



PUBLIC DISCLOSURE

August 8, 2022

**COMMUNITY REINVESTMENT ACT
PERFORMANCE EVALUATION**

First National Bank of Bastrop
Charter Number: 4093
489 Hwy 71 West
Bastrop, TX 78602

Office of the Comptroller of the Currency
San Antonio Office
10001 Reunion Place
Suite 250 San Antonio, TX 78216

NOTE: 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, and should not 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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Overall CRA Rating

Institution's CRA Rating: This institution is rated **Satisfactory**

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

The major factors that support this rating include:

- The loan-to-deposit (LTD) ratio is reasonable.
- A majority of loans are inside the bank's assessment area (AA).
- The distribution of loans across geographies of different income levels is reasonable.
- The distribution of loans to individuals of different income levels and to businesses of different sizes is excellent.
- Community development (CD) activities, particularly CD lending, demonstrates excellent responsiveness to AA needs.
- There were no Fair Lending or CRA-related complaints during the evaluation period.

Loan-to-Deposit Ratio

Considering the bank's size, financial condition, and credit needs of the AA, the bank's LTD ratio is reasonable.

The quarterly average LTD ratio is reasonable, reflecting good performance. First National Bank of Bastrop's (FNB) quarterly average LTD ratio for the 12 quarters since the prior CRA evaluation is 60 percent, which is slightly below the LTD ratio of 65 percent during the previous CRA evaluation. Quarterly LTD ratios have ranged from a high of 68 percent on December 31, 2019, to a low of 48 percent on September 30, 2021. Loan originations have remained strong totaling \$164 million at year-end 2021, but the LTD has steadily declined from 60 percent on December 31, 2020. This is attributed to higher deposit growth which has outpaced loan growth. The pandemic, customer "flight" to safety, and strong economic growth within the Austin-Round Rock-Georgetown Metropolitan Statistical Area (MSA) are the primary drivers for deposit growth.

Our analysis compared FNB to five similarly situated institutions (SSIs). The quarterly average LTD ratio for these institutions is 70 percent, ranging from an average low of 38 percent to a high of 87 percent. Although FNB's average LTD ratio is less than the average ratio of SSIs, it is reasonable when considering the bank's market share, size, and competition within the Austin-Round Rock-Georgetown MSA.

Lending in Assessment Area

A majority of the bank's loans are inside its AA.

The bank originated and purchased 68 percent of its total loans inside its AA during the evaluation period. This analysis is performed at the bank, rather than the AA, level. FNB did not have any affiliate lending activities included in this assessment.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollar Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage	430	65.1	231	34.9	661	78,189	61.5	49,018	38.5	127,207
Consumer	55	91.7	5	8.3	60	354	95.2	18	4.8	372
Commercial	43	71.7	17	28.3	60	5,758	53.3	5,051	46.7	10,809
Total	528	67.6	253	32.4	781	84,301	60.9	54,087	39.1	138,388

Description of Institution

FNB is a full-service, single-state community bank headquartered in Bastrop, Texas. The bank is wholly owned by its holding company, Bastrop Bancshares. There are no other subsidiaries or related organizations. During the evaluation period, FNB did not engage in any mergers or acquisitions, nor has the bank opened or closed any branch offices.

FNB's only rating area is Texas. The bank has one AA which includes six full-service branches all located within Bastrop County. Each branch has an automated teller machine (ATM), two of which accept deposits (both in the City of Bastrop). The bank offers traditional products and services such as checking accounts, savings accounts, certificates of deposit, and consumer and commercial loans. The bank also offers a 24-hour telephone banking system for transaction verifications and transfers between accounts, as well as internet and mobile banking with Bill Pay.

As of December 31, 2021, FNB reported total assets of \$892 million. Tier 1 capital totaled \$77 million, resulting in a tier 1 leverage ratio of 8.65 percent. Loans totaled \$421 million and represented 47 percent of total assets. Of the \$421 million in loans, \$231 million or 55 percent are commercial, \$120 million or 29 percent are residential real estate, \$59 million or 14 percent are farmland and agriculture, and \$11 million or 3 percent are consumer loans. Although the dollar volume of consumer lending is minimal those credits make up 63 percent of the portfolio by number of loans.

