size, financial condition, and assessment area credit needs. DBC's LTD ratio, calculated from its Call Report, averaged 72.7 percent over the previous 23 quarters. The ratio ranged from a low of 67.8 percent, as of March 31, 2016, to a high of 76.5 percent, as of December 31, 2019, with no distinctive trend over the analysis period. During the evaluation period, total deposits increased by \$62.4 million, while net loans increased by \$39.7 million.

To evaluate its reasonableness, a bank's average LTD ratio is compared to the ratios of similarly situated banks. The following table shows the average net LTD ratio for DBC and two similarly situated banks in terms of asset size, location, and product offerings for the same period. Similar to DBC, both banks have branches in the bank's assessment area. As shown in the table, DBC's average net LTD ratio is comparable to the similarly situated institutions.

<b>LTD Ratio Comparison</b>		
<b>Bank</b>	<b>Total Assets as of 6/30/2021 \$(000s)</b>	<b>Average Net LTD Ratio (%)</b>
<b>Durden Banking Company, Inc., Twin City, GA</b>	<b>231,013</b>	<b>72.7</b>
The Citizens Bank of Swainsboro, Swainsboro, GA	279,100	81.2
Pineland Bank, Alma, GA	380,175	74.3
<i>Source: Call Reports 12/31/2015 - 6/30/2021</i>		

#### **Assessment Area Concentration**

DBC originated a majority of the sampled loans, by number and dollar volume, within the assessment area. As shown in the following table, the bank originated 74.1 percent, 81.8 percent and 70.3 percent of the small business, home mortgage, and small farm loans, respectively, by number, inside the assessment area. The small business loan performance for this factor was similar with or without the PPP loans. This performance demonstrates the DBC's efforts to provide credit to individuals, businesses, and farms inside the assessment area.

Lending Inside and Outside the Assessment Area										
Loan Category	Number of Loans				Total #	Dollars Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Small Business	43	74.1	15	25.9	58	1,211	46.7	1,384	53.3	2,595
Home Mortgage	45	81.8	10	18.2	55	3,338	71.9	1,304	28.1	4,642
Small Farm	26	70.3	11	29.7	37	2,032	73.8	721	26.2	2,753
Source: 2020 Bank Data										

### **Geographic Distribution**

The geographic distribution of the loans reflects reasonable dispersion throughout the assessment area. This conclusion is based on a reasonable dispersion of small business, home mortgage, and small farm loans. As previously noted, there are no low-income census tracts in the assessment area.

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

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. Small business lending in moderate-income census tracts was above the percentage of businesses in these tracts. The following table illustrates the geographic distribution of loans by tract income level.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Moderate	48.8	25	58.1	490	40.5
Middle	48.0	16	37.2	706	58.3
Upper	3.2	2	4.7	15	1.2
Not Available	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>43</b>	<b>100.0</b>	<b>1,211</b>	<b>100.0</b>
Source: 2020 D&B Data; Bank Data					

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

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Home mortgage lending in moderate-income census tracts was slightly above the percentage of owner occupied housing units in these tracts. The following table illustrates the geographic distribution of loans by tract income level.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner-Occupied Housing Units	#	%	\$(000s)	%
Moderate	45.9	22	48.9	1,677	50.2
Middle	49.8	21	46.7	1,545	46.3
Upper	4.3	2	4.4	116	3.5
Not Available	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>45</b>	<b>100.0</b>	<b>3,338</b>	<b>100.0</b>
<i>Source: 2015 ACS, Bank Data</i>					

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

The geographic distribution of small farm loans reflects reasonable dispersion throughout the assessment area. Small farm lending in moderate-income census tracts was slightly lower than the percentage of businesses in these tracts. The following table illustrates the geographic distribution of loans by tract income level.

Geographic Distribution of Small Farm Loans					
Tract Income Level	% of Farms	#	%	\$(000s)	%
Moderate	46.3	11	42.3	1,523	74.9
Middle	48.8	14	53.9	485	23.9
Upper	4.9	1	3.8	24	1.2
Not Available	0.0	0	0.0	0	0.0
<b>Totals</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,032</b>	<b>100.0</b>
<i>Source: 2020 D&amp;B Data; Bank Data</i>					

### **Borrower Profile**

The distribution of borrowers reflects reasonable penetration among individuals of different income levels and businesses of different sizes and excellent penetration of small farms of different sizes. This conclusion is based on a reasonable penetration of small business and home mortgage loans and an excellent penetration of small farm loans.

