



First Port City Bank  
CRA Public File  
Last Update 3/7/2024

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## CRA Public Written Comments

2022: No written comments

2023: No written comments

2023: Year-to-Date (as of 3/7/2034) – No written comments

## Public Disclosure- 2022 Community Reinvestment Act Performance Evaluation

# **PUBLIC DISCLOSURE**

May 31, 2022

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

First Port City Bank  
Certificate Number: 21784

400 West Shotwell Street  
Bainbridge, Georgia, 39819

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.

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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 loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment areas' credit needs.
- A majority of the institution's small business and home mortgage loans reviewed were originated in the assessment areas.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment areas.
- The distribution of borrowers reflects reasonable penetration among businesses of different sizes and individuals of different income levels.
- The institution has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the rating.

## DESCRIPTION OF INSTITUTION

First Port City Bank (FPCB) is a state-chartered bank headquartered in Bainbridge, Decatur County, Georgia. Decatur County is located in southwest Georgia and is bordered by the State of Florida to the south. The bank is a wholly-owned subsidiary of Port City Holding Company, Inc., Bainbridge, Georgia, a one-bank holding company.

FPCB operates five office locations in the Georgia Non-Metropolitan Statistical Area (NMSA and in Nassau County, Florida (part of the Jacksonville, Florida MSA). Since the previous examination, the bank relocated one branch in Seminole County, Georgia, which remains in the same middle-income census tract as the previous location; opened two branches in Nassau County, Florida (both are located in middle-income census tracts); and opened a Small Business Administration (SBA) loan production office in Nassau County, Florida (opened in October 2019).

FPCB primary business focus is commercial and residential lending. However, the bank offers a variety of business, farm, and consumer credit products that meet the needs of its community. Commercial and agricultural product offerings include real estate, construction, equipment, livestock, working capital, and lines of credit. Consumer loan credit products offered include residential mortgages, construction, home improvement, mobile home, home equity, personal secured (automobile, recreational vehicles, CDs, and savings) and unsecured loans. The bank has also offered SBA Paycheck Protection Program (PPP) loans in response to the economic distress experienced during the COVID-19 global pandemic.

Deposit products offered to consumers and businesses are typical for an institution of this size, and include non-interest bearing checking, interest checking, savings, individual retirement accounts, Christmas Club savings, money market accounts, and certificates of deposit. Other services offered by FPCB include, but are not limited to, safe deposit boxes and a night depository. To further serve its customers, the bank operates an internet website, [www.firstportcity.com](http://www.firstportcity.com), which provides free electronic banking services to both consumer and commercial customers through mobile banking, online banking, and online bill payment. Telephone banking is also available.

The bank received a rating of “Satisfactory” at its previous FDIC CRA performance evaluation, dated May 20, 2019, which was based on Interagency Small Institutions Examination Procedures.

As of the March 31, 2022 Consolidated Reports of Income and Condition, the bank’s assets totaled approximately \$415.9 million, of which \$287.7 million or 69.2 percent represented loans. Total deposits equate to \$379.7 million. There have been no material changes to the financial condition of the bank since the previous evaluation. The composition of the loan portfolio is detailed on the following page.

<b>Loan Portfolio Distribution as of 03/31/2022</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	58,979	20.5
Secured by Farmland	16,668	5.8
Secured by 1-4 Family Residential Properties	85,948	29.9
Secured by Multifamily (5 or more) Residential Properties	8,364	2.9
Secured by Nonfarm Nonresidential Properties	79,811	27.7
<b>Total Real Estate Loans</b>	<b>249,770</b>	<b>86.8</b>
Commercial and Industrial Loans	25,274	8.8
Agricultural Production and Other Loans to Farmers	7,238	2.5
Consumer Loans	4,430	1.5
Obligations of State and Political Subdivisions in the U.S.	1,334	0.5
Other Loans	806	0.3
Lease Financing Receivable (net of unearned income)	-	-
Less: Unearned Income	1,172	0.4
<b>Total Loans</b>	<b>287,680</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</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 would affect the bank's ability to meet the assessment area's credit needs.

## **DESCRIPTION OF ASSESSMENT AREAS**

The CRA requires financial institutions to define assessment areas within which its CRA performance will be evaluated. FPCB operates with two assessment areas within the States of Georgia and Florida. The bank has defined each assessment area in accordance with the technical requirements of the CRA regulation.

FPCB continues to operate three branches within the Georgia NMSA Assessment Area. The Georgia NMSA Assessment Area is comprised of Decatur and Seminole counties in their entirety. Since the previous CRA performance evaluation, the bank added one new assessment area; the Nassau County Florida Assessment Area. The assessment area was created with the opening of two new branches in June and October of 2019. The Nassau County Florida Assessment Area is comprised of Nassau County, which is part of the Jacksonville, Florida MSA. FPCB's SBA loan production office is also located in this assessment area. The bank's combined assessment area is comprised of 23 census tracts: 5 moderate-income, 15 middle-income, 2 upper-income, and 1 with no income designation.

The FFIEC has designated certain non-metropolitan middle-income census tracts as distressed based on high unemployment rates, high poverty rates, and significant population losses. The FFIEC has also designated certain middle-income census tracts in rural areas as underserved.

As of the current evaluation, the bank's combined assessment area has 15 middle-income census tracts of which seven or 46.7 percent are designated as distressed middle-income geographies. Refer to the rated areas and individual assessment areas for additional information.

## **SCOPE OF EVALUATION**

### **General Information**

This performance evaluation covers the period from the previous evaluation dated May 20, 2019, to the current evaluation dated May 31, 2022. FPCB's CRA performance was evaluated utilizing the FFIEC's Small Institution CRA Examination Procedures, which consist of the Lending Test.

Examiners evaluated the bank's lending data, deposit activity, and number of branches to determine relative weighting of the rated areas. As shown below, the State of Georgia has the most lending (76.7 percent), deposits (82.1 percent), and branch activity (60.0 percent); therefore, examiners gave the most weight to the bank's lending performance in this state.

<b>Rated Area Breakdown of Loans, Deposits, and Branches</b>						
<b>Rated Area</b>	<b>Loans</b>		<b>Deposits</b>		<b>Branches</b>	
	<b>\$(000s)</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>	<b>#</b>	<b>%</b>
Georgia	9,863	76.7	238,892	82.1	3	60.0
Florida	3,004	23.3	52,048	17.9	2	40.0
<b>Total</b>	<b>12,867</b>	<b>100.0</b>	<b>290,940</b>	<b>100.0</b>	<b>5</b>	<b>100.0</b>

*Source: Bank Data; FDIC Summary of Deposits (06/30/2021)*

As stated in the Description of Assessment Areas, FPCB operates an assessment area in each State. Therefore, both assessment areas received full-scope reviews. Refer to the rated areas and individual assessment areas for additional information.

