HERITAGE LAND BANK, ACA

2023
Quarterly Report
First Quarter

For the Quarter Ended March 31, 2023

REPORT OF MANAGEMENT

The undersigned certify that we have reviewed this report, that it has been prepared in accordance with all applicable statutory or regulatory requirements, and that the information contained herein is true, accurate, and complete to the best of our knowledge and belief.

William M. Tandy, Chief Executive Officer

May 3, 2023

Kevin Sampson, Chairman, Board of Directors

May 3, 2023

Heath Gattis, Chief Financial Officer

May 3, 2023

First Quarter 2023 Financial Report

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HERITAGE LAND BANK, ACA
MANAGEMENT'S DISCUSSION AND ANALYSIS

The following commentary reviews the financial performance of the Heritage Land Bank, ACA (Agricultural Credit Association), referred to as the Association, for the quarter ended March 31, 2023. These comments should be read in conjunction with the accompanying financial statements and the December 31, 2022 Annual Report to Stockholders.

The Association is a member of the Farm Credit System (System), a nationwide network of cooperatively owned financial institutions established by and subject to the provisions of the Farm Credit Act of 1971, as amended, and the regulations of the Farm Credit Administration (FCA) promulgated thereunder.

The consolidated financial statements comprise the operations of the ACA and its wholly-owned subsidiaries. The consolidated financial statements were prepared under the oversight of the Association's audit committee.

Significant Events

The Association's board of directors is committed to returning earnings in the form of a cooperative dividend. In January 2023, the board of directors declared a cash cooperative dividend distribution of approximately $6.4 million from 2022 profits that was paid March 16, 2023. The cooperative dividend distribution equated to 100 basis points (1.0 percent). Since 2000, Heritage Land Bank has returned a total of $58.2 million in cash to borrowers.

Loan Portfolio

Total loans outstanding at March 31, 2023, including nonaccrual loans and sales contracts, were $666,321,175 compared to $669,320,338 at December 31, 2022, reflecting a decrease of 0.5 percent. Nonaccrual loans as a percentage of total loans outstanding were 0.01 percent at March 31, 2023, compared to 0.02 percent at December 31, 2022.

The Association recorded $13,400 in recoveries and no charge-offs for the quarter ended March 31, 2023, and $13,835 in recoveries and no charge-offs for the same period in 2022. The Association's allowance for credit losses on loans was 0.8 percent of total loans outstanding as of March 31, 2023, and December 31, 2022.

Risk Exposure

High-risk assets include nonaccrual loans, loans that are past due 90 days or more and still accruing interest, formally restructured loans, and other property owned. The following table illustrates the Association's components and trends of high-risk assets.

	March 31, 2023		December 31, 2022	
	Amount	**%**	Amount	%
Nonaccrual	**$ 94,132**	**100.0%**	$ 108,736	61.1%
Formally restructured	**-**	**0.0%**	69,313	38.9%
Total	**$ 94,132**	**100.0%**	$ 178,049	100.0%

Results of Operations

The Association had net income of $2,575,036 for the three months ended March 31, 2023, as compared to net income of $2,504,825 for the same period in 2022, reflecting an increase of 2.8 percent. Net interest income was $4,534,753 for the three months ended March 31, 2023, compared to $4,367,520 for the same period in 2022.

	Three Months Ended			
	March 31, 2023		March 31, 2022	
	Average Balance	**Interest**	Average Balance	Interest
Loans	**$ 670,527,658**	**$ 8,237,826**	$ 659,409,943	$ 7,243,376
Interest-bearing liabilities	**574,620,988**	**3,703,073**	567,781,636	2,875,856
Impact of capital	**$ 95,906,670**		$ 91,628,307	
Net interest income		**$ 4,534,753**		$ 4,367,520

	2023 Average Yield	2022 Average Yield
Yield on loans	**4.98%**	4.45%
Cost of interest-bearing liabilities	**2.61%**	2.05%
Interest rate spread	**2.37%**	2.40%
Net interest income as a percentage of average earning assets	**2.74%**	2.69%