In response to the Coronavirus Aid, Relief, and Economic Security Act or CARES Act established in 2020, FNB participated in the Small Business Administration's Paycheck Protection Program (PPP). These loans were designed to provide a direct incentive for small businesses to keep their workers on payroll during the COVID pandemic. The bank originated 430 PPP loans totaling \$27 million, between 2020 and 2021 benefitting approximately 3,700 individuals. Some of these loans also qualified as CD loans and are further discussed under the Community Development Test.

Based on the bank's financial condition, size, product offerings, and branch network, there are no legal, financial, or other factors that inhibit FNB's ability to help meet credit needs within its AA. The prior performance evaluation dated September 9, 2019, assigned an overall "Satisfactory" rating to FNB's CRA performance.

Scope of the Evaluation

Evaluation Period/Products Evaluated

We evaluated FNB utilizing the Intermediate Small Bank examination procedures which includes Lending and CD tests. The evaluation period covered loans and CD activities originating from January 1, 2019, through December 31, 2021. We tested mortgage loan data reported under the Home Mortgage Disclosure Act (HMDA) from 2019 through 2021 to verify accuracy of reported data and found the data reliable for use in this evaluation.

To evaluate lending performance, we used the HMDA data and selected a random sample of 43 small business and 55 non-mortgage consumer loans. We evaluated CD loans, investments, and services for the CD test. For the geographic and borrower distribution analysis, we compared the bank's lending performance to 2015 American Community Survey (ACS) census data, which was effective January 2017. For analysis of small business loans, we compared the FNB's performance with 2020 data from Dunn & Bradstreet (D&B). We also considered 2021 aggregate HMDA and small business CRA loan data in our analysis.

Selection of Areas for Full-Scope Review

In each state where the bank has an office, one or more of AAs within that state was selected for a full-scope review. For purposes of this evaluation, bank delineated AAs located within the same metropolitan statistical area (MSA), multistate metropolitan statistical area (MMSA), or combined statistical area (CSA) are combined and evaluated as a single AA. Similarly, bank delineated non-MSA AAs within the same state are combined and evaluated as a single area. These combined AAs may be evaluated as full- or limited-scope. Refer to the "Scope" section under the State Rating for details regarding how full-scope AAs were selected. Refer to appendix A, Scope of Examination, for a list of full- and limited-scope AAs.

FNB only has one AA, which represents a portion of the Austin-Round Rock-Georgetown MSA. We performed a full scope review for this AA.

Ratings

FNB only has locations in Texas and the overall rating is limited to the state of Texas. Refer to the "Scope" section under the State Rating Section for details regarding how the areas and lending products were weighted in arriving at the respective ratings.

Discriminatory or Other Illegal Credit Practices Review

Pursuant to 12 CFR 25.28(c) in determining a national bank's CRA rating, the OCC considers evidence of discriminatory or other illegal credit practices in any geography by the bank, or in any AA by an affiliate whose loans have been considered as part of the bank's lending performance. As part of this evaluation process, the OCC consults with other federal agencies with responsibility for compliance with the relevant laws and regulations, including the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau, as applicable.

The OCC has not identified that this institution has engaged in discriminatory or other illegal credit practices that require consideration in this evaluation.

The OCC will consider any information that this institution engaged in discriminatory or other illegal credit practices, identified by, or provided to the OCC before the end of the institution's next performance evaluation in that subsequent evaluation, even if the information concerns activities that occurred during the evaluation period addressed in this performance evaluation.

State Rating

State of Texas

CRA rating for the State of Texas: Satisfactory

The Lending Test is rated: Satisfactory

The Community Development Test is rated: Outstanding

The major factors that support this rating include:

- The bank's LTD ratio is reasonable.
- A majority of the bank's loans are inside its AA.
- The bank has a reasonable distribution of loans by income level of geographies in the AA.
- The bank has an excellent distribution of loans to individuals of different income levels and to businesses of different sizes.
- CD activities, particularly CD lending, demonstrates excellent responsiveness to AA needs.
- There were no Fair Lending or CRA-related complaints during the evaluation period.