### **Activities Reviewed**

Examiners determined that the bank's major product lines are business and home mortgage lending. This conclusion considered the bank's business strategy, as well as the number and dollar volume of loans originated or purchased during the evaluation period.

According to the March 31, 2022 Call Report, commercial real estate and commercial and industrial loans represent 36.5 percent and 1-4 family residential property loans represent 29.9 percent of the total loan portfolio. As a result, small business and home mortgage loans were reviewed for analysis purposes. Small farm and consumer lending was excluded from this evaluation, as they do not represent major product lines for the bank.



Examiners collected small business data from bank records for loans originated in 2021 to draw conclusions about the bank's performance. The volume of small business originations in 2021, as noted in the following table, is reflective of the bank's lending during the review period. Dunn & Bradstreet (D&B) data will be used as the source of comparable data for small business lending

FPCB is not required to report loans pursuant to the Home Mortgage Disclosure Act. Therefore, information collected from the bank's loan trial provided the data for analysis purposes. The volume of home mortgage originations in 2021, as noted in the following table, is reflective of the bank's lending during the review period. The 2015 American Community Survey (ACS) data was used as the source of comparable data for home mortgage lending,

The review period included a time when a national emergency designation was in effect due to the COVID-19 pandemic that began on March 1, 2020, and remained in effect as of the evaluation date. The pandemic did not affect the bank's ability to meet assessment areas' credit needs; however, it did affect borrowers. Although the bank was able to lend, the pandemic diminished business and consumer loan demand. It is noted that from April 2020 through May 2021, the bank originated 913 PPP loans totaling \$45.4 million.

The universe and sample of small business loans reviewed includes a substantial amount of PPP loans to which gross annual revenue information was not available. The following table details the total universe of each loan product reviewed, as well as the data for loans that were reviewed for 2021.

<b>Loan Products Reviewed</b>				
<b>Loan Category</b>	<b>Universe</b>		<b>Reviewed</b>	
	<b>#</b>	<b>\$(000s)</b>	<b>#</b>	<b>\$(000s)</b>
Home Mortgage	58	10,504	58	10,504
Small Business	737	60,403	213	15,373
<i>Source: 2021 Bank Data.</i>				

While the number and dollar volume of loans are presented, examiners emphasized performance by number of loans, because the number of loans is a better indicator of the number of individuals and businesses served. Small business loans account for the majority of the bank's lending activities; therefore, more weight was given to the small business lending performance in determining the overall rating and conclusions.

## **CONCLUSIONS ON PERFORMANCE CRITERIA**

### **LENDING TEST**

The overall Lending Test rating for this institution is Satisfactory. The Assessment Area Concentration, Loan-to-Deposit Ratio, Geographic Distribution, and Borrower Profile performance primarily supports this conclusion. Additionally, the bank's lending performance is consistent across both rated areas.

### **Loan-to-Deposit Ratio**

The net loan-to-deposit (NLTD) ratio is reasonable given the institution's size, financial condition, and assessment areas' credit needs. The bank's NLTD ratio, calculated from Call Report data, averaged 79.4 percent over the past 12 calendar quarters from June 30, 2019, to March 31, 2022. The ratio ranged from a low of 72.4 percent as of December 31, 2021, to a high of 86.1 percent as of September 30, 2019.

A bank's average NLTD ratio is usually compared to similarly situated institutions. Similarly situated institutions typically operate within the same assessment area and share similar attributes, such as size, product lines, and branching structure. However, no similarly situated institutions were identified; therefore, the bank's NLTD ratio was compared to the Uniform Bank Performance Report (UBPR) peer group data. As defined by the UBPR, the bank's peer group consists of 1,200 insured commercial banks having assets between \$300 million and \$1 billion. The bank's average NLTD ratio exceeded the peer group average NLTD ratio of 73.6 percent during the same 12 calendar quarters.

### **Assessment Area Concentration**

A majority of the small business and home mortgage loans were originated within the bank's assessment areas. By number, the bank originated 56.3 percent of the small business and 55.2 percent of the bank's home loans within the combine assessment area. The following table further details the assessment area concentration lending.

<b>Lending Inside and Outside of the Assessment Area</b>										
	<b>Number of Loans</b>					<b>Dollar Amount of Loans \$(000s)</b>				
<b>Loan Category</b>	<b>Inside</b>		<b>Outside</b>		<b>Total</b>	<b>Inside</b>		<b>Outside</b>		<b>Total</b>
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>\$</b>	<b>%</b>	<b>\$</b>	<b>%</b>	<b>\$(000s)</b>
Home Mortgage	32	55.2	26	44.8	58	5,053	48.1	5,456	51.9	10,509
Small Business	120	56.3	93	43.7	213	7,814	50.8	7,562	49.2	15,376
<b>Total</b>	<b>152</b>	<b>56.1</b>	<b>119</b>	<b>43.9</b>	<b>271</b>	<b>12,867</b>	<b>49.7</b>	<b>13,018</b>	<b>50.3</b>	<b>25,885</b>

*Source: January 1, 2021 – December 31, 2021 Bank Data.*

### **Geographic Distribution**

FPCB's geographic distribution of loans reflects reasonable penetration throughout the assessment areas. Conclusions regarding the bank's overall performance were consistent with the conclusions for each rated area. Examiners focused on the percentage, by number, of loans in moderate- income census tracts when arriving at conclusions for this performance factor. It is noted that the bank's combined assessment area does not include any low-income census tracts. Refer to each rated area for a more detailed discussion of the bank's Geographic Distribution performance.

### **Borrower Profile**

FPCB's distribution of borrowers reflects reasonable penetration among businesses of different sizes and borrowers of different income levels. Conclusions regarding the institution's overall

performance was consistent with the conclusions for each rated area. However, lending performance in the State of Georgia was more substantial than that in the State of Florida. Additionally, the bank's small business lending included a high level of SBA PPP loans that did not require the collection of gross annual revenues. Even with PPP lending considered, the bank's exhibited reasonable lending performance to small businesses.

Examiners focused on the percentage by number of loans to businesses with gross annual revenues of \$1 million or less and to low- and moderate- income individuals when arriving at conclusions for this performance factor. Refer to each rated area for a more detailed discussion of the bank's Geographic Distribution performance.

### **Response to Complaints**

The bank has not received any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the 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 inconsistent with helping to meet the community credit needs.

**STATE OF GEORGIA**  
(Full Scope Review)

**CRA RATING FOR THE STATE OF GEORGIA: SATISFACTORY**

**DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE STATE OF  
GEORGIA**

FPCB operates one assessment area within the State of Georgia: The Georgia NMSA Assessment Area. This assessment area is comprised of Decatur and Seminole counties in their entirety and is located in South West Georgia near the Georgia-Florida border. There have been no material changes to the Georgia NMSA Assessment Area since the previous evaluation.