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

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. Lending to businesses with gross annual revenues of \$1 million or less was slightly below the percentage of those businesses in the assessment area. The following table illustrates the distribution of loans by the gross annual revenue level of businesses.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
≤ \$1,000,000	83.2	34	79.1	1,040	85.9
> \$1,000,000	4.3	4	9.3	126	10.4
Revenue Not Available	12.5	5	11.6	45	3.7
<b>Total</b>	<b>100.0</b>	<b>43</b>	<b>100.0</b>	<b>1,211</b>	<b>100.0</b>
<i>Source: 2020 D&amp;B Data; Bank Data</i>					

### **Home Mortgage Loans**

The distribution of home mortgage loans to individuals of different income levels, including low- and moderate-income borrowers, reflects reasonable penetration among individuals of different income levels. Examiners compared DBC's performance to the percent of families by borrower income level.

As illustrated in the following table, the bank's lending to low-income borrowers is significantly less than the percentage of low-income families. However, the 2015 ACS data shows that 78.0 percent of low-income families have incomes below the poverty level. Low-income families with income less than \$25,900 would likely find it difficult to qualify for a home mortgage loan under conventional underwriting standards. Further, when adjusting the assessment area's percentage of low-income families figure by excluding families with incomes below the poverty level, the percentage of low-income families that could possibly qualify for home mortgage loans decreases to 9.5 percent. In addition, the bank's performance to moderate-income borrowers was lower when compared to the percentage of families.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	32.2	5	11.1	140	4.2
Moderate	17.0	5	11.1	179	5.4
Middle	17.8	11	24.5	649	19.4
Upper	33.0	19	42.2	1,934	57.9
Income not available	0.0	5	11.1	436	13.1
<b>Total</b>	<b>100.0</b>	<b>45</b>	<b>100.0</b>	<b>3,338</b>	<b>100.0</b>
<i>Source: 2015 ACS data, Bank Data</i>					

### **Small Farm Loans**

The distribution of borrowers reflects excellent penetration among farms of different sizes. Although lending to farms with gross annual revenues of \$1 million or less was below the percentage of those farms in the assessment area, the overall performance is excellent. The following table illustrates the distribution of loans by the gross annual revenue level of businesses.



Distribution of Small Farm Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Farms	#	%	\$(000s)	%
≤ \$1,000,000	99.2	24	92.3	1,888	92.9
> \$1,000,000	0.8	2	7.7	144	7.1
Revenue Not Available	0.0	0	0.0	0	0.0
<b>Total</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,032</b>	<b>100.0</b>
<i>Source: 2020 D&amp;B Data; Bank Data</i>					

### **Response to Complaints**

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

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

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

## **APPENDICES**

### **SMALL BANK PERFORMANCE CRITERIA**

#### **Lending Test**

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## COMMUNITY REINVESTMENT ACT STATEMENT

The local community of Durden Banking Company, Inc. and Metter Bank, a Division of Durden Banking Company, Inc., with offices in Twin City, Swainsboro, Metter, and Millen, is designated as the entire counties of Emanuel, Candler, and Jenkins. This area is more specifically delineated on the accompanying maps. The bank's trade area also includes the contiguous counties of Bulloch, Burke, Evans, Jefferson, Johnson, Tattnall, Toombs, Treutlen, and Screven.

In serving the legitimate credit needs of our local community, our Bank is prepared to make the following types of loans to qualified applicants living or conducting business in the delineated area, consistent with safe and sound banking practices and within the limits of our financial resources.