Description of Institution's Operations in Texas

The bank has one AA which includes six full-service branches located within the cities of Bastrop, Elgin, and Smithville. All branches are located within Bastrop County and each branch has an ATM. The bank offers traditional products and services such as checking accounts, savings accounts, certificates of deposit, and consumer and commercial loans. The bank also offers 24-hour telephone banking for transaction verifications and transfers between accounts, as well as internet and mobile banking services with bill pay and online cash management services for business customers.

FNB Bastrop AA

The bank's AA includes all of Bastrop County along with bordering census tracts (CTs) in Travis County (seven) and Williamson County (one). The AA does not contain any low-or-upper income tracts. All CTs in the AA are designated as either moderate-or middle-income geographies. The AA meets regulatory requirements and does not arbitrarily exclude low- or moderate-income geographies. FNB's AA is part of the Austin-Round Rock-Georgetown MSA.

The June 30, 2021, FDIC Market Share report indicates that 10 financial institutions operate in Bastrop County where FNB's branches are located. FNB ranks first in the deposit market share with 47 percent of the market and \$762 million in deposits. The competition in the FNB Bastrop AA includes large, regional, and community banks. The 2021 FDIC Market Share reports for all of Bastrop, Travis, and Williamson counties show very strong competition in the adjacent metropolitan area with 62 institutions operating in this market. FNB has only 1.31% of this larger deposit market share.

According to Moody's Analytics in August 2022, The Austin-Round Rock-Georgetown MSA economy is strong, with employment rising at nearly twice the national rate during the past year. Core professional services are leading the way with double-digit growth year over year. Since April 2021, more than 150 companies have notified the Austin Chamber of Commerce of expansion or relocation plans and the vast majority of them are high-tech-related. Leading employers and industries in the MSA include technology,

higher education, and healthcare related businesses. Dell, Samsung Austin Semiconductor, Apple, and IBM employ approximately 35,000 people. The University of Texas and Texas State University, employ at least 32,000, and large hospitals such as Seton and St. David's employ approximately 21,000.

The Moody's report also reflects that the cost of living and housing affordability for the area is relatively high for Texas. The median home price has steadily increased since the last performance evaluation period. Federal Housing Finance Agency (FHFA) home price indicators in the Moody's Report increased from \$319 thousand in 2018 to \$454 thousand in 2021.

Community Contacts

We evaluated community credit needs and development opportunities by reviewing recent housing and demographic information and reviewing four community contacts with organizations in the bank's AA. The community contacts were organizations which support business and economic development in Bastrop County, Williamson County, and the entire Austin-Round Rock-Georgetown MSA. Primary needs identified by contacts include small business loans, small business financial education, affordable housing, and home mortgage lending. Contacts indicated while there is strong competition in the AA, there are ample opportunities for commercial and mortgage lending. Contacts also mentioned that the PPP loan programs offered by local banks during the pandemic were responsive to small businesses.

Table A – Demographic Information of the Assessment Area						
Assessment Area: FNB Bastrop AA 2021						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	18	0.0	50.0	50.0	0.0	0.0
Population by Geography	129,999	0.0	46.7	53.3	0.0	0.0
Housing Units by Geography	47,781	0.0	45.2	54.8	0.0	0.0
Owner-Occupied Units by Geography	31,687	0.0	46.9	53.1	0.0	0.0
Occupied Rental Units by Geography	10,765	0.0	42.2	57.8	0.0	0.0
Vacant Units by Geography	5,329	0.0	41.7	58.3	0.0	0.0
Businesses by Geography	8,753	0.0	45.5	54.5	0.0	0.0
Farms by Geography	440	0.0	35.0	65.0	0.0	0.0
Family Distribution by Income Level	30,628	28.3	21.9	21.3	28.6	0.0
Household Distribution by Income Level	42,452	26.1	20.2	19.7	34.0	0.0
Median Family Income MSA - 12420 Austin-Round Rock-Georgetown, TX MSA		\$78,997	Median Housing Value			\$131,690
			Median Gross Rent			\$997
			Families Below Poverty Level			11.6%
<i>Source: 2015 ACS and 2020 D&B Data</i> <i>Due to rounding, totals may not equal 100.0%</i> <i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

Scope of Evaluation in Texas

We performed a full-scope review of the FNB Bastrop AA. Our analysis of lending activity focused on commercial lending, residential real estate, and non-mortgage consumer lending as they represent the primary lending products by dollar volume and total loans during the evaluation period. Our review weighted all three lending products equally.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN TEXAS

LENDING TEST

The bank's performance under the Lending Test in Texas is rated Satisfactory.