**Economic and Demographic Data**

According to the 2015 ACS data, the Georgia NMSA Assessment Area total population is 36,147. The assessment area contains 10 census tracts, of which three are moderate- and seven are middle-income census tracts. All seven middle-income census tracts are designated distressed due to high poverty. The following table presents demographic information from the 2015 ACS data and the 2021 D&B data.

Demographic Information of the Assessment Area Assessment Area: Georgia NMSA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	10	-	30.0	70.0	-	-
Population by Geography	36,147	-	27.9	72.1	-	-
Housing Units by Geography	16,938	-	28.1	71.9	-	-
Owner-Occupied Units by Geography	8,773	-	25.2	74.8	-	-
Occupied Rental Units by Geography	5,142	-	32.6	67.4	-	-
Vacant Units by Geography	3,023	-	28.6	71.4	-	-
Businesses by Geography	3,032	-	26.1	73.9	-	-
Farms by Geography	282	-	37.6	62.4	-	-
Family Distribution by Income Level	9,293	26.7	16.0	20.8	36.5	-
Household Distribution by Income Level	13,915	29.9	16.0	16.2	37.9	-
Median Family Income Non-MSAs - GA		\$45,886	Median Housing Value Median Gross Rent Families Below Poverty Level			\$104,970 \$608 22.5%
Source: 2015 ACS and 2021 D&B Data. Due to rounding, totals may not equal 100.0% ( *) The NA category consists of geographies that have not been assigned an income classification.						

According to the 2021 D&B data, there are 3,032 businesses located in the assessment area. Gross annual revenues (GARs) for the businesses are as follows: 86.0 percent have incomes of \$1 million or less, 3.3 have incomes of more than \$1 million, and 10.7 percent did not report revenue information. According to the Standard Industrial Class (SIC) Codes published along with the 2021 D&B data, Services comprise the assessment area's largest industry at 31.6 percent, followed by Non-Classifiable Establishments (19.8 percent) and Retail Trade (13.3 percent).

Major employers in the assessment area include American Peanut Growers Group, LLC, BASF Corporation, Bainbridge Memorial Hospital & Manor, Flint River Mills, Elberta Crate & Box Co., Decatur County School System, John B. Sanfillipo & Son, Inc., Gentiva Certified Healthcare, Walmart Associates Inc., and Home Depot

Borrower income levels are based on the 2021 FFIEC's Median Family Income (MFI) for the Georgia NMSA Assessment Area. The MFI is used to determine the borrower income categories used in the Borrower Profile analysis. The MFIs are defined in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2021 (\$53,400)	<\$26,700	\$26,700 to <\$42,720	\$42,720 to <\$64,080	≥\$64,080
<i>Source: FFIEC</i>				

It is noted that approximately 84.3 percent of the low-income families have incomes below the Federal poverty level, which poses a challenge for home mortgage lending to low-income families, as these families are likely to face difficulty qualifying for a home mortgage loan.

Data obtained from the U.S. Bureau of Labor Statistics indicates an overall decrease in unemployment across the assessment area, State, and National average. While unemployment spiked during 2020 due to the COVID-19 pandemic, each county has demonstrated a gradual decline in unemployment in the most recent calendar years. However, the State and National averages remain elevated since the previous evaluation.

Unemployment Rates			
Area	2019	2020	2021
	%	%	%
Decatur County	3.9	4.8	3.7
Seminole County	4.4	5.0	3.7
Georgia	3.6	6.5	3.9
National Average	3.7	8.1	5.4
<i>Source: Bureau of Labor Statistics (year-end)</i>			

## **Competition**

There is a moderately high level of banking competition within the Georgia Assessment Area. According to the June 30, 2021 FDIC Deposit Market Share data, there were nine FDIC-insured

banks operating 13 branches inside the assessment area. FPCB ranked first among the nine institutions, with 28.3 percent market share.

The bank is not required to collect or report its small business loan data, and has elected to not to report such data. Therefore, the analysis of small business loans under the Lending Test does not include comparisons against the aggregate data. The most recent available aggregate data, however, reflects the level of demand for small business loans and is therefore included. The 2020 aggregate data shows that 49 lenders reported 502 small business loans within the assessment area. This reflects a moderate level of competition for this product. Among those lenders, American Express National Bank, Citibank, N.A., and Ameris Bank accounted for 32.9 percent of all small business loans in the assessment area.

The bank is not required to collect or report its home mortgage data, and has elected to not report such data. Therefore, the analysis of home mortgage loans under the Lending Test does not include comparisons against aggregate data. The most recent available aggregate data, however, reflects the level of demand for home mortgage loans and is therefore included. The 2020 aggregate data shows that 141 lenders reported 1,099 home mortgage loans within the assessment area. This reflects a high level of competition for this product. Among those lenders, Quicken Loans, LLC., 21<sup>st</sup> Mortgage Corporation, and Homestar Financial Corporation accounted for 23.4 percent of home mortgage loans originated in the assessment area.

### **Community Contact**

As part of the evaluation process, examiners contact third parties that are active in a bank's assessment area or rely on recent contacts to identify the credit needs in the assessment area. This information helps determine whether local financial institutions are responsive to these needs.

During this evaluation, a new community contact was conducted with an organization focused on community well-being and public assistance within the assessment area. The contact stated that the assessment area has experienced significant small businesses closing and downsizing during the COVID-19 pandemic, but has shown some improvement. The community contact further stated that due to recent increases in monthly rental prices, many low-income individuals are in need of rental assistance to avoid possible eviction. Although new housing developments are available in the area, there is a need for newer affordable housing as most government-sponsored housing developments are fully occupied.

Overall, the contact noted that the perception of the area's financial institutions is generally favorable and they are actively lending within the communities they serve. However, the contact noted the need for more flexible lending practices for businesses and consumers who need help with financing expenditures or obtaining housing. Small dollar lending programs could be helpful for the low-income individuals in the area, as well.

### **Credit Need**

Based on demographic and economic data and information from the community contact, several conclusions regarding the credit needs of the assessment areas can be derived. First, the relatively

high number of low- and moderate-income families, at 26.7 percent and 16.0 percent, respectively, indicates a continued need for quality affordable housing. This need is further magnified given that 22.5 percent of the assessment areas' families have incomes below the poverty level. Small dollar lending to low- and moderate-individuals is also a need. Lastly, 86.0 of the assessment areas' businesses have gross annual revenues of \$1 million or less and may need small business funding via small business loans.

## CONCLUSIONS ON PERFORMANCE CRITERIA IN STATE OF GEORGIA

### LENDING TEST

FPCB demonstrates satisfactory lending performance in the State of Georgia. The geographic distribution and borrower profile performance support this conclusion. As previously addressed, the bank's has no low-income census within this assessment area.