### Real Estate Loans

- Temporary construction loans for dwellings and for commercial buildings
- First mortgage real estate loans not to exceed 15 years
- Second mortgage home improvement loans
- Home equity lines of credit

### Mobile Home Loans

- For purchase of new and used mobile homes for owner occupancy

### Business Loans

- For purchasing machinery and equipment
- For inventory purchases
- For operating capital on a secured basis

### Consumer Loans

- For purchase of new and used automobiles
- For purchase of household appliances
- For personal expenses of a temporary nature
- For lines of credit for overdraft protection
- To low-to-moderate income citizens with fixed incomes

### Farm Loans

- For purchasing farm equipment
- For purchasing and raising livestock
- For producing row crops
- For other operating expenses

# DBC LOAN-TO-DEPOSIT RATIOS

Quarter End Date	Ratio
3/31/2019	70.12%
6/30/2019	72.48%
9/30/2019	76.59%
12/31/2019	73.93%
3/31/2020	76.12%
6/30/2020	78.72%
9/30/2020	78.22%
12/31/2020	75.10%
3/31/2021	70.55%
6/30/2021	71.51%
9/30/2021	67.35%
12/30/2021	63.33%
3/31/2022	57.68%
6/30/2022	56.82%
9/30/2022	61.00%
12/31/2022	61.77%
3/31/2023	59.05%
6/30/2023	66.65%
9/30/2023	72.53%
12/31/2023	73.98%
3/31/2024	72.37%
6/30/2024	75.79%
9/30/2024	81.22
12/31/2024	79.27%





# DURDEN BANKING COMPANY

## Banking Services

- Checking Accounts
  - Regular Checking
  - Direct Checking
  - Club Account
  - Now Account
  - Commercial Business
  - Small Business Checking

Savings Accounts

Money Market Accounts

Christmas Club

Certificates of Deposit

Individual Retirement Accounts

Loans

- Consumer
- Commercial
- Agriculture

Line of Credit

## Electronic Banking Services

Online Banking

Mobile Banking

Mobile Deposit

Electronic Statements

Bill Pay

Account Alerts

## Other Services

ACH Origination

Automatic Transfers

Bank by Mail

Cashier's Checks

Direct Deposit

Debit Cards

Night Depository

Notary Services

Safe Deposit Boxes

Telephone Banking Service

Wire Transfers

## Lobby and Drive-thru

Monday-Thursday 8:30 A.M. to 4:00 P.M.

Friday 8:30 A.M. to 5:00 P.M.

Saturday 8:30 A.M. to 12:00 P.M. (Twin City Drive-Thru Only)

## ATM Locations:

Twin City, Swainsboro, Metter and Millen

**24 hour Telephone Banking: (478)763-2122**

**CELEBRATING OVER 75 YEARS OF SERVICE**

**WWW.DURDENBC.COM**

## **4 LOCATIONS TO SERVE YOU**

111 NORTH RAILROAD AVENUE, TWIN CITY, GA  
TELEPHONE (478) 763-2121 FAX (478) 763-3966

318 SOUTH MAIN STREET, SWAINSBORO, GA  
TELEPHONE (478) 237-2121 FAX (478) 237-7500

900 SOUTH LEWIS STREET, METTER, GA  
TELEPHONE (912) 685-2265 FAX (912) 685-9500

815 HIGHWAY 25 NORTH, MILLEN, GA  
TELEPHONE (478) 249-1221 FAX (478) 249-1225

## **HOURS OF SERVICE**

MONDAY - THURSDAY 8:30 AM - 4:00 PM

FRIDAY 8:30 AM - 5:00 PM

SATURDAY 8:30 AM - 12:00 PM

*(TWIN CITY DRIVE THRU ONLY)*

## **4 ATM LOCATIONS**

111 NORTH RAILROAD AVENUE, TWIN CITY, GA

318 SOUTH MAIN STREET, SWAINSBORO, GA

900 SOUTH LEWIS STREET, METTER, GA

815 HIGHWAY 25 NORTH, MILLEN, GA

**Visit Us Online at [www.durdenbc.com](http://www.durdenbc.com)**

## **HOW TO USE**

### **ONLINE BANKING / MOBILE BANKING**

Enroll for Online Banking at [www.durdenbc.com](http://www.durdenbc.com)

Click Online Banking Link

Click enroll for Online Banking

Complete Application

### **PHONE BANKING**

Call (478) 763-2122

Press "1" for banking information

Follow prompts to choose your account type

Enter account number then # key

Enter last 4 digits of Social Security Number  
then # key

"0" for customer service

### **DEBIT CARDS**

Activate by calling telephone number on sticker on  
front of card from telephone number on record.