Conclusions for Area Receiving a Full-Scope Review

Based on a full scope review, the bank's lending performance in the state of Texas is reasonable.

Distribution of Loans by Income Level of the Geography

FNB's loan distributions exhibit reasonable geographic distributions in the state of Texas. As previously noted, the bank's AA does not include any low-income geographies or CTs.

Home Mortgage Loans

Refer to Table O in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

The geographic distribution of home mortgage loans is reasonable. The percentage of bank loans in moderate-income geographies is near to the percentage of owner-occupied housing units in the AA and near aggregate lending performance within the AA.

Small Loans to Businesses

Refer to Table Q in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's originations and purchases of small loans to businesses.

The geographic distribution of small loans to businesses is excellent. The percentage of bank loans in moderate-income geographies slightly exceeds both the percentage of businesses and aggregate lending in these geographies.

Consumer Loans

Refer to Table U in the state of Texas section of appendix D for the facts and data used to evaluate the geographic distribution of the bank's consumer loan originations and purchases.

The geographic distribution of consumer loans was poor. The percentage of bank loans in moderate-income geographies was slightly below with the number of households in the AA. The poor performance can be attributed to a larger moderate-income population residing in the bordering Travis County geographies where the bank does not currently have a branch location. Competition from other lending institutions is also very strong within Travis County. FDIC deposit market share reports show 52 institutions just in Travis County. Aggregate lender data was not available for review on consumer lending.

Lending Gap Analysis

During our analysis, we did not identify any unexplained or conspicuous gaps in the bank's loan distributions.

Distribution of Loans by Income Level of the Borrower

The bank has an excellent distribution of loans to individuals of different income levels and to businesses of different sizes, given the product lines offered by the bank.

Home Mortgage Loans

Refer to Table P in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The distribution of home mortgage loans to borrowers of different income levels is excellent. The percentage of bank loans to low-income borrowers is below the percentage of families in the AA; however, the bank exceeds performance of aggregate lending. The percentage of bank loans to moderate-income borrowers is exceeds both the percentage of families and aggregate lending performance within the AA.

For borrower distribution, we placed more weight on the bank's performance as compared to aggregate data when considering the performance context. As previously mentioned, increasing housing prices in the AA have created challenges to home ownership for low-and moderate-income individuals.

Small Loans to Businesses

Refer to Table R in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's originations and purchases of small loans to businesses.

The distribution of small loans to businesses is excellent. The percentage of bank loans to businesses with annual revenues of \$1 million or less significantly exceeds aggregate lending data AA and is near to the percentage of businesses within the AA.

Consumer Loans

Refer to Table V in the state of Texas section of appendix D for the facts and data used to evaluate the borrower distribution of the bank's consumer loan originations and purchases.

The distribution of consumer loans to borrowers of different income levels is excellent. The percentage of bank loans to low-income borrowers significantly exceeds the number of households in the AA. Additionally, the percentage of bank loans to moderate-income borrowers is above the percentage of households in the AA. Aggregate lender data was not available for review on consumer lending.

Responses to Complaints

There were no complaints related to FNB's CRA or fair lending performance during the evaluation period.

COMMUNITY DEVELOPMENT TEST

The bank's performance under the Community Development Test in the state of Texas is rated Outstanding.

Conclusions for Area Receiving a Full-Scope Review

Based on a full scope review, the bank has demonstrated excellent responsiveness to community development needs in the state of Texas through CD loans, qualified investments, and CD services when considering the bank's capacity, the need, and availability of CD opportunities in the bank's AA.

Number and Amount of Community Development Loans

The bank's responsiveness to AA needs through CD lending is excellent.

As reflected in the table below, FNB originated four CD loans in the AA totaling \$3 million. Two of these loans supported 66 affordable housing units, one small business loan generated 4 new full-time and 27 part-time positions in a moderate-income geography; and the remaining CD loan provided affordable housing for at least five special needs low-and moderate-income individuals.