#### Geographic Distribution

FPCB's lending activity reflects reasonable lending throughout the assessment area. This is supported by the bank's small business and home mortgage lending performance.

#### *Small Business Loans*

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. Lending to small businesses in moderate-income census tracts, by number, exceeds the percentage of businesses located in those census tracts. Refer to the table below for additional details.

Geographic Distribution of Small Business Loans					
Tract Income Level	% of Businesses	#	%	\$(000s)	%
Moderate	26.1	30	31.9	1,810	32.1
Middle	73.9	64	68.1	3,837	67.9
<b>Totals</b>	<b>100.0</b>	<b>94</b>	<b>100.0</b>	<b>5,647</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

#### *Home Mortgage Loans*

The geographic distribution of home mortgage loans reflects reasonable dispersion throughout the assessment area. Lending in moderate-income census tracts exceeds the percentage of owner-occupied housing units located in those census tracts. Refer to the following table for additional details.

Geographic Distribution of Home Mortgage Loans					
Tract Income Level	% of Owner-Occupied Housing Units	#	%	\$(000s)	%
Moderate	25.2	10	33.3	1,806	42.8
Middle	74.8	20	66.7	2,410	57.2
<b>Total</b>	<b>100.0</b>	<b>30</b>	<b>100.0</b>	<b>4,216</b>	<b>100.0</b>
<i>Source: 2015 ACS, Bank Data. Due to rounding, totals may not equal 100.0%</i>					

### **Borrower Profile**

FPCB's overall lending to businesses of different sizes and borrowers of different incomes reflects reasonable performance throughout the assessment area. This is supported by the bank's small business lending performance.

#### *Small Business Loans*

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. Lending to small businesses was significantly below demographic data. However, 51 of the 94 small business loan originations were extended to businesses that did not have GARs available, as income data was not required to be collected for the PPP loans originated in this assessment area. Without these loans, the bank's small business lending performance would exceed demographic data at 95.3 percent. In addition, of the 51 PPP loans, 94.1 percent were for \$100,000 or less, indicating the bank's willingness to serve the smallest of businesses. The following table illustrates the distribution of loans by GAR level of businesses.

Distribution of Small Business Loans by Gross Annual Revenue Category					
Gross Revenue Level	% of Businesses	#	%	\$(000s)	%
<=\$1,000,000	86.0	41	43.6	3,427	60.7
>\$1,000,000	3.3	2	2.1	390	6.9
Revenue Not Available	10.7	51	54.3	1,830	32.4
<b>Total</b>	<b>100.0</b>	<b>94</b>	<b>100.0</b>	<b>5,647</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data, Bank Data. Due to rounding, totals may not equal 100.0%</i>					

#### *Home Mortgage Loans*

The bank's overall home mortgage lending to borrowers of different income levels, including low- and moderate-income borrowers, reflects reasonable performance.

Home mortgage lending to low-income borrowers was significantly below demographic data. However, this performance is reasonable given that 84.3 percent of the assessment area's low-income families have incomes below the poverty level. As a result, it may be difficult for these individuals to



quality for home mortgage products offered by the bank. Home mortgage lending to moderate-income borrowers was below demographic data. Refer to the following table for details.

<b>Distribution of Home Mortgage Loans by Borrower Income Level</b>					
<b>Borrower Income Level</b>	<b>% of Families</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Low	26.7	3	10.0	145	3.4
Moderate	16.0	3	10.0	243	5.8
Middle	20.8	4	13.3	318	7.5
Upper	36.5	19	63.3	3,402	80.7
Not Available	-	1	3.3	108	2.6
<b>Total</b>	<b>100.0</b>	<b>30</b>	<b>100.0</b>	<b>4,216</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

**STATE OF FLORIDA**  
(Full-Scope Review)

**CRA RATING FOR STATE OF FLORIDA: SATISFACTORY**

**DESCRIPTION OF INSTITUTION'S OPERATIONS IN STATE OF FLORIDA**

FPCB operates one assessment area within the State of Florida: The Nassau County Assessment Area. This assessment area is comprised of Nassau County, in its entirety, and is part of the Jacksonville, FL MSA. The bank entered into this assessment area in 2019, as a result of opening two branches in Nassau County. Additionally, the bank operates a SBA loan production office in the assessment area.

**Economic and Demographic Data**

According to the 2015 ACS data, the Nassau County Assessment Area total population is 75,880. The assessment area contains 13 census tracts, of which two are moderate-, eight are middle-income, two are upper-income census tracts, and one census tract has no designation. The following table presents demographic information from the 2015 ACS data and the 2021 D&B data.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	13	-	15.4	61.5	15.4	7.7
Population by Geography	75,880	-	18.0	71.5	10.5	-
Housing Units by Geography	35,681	-	18.3	64.6	17.1	-
Owner-Occupied Units by Geography	21,575	-	17.6	69.2	13.2	-
Occupied Rental Units by Geography	6,731	-	24.1	63.9	12.1	-
Vacant Units by Geography	7,375	-	14.9	51.8	33.2	-
Businesses by Geography	11,862	-	20.5	62.4	17.1	-
Farms by Geography	497	-	12.1	76.7	11.3	-
Family Distribution by Income Level	20,405	19.0	20.8	19.3	40.8	-
Household Distribution by Income Level	28,306	19.8	16.5	19.5	44.1	-
Median Family Income MSA - 27260 Jacksonville, FL MSA		\$64,042	Median Housing Value Median Gross Rent Families Below Poverty Level			\$241,06 \$1,125 9.1%
Source: 2015 ACS and 2021 D&B Data. Due to rounding, totals may not equal 100.0%. (*) The NA category consists of geographies that have not been assigned an income classification.						

According to the 2021 D&B Data, there are 11,862 businesses located in the assessment area. GARs for the businesses are as follows: 93.1 percent have incomes of \$1 million or less, 1.5 percent have incomes of more than \$1 million, and 5.4 percent did not report revenue information. According to the SIC Codes that is published along with the 2021 D&B data, Services comprise the assessment area's largest industry at 36.4 percent, followed by Non-Classifiable Establishments (24.9 percent) and Retail Trade (9.7 percent).

Major employers in the assessment area include American Peanut Growers Group, LLC, BASF Corporation, Bainbridge Memorial Hospital & Manor, Flint River Mills, Elberta Crate & Box Co., Decatur County School System, John B. Sanfillipo & Son, Inc., Gentiva Certified Healthcare, Walmart Associates Inc., and Home Depot

The borrower income levels are based on the 2021 FFIEC's MFI for the Jacksonville, FL MSA. The MFI is used to determine the borrower-income categories used in the Borrower Profile analysis. The MFIs are defined in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2021 (\$74,800)	<\$37,400	\$37,400 to <\$59,840	\$59,840 to <\$89,760	≥\$89,760
<i>Source: FFIEC</i>				

## **Competition**

There is a relatively high level of banking competition within the Nassau County, FL Assessment Area. According to the June 30, 2021 FDIC Deposit Market Share data, there were 11 FDIC-insured banks operating 19 branches inside the assessment area. FPCB ranked ninth among 11 institutions with 3.3 percent market share. First Federal Bank, Wells Fargo Bank, N.A., Bank of America, and Synovus Bank held the largest market share, with a combine 69.7 percent.