	Three months ended: March 31, 2023 vs. March 31, 2022		
	Increase due to		
	Volume	**Rate**	**Total**
Interest income - loans	**$ 122,125**	**$ 872,325**	**$ 994,450**
Interest expense	**34,642**	**792,575**	**827,217**
Net interest income	**$ 87,483**	**$ 79,750**	**$ 167,233**

Interest income for the three months ended March 31, 2023 increased by $994,450, or 13.73 percent, from the same period of 2022, primarily due to increases in yields on earning assets. Interest expense for the three months ended March 31, 2023 increased by $827,217, or 28.76 percent, from the same period of 2022, primarily due to an increase in interest rates. Average loan volume for the first quarter of 2023 was $670,527,658, compared to $659,409,943 in the first quarter of 2022. The average net interest rate spread on the loan portfolio for the first quarter of 2023 was 2.37 percent, compared to 2.40 percent in the first quarter of 2022.

The Association's return on average assets for the three months ended March 31, 2023 was 1.52 percent, compared to 1.51 percent for the same period in 2022. The Association's return on average equity for the three months ended March 31, 2023 was 10.31 percent, compared to 10.41 percent for the same period in 2022.

Liquidity and Funding Sources

The Association secures the majority of its lendable funds from the Farm Credit Bank of Texas (the Bank), which obtains its funds through the issuance of System-wide obligations and with lendable equity. The following schedule summarizes the Association's borrowings.

	March 31, 2023	December 31, 2022
Note payable to the Bank	**$ 570,490,043**	$ 572,082,121
Accrued interest on note payable	**1,301,565**	1,206,494
Total	**$ 571,791,608**	$ 573,288,615

The Association operates under a general financing agreement (GFA) with the Bank. The current GFA is effective through September 30, 2023.The primary source of liquidity and funding for the Association is a direct loan from the Bank. The outstanding balance of $570,490,043 as of March 31, 2023, is recorded as a liability on the Association's balance sheet. The note carried a weighted average interest rate of 2.70 percent at March 31, 2023. The indebtedness is collateralized by a pledge of substantially all of the Association's assets to the Bank and is governed by the GFA. The slight decrease in note payable to the Bank and related accrued interest payable since December 31, 2022, is due to the Association's slight decrease in accrual loan volume. The Association's own funds, which represent the amount of the Association's loan portfolio funded by the Association's equity, were $95,071,060 at March 31, 2023. The maximum amount the Association may borrow from the Bank as of March 31, 2023, was $667,896,907 as defined by the GFA. The indebtedness continues in effect until the expiration date of the GFA, which is September 30, 2023, unless sooner terminated by the Bank upon the occurrence of an event of default, or by the Association, in the event of a breach of this agreement by the Bank, upon giving the Bank 30 calendar days' prior written notice, or in all other circumstances, upon giving the Bank 120 days' prior written notice.

Capital Resources

The Association's capital position increased by $839,441 at March 31, 2023, compared to December 31, 2022. The Association's debt as a percentage of members' equity was 5.75:1 as of March 31, 2023, compared to 5.81:1 as of December 31, 2022.

Farm Credit Administration regulations require the Association to maintain minimums for various regulatory capital ratios. New regulations became effective January 1, 2017, which replaced the previously required core surplus and total surplus ratios with common equity tier 1, tier 1 capital, and total capital risk-based capital ratios. The new regulations also added tier 1 leverage and unallocated retained earnings and equivalents (UREE) ratios. The permanent capital ratio continues to remain in effect, with some modifications to align with the new regulations. As of March 31, 2023, the Association exceeded all regulatory capital requirements.

Significant Recent Accounting Pronouncements

Refer to Note 1 – "Organization and Significant Accounting Policies" in this quarterly report for disclosures of recent accounting pronouncements which may impact the Association's consolidated financial position and results of operations and for critical accounting policies.