## **PERSONAL BANKING**

No charges for talking with any member of our  
staff. As a Community Bank we continue to offer  
personal service to our customers.

### **DIRECT DEPOSIT**

Have your Social Security, pension and payroll  
checks automatically deposited into your account  
making funds available at the opening of the  
business day.

### **DEBIT CARDS**

Make purchases anywhere MasterCard is accepted  
Check balances at ATMs nationwide  
Withdraw funds at ATMs nationwide

### **PHONE BANKING**

Check account balances  
Get your recent transaction history  
Make transfers between accounts  
Inquire on loans and make payments

### **ONLINE BANKING**

Check account balance  
Transfer funds between accounts  
Pay loan payments  
Receive account alerts  
View transaction history for up to 90 days  
Online statements with images

### **ELECTRONIC STATEMENTS**

Quicker delivery of statements  
Email notifications when statements are  
available  
Retrieve monthly statements at your  
convenience through Online Banking

### **BILL PAY**

Pay unlimited bills online  
Set up recurring payments

### **MOBILE DEPOSIT**

Use your smartphone to deposit a check from  
anywhere, anytime using our mobile app.

### **ACCOUNT ALERTS**

Simple and convenient notifications on a  
range of account activity allowing customers to  
monitor their accounts and immediately report  
unauthorized uses.

# GEO-CODES FOR DURDEN BANKING COMPANY, INC

GEOGRAPHIC LOCATION	GEO-CODE
EMANUEL COUNTY - CENSUS TRACT 9701	1
EMANUEL COUNTY - CENSUS TRACT 9702	2
EMANUEL COUNTY- CENSUS TRACT 9703	3
EMANUEL COUNTY - CENSUS TRACT 9704	4
EMANUEL COUNTY - CENSUS TRACT 9705	5
EMANUEL COUNTY - CENSUS TRACT 9706	6
CANDLER COUNTY - CENSUS TRACT 9501	7
CANDLER COUNTY - CENSUS TRACT 9502	8
CANDLER COUNTY - CENSUS TRACT 9503	9
BULLOCH COUNTY	10
JENKINS COUNTY (9601-9602)	11
BURKE COUNTY	12
JEFERSON COUNTY	13
TATTNALL COUNTY	14
EVANS COUNTY	15
JOHNSON COUNTY	16
TREUTLEN COUNTY	17
TOOMBS COUNTY	18
ALL OTHERS	19
Twin City office- Census Tract 9701	
Swainsboro office- Census Tract 9704	
Metter office- Census Tract 9501	
Millen office- Census Tract 9601	

Where international, state, county, and/or MCD/CD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

**Geographic area names are followed by either their FIPS or census code.**

- 1 A "1" following an MCD name denotes a false MCD. A "1" following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.
- 2 Place label color corresponds to the place fill color.
- 3 Census tracts are identified by an up to four-digit integer number and may have an optional two-digit suffix; for example 2105 145702. The census tract code consists of eight digits with an implied decimal between the fourth and fifth digit corresponding to the basic census tract number, but with leading zeros, and trailing zeros for census tracts without a suffix. The tract number examples above would have codes of 002300 and 145702, respectively.

Due to space limitations, some road names, along with other feature and geography names on the map, may not be shown.