The bank is not required to collect or report its small business loan data, and has elected to not report such data. Therefore, the analysis of small business lending does not include comparisons against aggregate data. The most recent available aggregate data, however, reflects the level of demand for small business loans and is therefore included. The 2020 aggregate data shows that 77 lenders reported 2,177 small business loans within the assessment area. This reflects a high level of competition for this product. Among those lenders, American Express National Bank, First Federal Bank of Florida, and Wells Fargo Bank, N.A, accounted for 35.9 percent of all small business loans in the assessment area.

The bank is not required to collect or report its home mortgage data, and has elected to not report such data. Therefore, the analysis of home mortgage lending does not include comparisons against aggregate data. The most recent available aggregate data; however, reflects the level of demand for home mortgage loans and is therefore included. The 2020 aggregate data shows that 443 lenders reported 10,445 home mortgage loans within the assessment area. This reflects a high level of competition for this product. Among those lenders, Vystar, Quicken Loans, LLC., and Freedom

Mortgage Corporation accounted for 16.2 percent of all home mortgage loans originated in the assessment area.

### **Credit Needs**

Based on demographic and economic data, conclusions regarding the credit needs of the assessment area can be derived. First, the high percentage of low- and moderate-income families at 19.0 and 20.8 percent, respectively, coupled with the median housing value of \$241,063, indicates a need for affordable housing. Additionally, small business loans are needed, since a significant percentage of businesses have GAR of \$1.0 million or less at 93.1 percent.

## **CONCLUSIONS ON PERFORMANCE CRITERIA IN STATE OF FLORIDA**

### **LENDING TEST**

FPCB demonstrated satisfactory performance under the Lending Test. The Geographic Distribution and Borrower Profile performance support this conclusion. As previously addressed, this assessment area does contain any low-income census tracts.

### **Geographic Distribution**

FPCB's lending reflects reasonable performance throughout the various geographies within the assessment area. This is supported by the bank's small business lending performance.

#### *Small Business Loans*

The geographic distribution of small business loans reflects reasonable dispersion throughout the assessment area. Small business lending in the two moderate-income census tracts is slightly below the percentage of businesses located in the census tracts, but considered acceptable performance. As previously noted, the bank faces a high level of competition from several large State- and Federal-chartered banks, as well as other non-bank lending institutions that have a greater capacity to extend small business loans.

<b>Geographic Distribution of Small Business Loans</b> <b>Assessment Area: Nassau County</b>					
<b>Tract Income Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
Moderate	20.5	4	15.4	69	3.2
Middle	62.4	16	61.5	1,829	84.4
Upper	17.1	6	23.1	269	12.4
<b>Totals</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,167</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data; Bank Data. Due to rounding, totals may not equal 100.0%</i>					

### *Home Mortgage Loans*

FPCB made only two home mortgage loans totaling \$837.0 million in this assessment area during the review period. As a result no meaningful conclusions could be reached regarding the bank's lending performance in this assessment area.

### **Borrower Profile**

FPCB's lending performance is reasonable in the assessment area. This is supported by the bank's small business lending performance.

### *Small Business Loans*

The distribution of borrowers reflects reasonable penetration among businesses of different sizes. The bank's lending to businesses with GARs of \$1 million or less is significantly below the percentage of businesses operating within the assessment area. However, 16 of the 26 small business loan originations were extended to businesses that did not have GAR available, as income data was not required to be collected for the PPP loans originated in this assessment area. Without these loans, the bank's small business lending performance would be more in line with demographic at 90.0 percent. In addition, of the 16 PPP loans, 93.8 percent were for \$100,000 or less, indicating the bank's willingness to serve the smallest of businesses. The following table illustrates the distribution of loans by GAR level of businesses.

<b>Distribution of Small Business Loans by Gross Annual Revenue Category</b>					
<b>Gross Revenue Level</b>	<b>% of Businesses</b>	<b>#</b>	<b>%</b>	<b>\$(000s)</b>	<b>%</b>
<=\$1,000,000	93.1	9	34.6	1,050	48.5
>\$1,000,000	1.5	1	3.8	116	5.4
Revenue Not Available	5.4	16	61.5	1,001	46.2
<b>Total</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,167</b>	<b>100.0</b>
<i>Source: 2021 D&amp;B Data, Bank Data. Due to rounding, totals may not equal 100.0%</i>					

### *Home Mortgage Loans*

FPCB made only two home mortgage loans totaling \$837.0 million in this assessment area during the review period. As a result no meaningful conclusions could be reached regarding the bank's lending performance in this assessment area.

## **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 institution'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).

## SUMMARY OF RATINGS FOR RATED AREAS

<b>Rated Area</b>	<b>Rating</b>
GEORGIA	SATISFACTORY
FLORIDA	SATISFACTORY

## 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 institution under the requirements of the Community Reinvestment Act.

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Branches of First Port City Bank

### Georgia Branches

#### Main Branch:

Opened 10/7/1974  
400 West Shotwell Street  
P O Box 1070  
Bainbridge, GA 39818  
Phone: 229.246.6200  
Fax: 229.248.2709  
Telephone Banking:  
866.323.3664  
Hours:  
Monday – Thursday 9:00 am  
– 4:30 pm  
(Drive Thru Opens at 8:30)  
Friday: 9:00 am – 5:30 pm  
(Drive Thru opens at 8:30)  
ATM: 1  
Geo Code: 13 087 9703.01  
MSA: N/A  
Moderate census tract (2022)

#### Southside Branch:

Opened: 9/21/2005  
1410 Tallahassee Highway  
P O Box 1070  
Bainbridge, GA 39818  
Phone: 229.246.6200  
Fax: 229.246.7346  
Telephone Banking:  
866.323.3664  
Hours:  
Monday – Thursday 9:00 am  
– 4:30 pm  
(Drive Thru opens at 8:30)  
Friday: 9:00 am – 5:30 pm  
(Drive Thru opens at 8:30)  
ATM: 1  
Geo Code: 13 087 9703.01  
MSA: N/A  
Moderate census tract (2022)