Also, during 2020 in the early stages of the COVID-19 Pandemic, the bank made \$19 million in PPP loans, two of which also met the criteria for CD loans. The bank's PPP CD related loans to local businesses totaled \$2.7 million. These loans helped to stabilize the local economy, local businesses, and their employees. These loans supported jobs for about 360 employees. Also, during 2021, the bank made 148 additional CD related PPP loans in the AA totaling \$4.9 million. These loans qualified as CD loans under the OCC's 2020 CRA rules. The table below includes all qualifying CD loans during the evaluation period.

Community Development Loans				
Assessment Area	Total			
	#	% Of Total #	\$(000's)	% Of Total \$
FNB Bastrop AA	4	2.6%	\$3,093	28.8%
FNB Bastrop AA PPP Loans – 2020	2	1.3%	\$2,772	25.8%
FNB Bastrop AA PPP Loans – 2021	148	96.1%	\$4,879	45.4%
Total CD Loans	154	100.0%	\$10,744	100.0

Broader Statewide Area

FNB also made two additional CD loans totaling \$5.3 million outside of the bank's AA, but still within the Austin-Round Rock-Georgetown MSA. Although these loans are outside of the bank's AA, the loans support CD needs in adjacent local communities and help to support the regional economy. These loans helped to stabilize and revitalize low-and moderate-income communities by funding new multi-use retail developments and grocery stores in areas considered as Food Deserts by the U.S. Department of Agriculture.

Further, during 2021, 29 of the bank's PPP loans totaling \$2.5 million, also qualified as CD loans in counties surrounding the bank's AA. Approximately 91 percent of these loans were in Austin-Round Rock-Georgetown MSA.

Number and Amount of Qualified Investments

Qualified Investments										
Assessment Area	Prior Period*		Current Period		Total				Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	% Of Total #	\$(000's)	% of Total \$	#	\$(000's)
Investments	0	0	0	0	0	0.0	0	0	0	0
Donations	-	-	68	56	68	100.0	56	100.0	0	0

The bank did not have any qualified investments during the evaluation period; however, qualified donations to various organizations in the AA demonstrated responsiveness to AA needs.

During the evaluation period, the bank made 68 qualified donations totaling \$56 thousand across 29 organizations which serve low-and-moderate-income individuals and families. Noteworthy examples of contributions included \$9.5 thousand in donations to a local food pantry, \$8 thousand to a local family shelter and soup kitchen; \$3.8 thousand to a county emergency food pantry, and \$6 thousand to child protective services and the children's advocacy center.

Extent to Which the Bank Provides Community Development Services

The bank further demonstrated responsiveness to CD needs of its AA through CD services. During the evaluation period, 38 employees provided at least 351 hours of service to various organizations in the AA which support essential needs. Those organizations include but are not limited to the Bastrop County Food Pantry and Meals on Wheels. Bank employees provide financial expertise and leadership as directors, officers, and board members of these organizations. FNB officers and employees also work with local schools providing periodic financial literacy presentations, participating in career day events, and providing financial education and career information on bank tours.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, and loan products considered. FNB did not have any covered affiliate activities. The table also reflects the MSA(s) and non-MSA(s) (if any) that received comprehensive examination review, designated by the term “full-scope,” and those that received a less comprehensive review, designated by the term “limited-scope”.

Time Period Reviewed:	January 1, 2019 to December 31, 2021	
Bank Products Reviewed:	Home mortgage, small business, and consumer loans, Community development loans, qualified investments, and community development services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
N/A	N/A	N/A
List of Assessment Areas and Type of Examination		
Rating and Assessment Areas	Type of Exam	Other Information
State – Texas		
FNB Bastrop AA	Full Scope	The AA includes all of Bastrop County along with bordering CTs in Travis County (seven) and Williamson County (one)

Appendix B: Summary of MMSA and State Ratings

RATINGS First National Bank Bastrop			
Overall Bank:	Lending Test Rating*	CD Test Rating	Overall Bank/State Rating
First National Bank Bastrop	Satisfactory	Outstanding	Satisfactory
State:			
Texas	Satisfactory	Outstanding	Satisfactory

(*) The Lending Test and Community Development Test carry equal weight in the overall rating.