All legal boundaries and names are as of January 1, 2020. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2020 Census (reference date: January 1, 2020)  
Data Source: U.S. Census Bureau's HAI/TIGER database (TAB20)  
Map Created by Geography Division: January 06, 2021



Projection: Albers Equal Area Conic  
Datum: NAD 83  
Spheroid: GRS 80  
1st Standard Parallel: 31 07 46  
2nd Standard Parallel: 34 13 35  
Central Meridian: -83 10 26  
Latitude of Projection's Origin: 30 21 19  
False Easting: 0

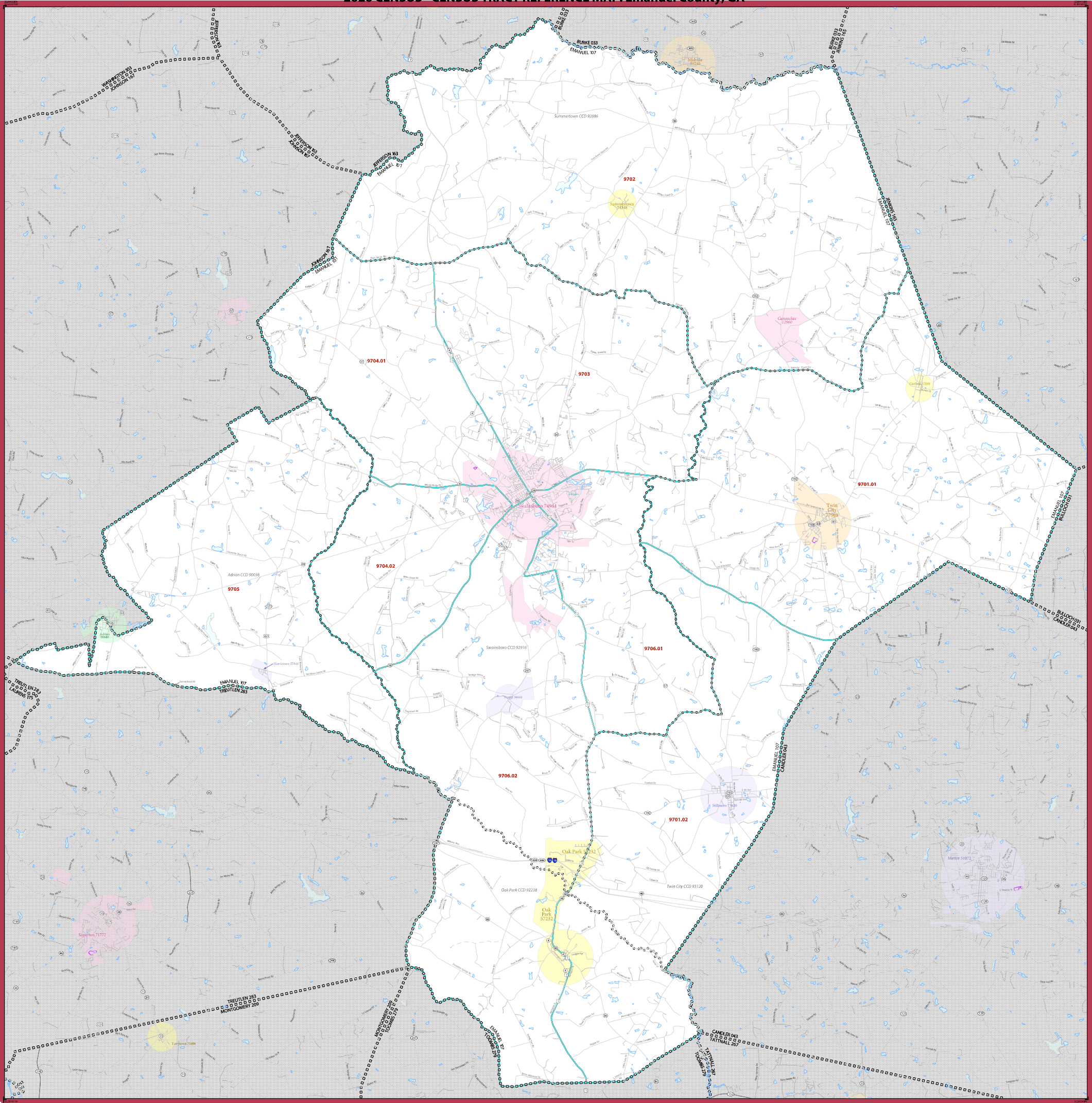
Sheet 1 of 1 PARENT sheets  
Total Sheets: 1 (Index 0; Parent 1; Inset 0)

NAME: Candler County (043)  
ENTITY TYPE: County or statistically equivalent entity  
ST: Georgia (13)