#### Donalsonville Branch:

Opened: 7/19/2021  
208 E 3<sup>rd</sup> Street  
P O Box 1070  
Donalsonville, GA 39845  
Phone: 229.524.1106  
Fax: 229.524.6656  
Telephone Banking:  
866.323.3664  
Hours:  
Monday – Thursday 9:00 am  
– 4:30 pm  
(Drive Thru opens at 8:30)  
Friday: 9:00 am – 5:30 pm  
(Drive Thru opens at 8:30)  
ATM: 1 (Accepts Deposits)  
Geocode: 13 253 2002.00  
Moderate census tract (2022)  
MSA: N/A

#### Previous address:

201 S Woolfork Street  
Donalsonville, GA 39845  
Opened: 10/2/2019  
Closed: 7/19/2021

## **Florida Branches**

### **Yulee Branch**

Opened: 6/12/2019

463781 SR 200

Yulee, FL 32097

Phone: 904.875.6177

Fax: 904.225.8071

Telephone Banking: 866.323.3664

Hours: Monday – Thursday 9:00 am – 4:30 pm

(Drive Thru opens at 8:30)

Friday 9:00 am – 5:30 pm

(Drive Thru opens at 8:30)

ATM: 1 (Accepts Deposits)

Geo Code: 12 089 0503.06

MSA: Jacksonville, FL

Middle census tract (2022)

### **Fernandina Branch (Full Service & SBA Office):**

Opened: 10/7/2019

1890 South 14<sup>th</sup> Street, Building 200

Fernandina Beach, FL 32034

Phone: 604.557.9355

Fax: 904.432.86009

Telephone Banking: 866.323.3664

Hours: Monday – Thursday 9:00 am – 4:30 pm

(Drive Thru opens at 8:30)

Friday: 9:00 am – 5:30 pm

(Drive Thru opens at 8:30)

ATM: 1 (Accepts Deposits)

MSA: Jacksonville

Geo code: 12 089 0501.04

Upper income census tract (2022)

## Products and Services Offered by First Port City Bank

### Loans and Mortgages:

#### Consumer Loans:

- Home Mortgage Loans
- Mobile Home Loans
- Home Improvement Loans
- Home Equity Loans (open-end and closed-end)
- New & Used Auto Loans
- Personal Term Loans
- Ready Reserve Lines of Credit
- Boat and Watercraft Loans
- RV Loans
- Construction Loans
- Credit Cards

#### Business Loans:

- Commercial Real Estate Loans
- Equipment Loans
- Business Lines of Credit
- Business Term Loans
- Agricultural Loans
- Small Business Administrative Loans (SBA)
- US Department of Agriculture Loans (USDA)
- Construction Loans
- Business Credit Cards

#### **Deposit Products:**

##### Consumer Checking Accounts:

- \*Kasasa Cash Checking
- \*\*Kasasa Cash Back Checking
- \*\*Kasasa Tunes Checking
- Port City Checking
- Courtesy Checking

\*Replaced with Port City Rewards Interest Checking 4/1/2024

\*\*Replaced with Port City Rewards Checking 4/1/2024

##### Consumer Savings Accounts:

- \*Kasasa Cash Saver
- \*Kasasa Cash Back Saver
- Statement Savings
- Christmas Club
- Money Market
- Certificate of Deposits (various terms)
- Individual Retirement Accounts (IRA)
- Health Savings (HAS)
- CDARS Certificates of Deposit
- ICS Money Market Accounts

\*Replaced with Port City Savings 4/1/2024

##### Business Savings Accounts

- Business Statement Savings
- Business Money market
- Business Certificate of Deposit (various terms)
- Business Retirement Accounts
- CDARs Certificates of Deposit
- ICS Money Market Accounts

### Account Services

- Digital banking
- Online Banking
- Auto Alerts
- Round Up Savings Program

### Business Services

- Cash Management
- Merchant Card Services
- Remote Deposit Capture
- Mobile Deposit Capture
- Positive Pay
- ACH Origination
- Safe Deposit Boxes
- Courier Services
- Online and Mobile Bank
- Electronic Bill Pay – Coming in 2024

### Additional Services

- Visa Debit card
- ATM cards
- Telephone Banking
- Direct Deposit
- Wire Transfers
- Mobile Deposit Capture
- Electronic Bill Pay
- Night Depository
- Safe Deposit Boxes
- Savings Bond Redemption
- Notary Public Services
- Coin Counting
- Cashier's Checks
- Personal Credit Cards
- Business Credit Cards
- Financial Counseling and Education
- Banzai Educational Portal
- Credit Card Cash Advances



## Limits and Fees Schedule

Georgia Markets Limits & Fees Schedule





## IMPORTANT ACCOUNT INFORMATION

### LIMIT AND FEES SCHEDULE

**Limits and Fees** – The following fees may be assessed against your account and the following transaction limits, if any, apply to your account.

Account Activity Printout, per page.....	\$2.00
Account balancing assistance, per hour (1/2 hour minimum).....	\$25.00
Account Closed within 90 days of opening.....	\$25.00
Account research, per hour (1/2 hour minimum) .....	\$25.00
ATM transactions using ( Visa Check-ATM/debit Card) per day limit.....	\$500.00
Cashier's check, each.....	\$5.00
Check cashing for non-customers (4%).....	\$30.00
Check printing ( Fee depends on style of checks ordered).....	varies
Collections Items, per item.....	\$20.00
Counter checks, per check ( limit 12 per month) .....	\$0.20
Daily balance reporting, (non-consumer), per month.....	\$25.00
Deposit Item Return Charge, per item.....	\$4.00
Dormant account fee, per month.....	\$5.00
Employee Phone Transfer Fee.....	\$3.00
Fax services, per page.....	\$1.00
Garnishments, per written order.....	\$50.00
Internet Banking plus Bill pay, per month.....	No Charge
Levies, per written order.....	\$50.00
Night Depository bags, per bag.....	\$25.00
Overdraft Fee*.....	\$32.00
Overdraft Protection, per transfer (will appear on your statement as "O/D Protctn Tsfr Fee").....	\$2.00
Per File (Batch) Origination Fee.....	\$5.00

Photocopies, per item.....	\$0.25
Point-of sale (Visa Check Card-Debit Card) per day limit.....	\$1000.00
Proof corrections, per item.....	\$1.00
Replace ATM/Debit card, per card.....	\$6.00
Returned Item Fee*.....	\$32.00
Statement reprint (copy), per statement .....	\$5.00
Stop payment, all items, each.....	\$32.00
Wire transfer (incoming/outgoing).....	\$18.00
Wire transfer International (outgoing).....	\$43.00

\*Fee can be created by check, in-person withdrawal, or other electronic means. Returned items may be re-presented for payment. Re-presented items that are returned may be assessed a fee for each return. If a previously returned item is re-presented and paid overdraft, an overdraft fee may be charged.

### **SAFE DEPOSIT BOX RENTALS\***

\*subject to availability

Additional Terms: Safe deposit box contents are NOT insured by the FDIC any Federal government agency or the bank.