Appendix C: Definitions and Common Abbreviations

The following terms and abbreviations are used in this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. For example, a bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending (Aggt.): The number of loans originated and purchased by all reporting lenders (HMDA or CRA) in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the state/assessment area.

Census Tract (CT): A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tracts nest within counties, and their boundaries normally follow visible features, but may follow legal geography boundaries and other non-visible features in some instances, Census tracts ideally contain about 4,000 people and 1,600 housing units.

Combined Statistical Area (CSA): A geographic entity consisting of two or more adjacent Core Based Statistical Areas with employment interchange measures of at least 15. An employment interchange measure is a measure of ties between two adjacent entities. The employment interchange measure is the sum of the percentage of workers living in the smaller entity who work in the larger entity and the percentage of employment in the smaller entity that is accounted for by workers who reside in the larger entity.

Community Development (CD): Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet Small Business Administration Development Company or Small Business Investment Company programs size eligibility standards or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies, distressed or underserved nonmetropolitan middle-income geographies, or designated disaster areas.

Community Reinvestment Act (CRA): The statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its entire community, including LMI areas, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

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, other secured consumer loans, and other unsecured consumer loans.

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, which 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).

Full-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, 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 conduct 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, the disposition of the application (e.g., approved, denied, and withdrawn), the lien status of the collateral, any requests for preapproval, and loans for manufactured housing.

Home Mortgage Loans: A closed-end mortgage loan or an open-end line of credit as these terms are defined under 12 CFR 1003.2, and that is not an excluded transaction under 12 CFR 1003.3(c)(1) through (c)(10) and (c)(13).

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-Scope Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income Individual: Individual income that is less than 50 percent of the area median income.

Low Income Geography: A census tract with a median family income that is less than 50 percent.

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 state/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every five years and used to determine the income level category of geographies. The median is the point at which half of the families have income above, and half below, a range of incomes. Also, the median income determined by the Federal Financial Institutions Examination Council (FFIEC) annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above, and half below, a range of incomes.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Core Based Statistical Area that contains an urbanized population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as a core based statistical area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties 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 percent 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 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

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

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rating Area: A rated area is a state or multi-state metropolitan statistical 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 multi-state metropolitan statistical area, the institution will receive a rating for the multi-state metropolitan statistical area.

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

Small Loan(s) to Farm(s): 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 or are classified as loans to finance agricultural production and other loans to farmers.

Tier 1 Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

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

Appendix D: Tables of Performance Data

Content of Standardized Tables

A separate set of tables is provided for each state. All multistate metropolitan statistical areas, if applicable, are presented in one set of tables. References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the Lending Test tables, the following are applicable: (1) purchased are treated as originations; and (2) “aggregate” is the percentage of the aggregate number of reportable loans originated and purchased by all HMDA or CRA-reporting lenders in the MMSA/assessment area. Deposit data are compiled by the FDIC and are available as of June 30th of each year. Tables without data are not included in this PE.

The following is a listing and brief description of the tables included in each set:

- Table O. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents aggregate peer data for the years the data is available.
- Table P. Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MMSA/assessment area. The table also presents aggregate peer data for the years the data is available.
- Table Q. Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses that were originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) in those geographies. Because aggregate small business data are not available for geographic areas smaller than counties, it may be necessary to compare bank loan data to aggregate data from geographic areas larger than the bank’s assessment area.
- Table R. Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenue** - Compares the percentage distribution of the number of small loans (loans less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to: 1) the percentage distribution of businesses with revenues of greater than \$1 million; and 2) the percentage distribution of businesses for which revenues are not available. The table also presents aggregate peer small business data for the years the data is available.
- Table U. Assessment Area Distribution of Consumer Loans by Income Category of the Geography** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households in those geographies.

Table V. Assessment Area Distribution of Consumer Loans by Income Category of the Borrower
- Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of households by income level in each MMSA/assessment area.