2020 CENSUS TRACT REF MAP (PARENT)  
Sheet ID: 249513043001



2020 CENSUS - CENSUS TRACT REFERENCE MAP: Emanuel County, GA



SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE	SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	☆☆☆☆	CANADA	Incorporated Place 1,2		Devlin 18100
Federal American Indian Reservation	■■■■■	L'ANSE RESVN 1880	Census Designated Place (CDP) 1		Indine Village 35100
Off-Reservation Trust Land	■■■■■	T1880	Census Tract 3		33.07
State American Indian Reservation	■■■■■	Tama Resvn 9400			
Alaska Native Regional Corporation	■■■■■	NANA ANRC 52120			
State (or statistically equivalent entity)	■■■■■	NEW YORK 36	Water Body		Plumtree Lake
County (or statistically equivalent entity)	■■■■■	ERIE 029	College or University		Collegeville
Minor Civil Division (MCD) 1	■■■■■	Bristol town 07485	Military		Fort Belvoir
Census County Division (CCD), Census Subarea (CSA), or Unincorporated Territory (UT) 1	■■■■■	Hanna CCD 91650	Prison or Juvenile Detention Center		Prisonville
Consolidated City	■■■■■	MILFORD 47500	National or State Park, Forest, or Recreation Area		Ypsilanti NP
			Outside Subject Area		

All legal boundaries and names are as of January 1, 2020. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vetting: 2020 Census reference date: January 1, 2020  
Data Source: U.S. Census Bureau's MAI/TIGER database (TIGER20)  
Map Created by Geography Division: January 06, 2021

U.S. DEPARTMENT OF COMMERCE U.S. Census Bureau

Projection: Albers Equal Area Conic  
Datum: NAD 83  
Spheroid: GRS 80  
1st Standard Parallel: 31 07 46  
2nd Standard Parallel: 34 12 35  
Central Meridian: 83 10 26  
Latitude of Projection Origin: 36 21 19  
False Easting: 0  
False Northing: 0

Sheet 1 of 1 PARENT sheets  
Total Sheets: 1 (Index 0; Parent 1; Inset 0)

NAME: Emanuel County (107)  
ENTITY TYPE: County or statistically equivalent entity  
ST: Georgia (13)

2020 CENSUS TRACT REF MAP (PARENT)  
Sheet ID: 249513107001



This map displays the 2020 Census tracts for Jenkins County, Georgia. The county's boundary is marked by a thick red line. Several tracts are highlighted in yellow, including Burke 013, Perkins 00312, and Gerritt 21108. A central urban area is shaded in pink, labeled as Millen 51320. Other labels include 9601, Millen CCD 92019, 9602, South Jenkins CCD 92806, Rocky Ford 00444, SCREVEN 251, BULLOCH 031, EWIN 105, and BULLOCH 031. The map shows a network of roads, water bodies, and geographical features.

Where international, state, county, and/or MCD/DCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

Geographic area names are followed by either their FIPS or census code:

- 1 "A" following an MCD name denotes a place MCD. "A" following a place name indicates that a place MCD exists with the same name and FIPS code as the place; the place MCD label is not shown.
- 2 Place label color corresponds to the place fill color.
- 3 Census tracts are identified by an up to four-digit tract number and may have an optional two-digit suffix; for example 22, 203 or 1457.02. The census tract codes consist of an up to four-digit number between the fourth and fifth digit corresponding to the basic census tracts, but with leading zeros, and trailing zeros for census tracts without a suffix. The tract number examples above would be 00000202, 00002030, and 00014570, respectively.

Due to space limitations, some road names, along with other feature and geography names on the map, may not be shown.

Due to space limitations, some road names, along with other feature and geography names on the map, may not be shown.



Projection: Albers Equal Area Conic  
Datum: NAD 83  
Spheroid: GRS 80  
1st Standard Parallel: 31 07 46  
2nd Standard Parallel: 34 13 35  
Central Meridian: -83 10 26  
Latitude of Projection's Origin: 30 21 19  
False Easting: 0  
False Northing: 0

United States  
**Census**  
2020