Safe Deposit box ( 3 X 5 ), per year.....	\$25.00
Safe Deposit box ( 5 X 5 ), per year.....	\$30.00
Safe Deposit box ( 3 X 10 ), per year.....	\$35.00
Safe deposit box ( 5 X 10 ), per year.....	\$45.00
Safe deposit box ( 10 X 10 ), per year.....	\$70.00
Safe deposit box lost key fee, per box.....	\$25.00
Safe deposit drilling fee, per box (locksmith charge).....	Up To \$250.00
1099 & 1098 Reprints, per statement.....	\$5.00



## Limits and Fees Schedule

Florida Markets Limits & Fees Schedule



## IMPORTANT ACCOUNT INFORMATION

### LIMIT AND FEES SCHEDULE

**Limits and Fees** – The following fees may be assessed against your account and the following transaction limits, if any, apply to your account.

Account Activity Printout, per page.....	\$2.00
Account balancing assistance, per hour (1/2 hour minimum).....	\$25.00
Account Closed within 90 days of opening.....	\$25.00
Account research, per hour (1/2 hour minimum) .....	\$25.00
ATM transactions using ( Visa Check-ATM/debit Card) per day limit.....	\$500.00
Cashier's check, each.....	\$5.00
Check cashing for non-customers (4%).....	\$30.00
Check printing ( Fee depends on style of checks ordered).....	varies
Collections Items, per item.....	\$20.00
Counter checks, per check ( limit 12 per month) .....	\$0.20
Daily balance reporting, (non-consumer), per month.....	\$25.00
Deposit Item Return Charge, per item.....	\$4.00
Dormant account fee, per month.....	\$5.00
Employee Phone Transfer Fee.....	\$3.00
Fax services, per page.....	\$1.00
Garnishments, per written order.....	\$50.00
Internet Banking plus Bill pay, per month.....	No Charge
Levies, per written order.....	\$50.00
Night Depository bags, per bag.....	\$25.00
Overdraft Fee* .....	\$32.00
Overdraft Protection, per transfer (will appear on your statement as "O/D Protctn Tsfr Fee").....	\$2.00
Per File (Batch) Origination Fee.....	\$5.00

Photocopies, per item.....	\$0.25
Point-of sale (Visa Check Card-Debit Card) per day limit.....	\$1000.00
Proof corrections, per item.....	\$1.00
Replace ATM/Debit card, per card.....	\$6.00
Returned Item Fee*.....	\$32.00
Statement reprint (copy), per statement .....	\$5.00
Stop payment, all items, each.....	\$32.00
Wire transfer (incoming/outgoing).....	\$18.00
Wire transfer International (outgoing).....	\$43.00

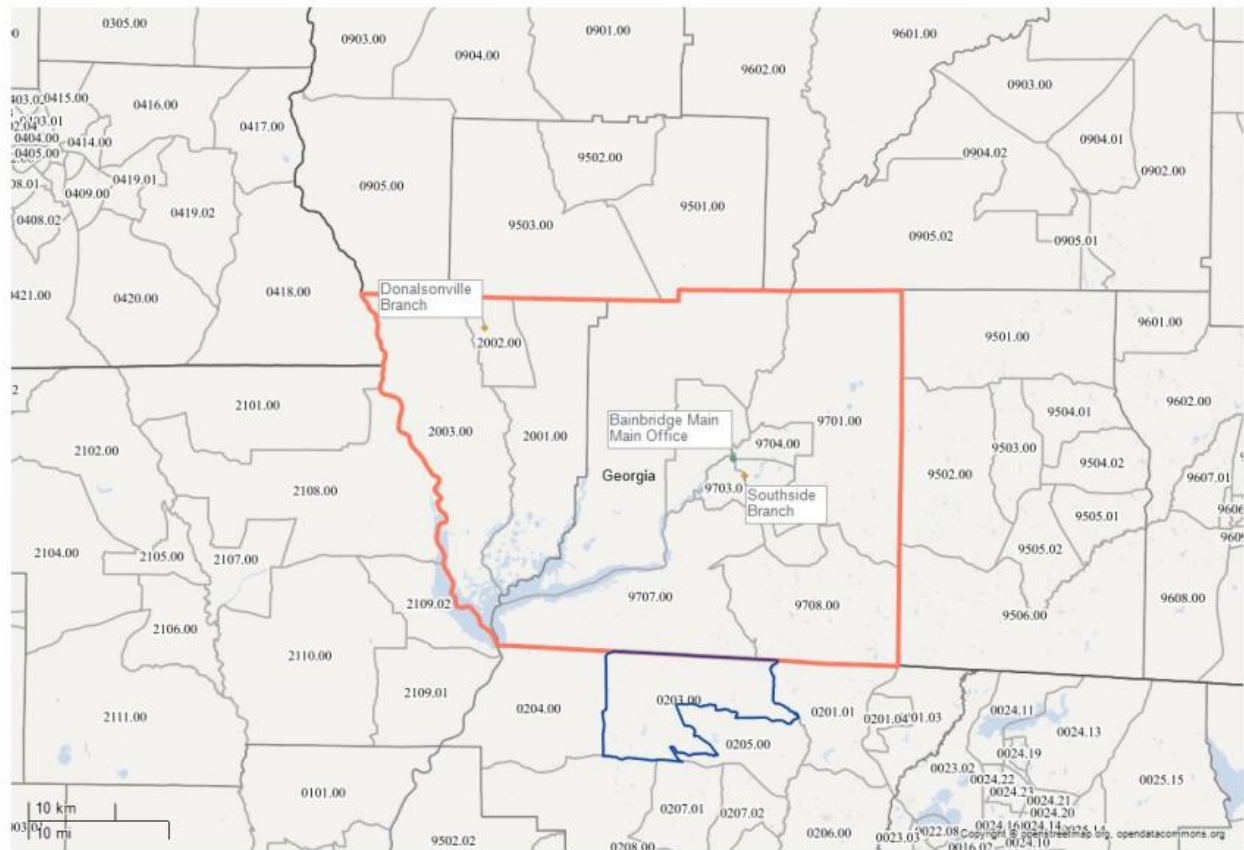
\*Fee can be created by check, in-person withdrawal, or other electronic means. Returned items may be re-presented for payment. Re-presented items that are returned may be assessed a fee for each return. If a previously returned item is re-presented and paid in overdraft, an overdraft fee may be charged.

### **SAFE DEPOSIT BOX RENTALS\***

\*subject to availability

Additional Terms: Safe deposit box contents are NOT insured by the FDIC any Federal government agency or the bank.