Table O: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Geography																				2019-2021		
Assessment Area:	Total Home Mortgage Loans				Low-Income Tracts			Moderate-Income Tracts			Middle-Income Tracts			Upper-Income Tracts			Not Available-Income Tracts					
	#	\$	% Of Total	Overall Market	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate	% of Owner-Occupied Housing Units	% Bank Loans	Aggregate			
FNB Bastrop AA	430	78,189	100.0	8,903	0.0	0.0	0.0	46.9	43.0	51.1	53.1	57.0	48.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total	430	78,189	100.0	8,903	0.0	0.0	0.0	46.9	43.0	51.1	53.1	57.0	48.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0		

Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table P: Assessment Area Distribution of Home Mortgage Loans by Income Category of the Borrower																				2019-2021		
Assessment Area:	Total Home Mortgage Loans				Low-Income Borrowers			Moderate-Income Borrowers			Middle-Income Borrowers			Upper-Income Borrowers			Not Available-Income Borrowers					
	#	\$	% Of Total	Overall Market	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate	% Families	% Bank Loans	Aggregate			
FNB Bastrop AA	430	78,189	100.0	8,903	28.3	13.7	7.6	21.9	23.7	22.1	21.3	23.7	21.1	28.6	32.3	25.5	0.0	6.5	23.6			
Total	430	78,189	100.0	8,903	28.3	13.7	7.6	21.9	23.7	22.1	21.3	23.7	21.1	28.6	32.3	25.5	0.0	6.5	23.6			

Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data, 2021 HMDA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table Q: Assessment Area Distribution of Loans to Small Businesses by Income Category of the Geography																				2019-2021		
Assessment Area:	Total Loans to Small Businesses				Low-Income Tracts			Moderate-Income Tracts			Middle-Income - Tracts			Upper-Income - Tracts			Not Available-Income Tracts					
	#	\$	% Of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	Aggregate			
FNB Bastrop AA	43	5,758	100	2,491	0.0	0.0	0.0	45.5	48.8	43.2	54.5	51.2	56.8	0.0	0.0	0.0	0.0	0.0	0.0			
Total	43	5,758	100	2,491	0.0	0.0	0.0	45.5	48.8	43.2	54.5	51.2	56.8	0.0	0.0	0.0	0.0	0.0	0.0			

Source: 2021 D&B Data; 01/01/2019 - 12/31/2021 Bank Data; 2020 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table R: Assessment Area Distribution of Loans to Small Businesses by Gross Annual Revenues												2019-2021	
Assessment Area:	Total Loans to Small Businesses				Businesses with Revenues <= 1MM			Businesses with Revenues > 1MM		Businesses with Revenues Not Available			
	#	\$	% Of Total	Overall Market	% Businesses	% Bank Loans	Aggregate	% Businesses	% Bank Loans	% Businesses	% Bank Loans		
FNB Bastrop AA	43	5,758	100	2,491	90.1	88.4	35.6	2.9	11.6	7.0	0.0		
Total	43	5,758	100	2,491	90.1	88.4	35.6	2.9	11.6	7.0	0.0		

Source: 2020 D&B Data; 01/01/2019 - 12/31/2021 Bank Data; 2020 CRA Aggregate Data, "--" data not available.
Due to rounding, totals may not equal 100.0%

Table U: Assessment Area Distribution of Consumer Loans by Income Category of the Geography													2019-2021	
Assessment Area:	Total Consumer Loans			Low-Income Tracts		Moderate-Income Tracts		Middle-Income Tracts		Upper-Income Tracts		Not Available-Income Tracts		
	#	\$	% Of Total	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	
FNB Bastrop AA	55	354,016	100.0	0.0	0.0	45.7	36.4	54.3	63.6	0.0	0.0	0.0	0.0	
Total	55	354,016	100.0	0.0	0.0	45.7	36.4	54.3	63.6	0.0	0.0	0.0	0.0	

Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.
Due to rounding, totals may not equal 100.0%

Table V - Assessment Area Distribution of Consumer Loans by Income Category of the Borrower													2019-2021	
Assessment Area:	Total Consumer Loans			Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Not Available-Income Borrowers		
	#	\$	% Of Total	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	% Of Households	% Bank Loans	
FNB Bastrop AA	55	354,016	100.0	26.1	58.2	20.2	21.8	19.7	7.3	34.0	12.7	0.0	0	
Total	55	354,016	100.0	26.1	58.2	20.2	21.8	19.7	7.3	34.0	12.7	0.0	0	

Source: 2015 ACS; 01/01/2019 - 12/31/2021 Bank Data.
Due to rounding, totals may not equal 100.0%