Safe Deposit box ( 3 X 5 ), per year.....	\$30.00
Safe Deposit box ( 3 X 10 ), per year.....	\$45.00
Safe deposit box ( 5 X 10 ), per year.....	\$60.00
Safe deposit box ( 10 X 10 ), per year.....	\$100.00
Safe deposit box lost key fee, per box.....	\$25.00
Safe deposit drilling fee, per box (locksmith charge).....	Up To \$250.00
1099 & 1098 Reprints, per statement.....	\$5.00



## First Port City Bank

Florida Assessment Area - Nassau County



## Demographics of Geographies Within the Bank's Assessment Areas

### 2023 FFIEC Census Report - Summary Census Demographic Information

State: 13 - GEORGIA (GA)

County: 087 - DECATUR COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
13	087	9701.00	Middle	Yes*	99.53	\$69,100	\$68,775	\$55,709	3361	29.52	992	937	1559
13	087	9702.00	Upper	No	132.44	\$69,100	\$91,516	\$74,129	2749	28.99	797	735	1261
13	087	9703.01	Moderate	No	61.21	\$69,100	\$42,296	\$34,263	3283	63.30	2078	481	1083
13	087	9703.02	Moderate	No	77.96	\$69,100	\$53,870	\$43,637	4237	56.12	2378	681	1299
13	087	9704.00	Moderate	No	79.27	\$69,100	\$54,776	\$44,367	5231	67.04	3507	915	2229
13	087	9706.00	Upper	No	120.48	\$69,100	\$83,252	\$67,434	6389	48.19	3079	1051	2164
13	087	9707.00	Middle	Yes*	85.76	\$69,100	\$59,260	\$48,000	1805	36.51	659	593	1108
13	087	9708.00	Middle	Yes*	104.13	\$69,100	\$71,954	\$58,281	2312	69.07	1597	539	1009
13	087	9999.99	Middle	No	90.51	\$69,100	\$62,542	\$50,658	29367	51.37	15087	5932	11712

### 2023 FFIEC Census Report - Summary Census Demographic Information

State: 13 - GEORGIA (GA)

County: 253 - SEMINOLE COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
13	253	2001.00	Middle	Yes*	87.95	\$69,100	\$60,773	\$49,228	3090	17.38	537	908	2004
13	253	2002.00	Moderate	No	54.60	\$69,100	\$37,729	\$30,560	3452	61.73	2131	673	1469
13	253	2003.00	Middle	Yes*	104.31	\$69,100	\$72,078	\$58,385	2605	33.09	862	638	1212
13	253	9999.99	Moderate	No	78.65	\$69,100	\$54,347	\$44,023	9147	38.59	3530	2219	4685



2023 FFIEC Census Report - Summary Census Demographic Information  
State: 12 - FLORIDA (FL)  
County: 089 - NASSAU COUNTY



State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
12	089	0501.02	Middle	No	114.65	\$93,100	\$106,739	\$87,750	2985	11.22	335	1270	1836
12	089	0501.03	Moderate	No	66.04	\$93,100	\$61,483	\$50,547	3599	36.95	1330	955	1637
12	089	0501.04	Upper	No	139.39	\$93,100	\$129,772	\$106,685	3209	9.38	301	1423	1768
12	089	0502.01	Upper	No	266.75	\$93,100	\$248,344	\$204,167	2169	3.87	84	888	1174
12	089	0502.03	Upper	No	133.75	\$93,100	\$124,521	\$102,375	3898	9.36	365	1429	2188
12	089	0502.04	Upper	No	164.67	\$93,100	\$153,308	\$126,039	3412	16.85	575	1021	1286
12	089	0502.05	Upper	No	150.27	\$93,100	\$139,901	\$115,014	3705	9.20	341	1539	2156
12	089	0503.04	Middle	No	104.83	\$93,100	\$97,597	\$80,240	6447	17.28	1114	1588	2203
12	089	0503.05	Unknown	No	0.00	\$93,100	\$0	\$0	1221	12.86	157	301	514
12	089	0503.06	Middle	No	85.35	\$93,100	\$79,461	\$65,327	8152	23.71	1933	2072	2760
12	089	0503.07	Middle	No	112.17	\$93,100	\$104,430	\$85,852	5322	26.36	1403	1167	1379
12	089	0503.08	Upper	No	157.81	\$93,100	\$146,921	\$120,789	6179	15.34	948	2034	2259
12	089	0503.09	Upper	No	165.98	\$93,100	\$154,527	\$127,039	6162	16.28	1003	1768	2397
12	089	0503.10	Upper	No	158.25	\$93,100	\$147,331	\$121,125	5902	20.55	1213	1580	1587
12	089	0504.01	Middle	No	93.01	\$93,100	\$86,592	\$71,193	3354	12.22	410	741	1325
12	089	0504.02	Middle	No	102.61	\$93,100	\$95,530	\$78,542	2430	13.50	328	745	957
12	089	0504.03	Moderate	No	73.16	\$93,100	\$68,112	\$55,995	3223	9.93	320	1016	1452
12	089	0505.04	Middle	No	105.66	\$93,100	\$98,369	\$80,875	4093	8.89	364	1384	1765
12	089	0505.05	Moderate	No	58.07	\$93,100	\$54,063	\$44,452	4974	12.67	630	1576	1955
12	089	0505.06	Middle	No	117.27	\$93,100	\$109,178	\$89,760	3292	13.61	448	987	1148
12	089	0505.07	Middle	No	84.27	\$93,100	\$78,455	\$64,500	2095	15.94	334	732	872
12	089	0505.08	Middle	No	97.01	\$93,100	\$90,316	\$74,250	1911	8.69	166	583	675
12	089	0505.09	Middle	No	89.86	\$93,100	\$83,660	\$68,782	2618	16.54	433	645	1017
12	089	9900.00	Unknown	No	0.00	\$93,100	\$0	\$0	0	0.00	0	0	0

Distressed and underserved census tracts:

- Decatur County, GA: 9701.00, 9707.00, 9708.00
- Seminole County, GA: 2001.00, 2003.000

## Loans to Deposits Ratios

Loans to Deposits Ratios			
Qtr	Total Deposits	Net Loans & Leases	Loans to Deposits Ratio
4th Qtr 2021	\$ 362,331.00	\$ 262,468.00	72.44%
1st Qtr 2022	\$ 379,751.00	\$ 284,077.00	74.81%
2nd Qtr 2022	\$ 377,946.00	\$ 305,225.00	80.76%
3rd Qtr 2022	\$ 367,746.00	\$ 310,339.00	84.39%
4th Qtr 2022	\$ 386,329.00	\$ 326,965.00	84.63%
1st Qtr 2023	\$ 396,109.00	\$ 328,015.00	82.81%
2nd Qtr 2023	\$ 392,986.00	\$ 339,959.00	86.51%
3rd Qtr 2023	\$ 424,525.00	\$ 368,010.00	86.69%
4th Qtr 2023	\$ 438,592.00	\$ 391,003.00	89.15%