Relationship With the Farm Credit Bank of Texas

The Association's financial condition may be impacted by factors that affect the Bank. The financial condition and results of operations of the Bank may materially affect the stockholder's investment in the Association. The Management's Discussion and Analysis and Notes to Financial Statements contained in the 2022 Annual Report of Heritage Land Bank, ACA more fully describe the Association's relationship with the Bank.

The annual and quarterly stockholder reports of the Bank are available free of charge, upon request. These reports can be obtained by writing to Farm Credit Bank of Texas, Corporate Communications, P.O. Box 202590, Austin, Texas 78720, or by calling (512) 483-9204. The annual and quarterly stockholder reports for the Bank are also available on its website at *www.farmcreditbank.com.*

The Association's quarterly stockholder reports are also available free of charge, upon request. These reports can be obtained by writing to Heritage Land Bank, ACA, 4608 Kinsey Drive, Tyler, Texas 75703, or calling (903) 534-4975. The annual and quarterly stockholder reports for the Association are also available on its website at *www.heritagelandbank.com*. Copies of the Association's quarterly stockholder reports can also be requested by e-mailing *stephanie.davis@heritagelandbank.com*.

HERITAGE LAND BANK, ACA

CONSOLIDATED BALANCE SHEETS

	March 31, 2023 (unaudited)	December 31, 2022
ASSETS		
Cash	$ 9,390	$ 10,710
Loans	666,321,175	669,320,338
Less: allowance for credit losses on loans	5,518,925	5,505,525
Net loans	660,802,250	663,814,813
Accrued interest receivable	3,460,988	2,967,626
Investment in and receivable from the Farm Credit Bank of Texas:		
Capital stock	11,432,815	11,432,815
Other	1,350,402	311,967
Premises and equipment, net	6,449,835	5,903,709
Other assets	901,824	556,966
Total assets	$ 684,407,504	$ 684,998,606
LIABILITIES		
Note payable to the Farm Credit Bank of Texas	$ 570,490,043	$ 572,082,121
Advance conditional payments	12,591	17,402
Accrued interest payable	1,301,565	1,206,694
Drafts outstanding	13,805	51,765
Cooperative dividends payable	1,701,083	6,435,520
Other liabilities	9,512,072	4,668,200
Total liabilities	583,031,159	584,461,702
MEMBERS' EQUITY		
Capital stock and participation certificates	2,635,465	2,664,455
Unallocated retained earnings	98,648,441	97,778,405
Accumulated other comprehensive income	92,439	94,044
Total members' equity	101,376,345	100,536,904
Total liabilities and members' equity	$ 684,407,504	$ 684,998,606

The accompanying notes are an integral part of these consolidated financial statements.

HERITAGE LAND BANK, ACA

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(unaudited)

	Quarter Ended March 31, 2023	Quarter Ended March 31, 2022
INTEREST INCOME		
Loans	**$ 8,237,826**	$ 7,243,376
INTEREST EXPENSE		
Note payable to the Farm Credit Bank of Texas	**3,702,971**	2,875,849
Advance conditional payments	**102**	7
Total interest expense	**3,703,073**	2,875,856
Net interest income	**4,534,753**	4,367,520
PROVISION FOR CREDIT LOSSES ON LOANS	**-**	-
Net interest income after provision for credit losses on loans	**4,534,753**	4,367,520
NONINTEREST INCOME		
Income from the Farm Credit Bank of Texas:		
Patronage income	**1,151,053**	1,002,383
Loan fees	**36,088**	31,745
Refunds from Farm Credit System Insurance Corporation	**9,689**	78,225
Financially related services income	**236**	162
Gain on other property owned, net	**-**	644
Gain on sale of premises and equipment, net	**-**	48,284
Other noninterest income	**15,358**	22,461
Total noninterest income	**1,212,424**	1,183,904
NONINTEREST EXPENSES		
Salaries and employee benefits	**1,838,071**	1,961,760
Directors' expense	**83,312**	70,905
Purchased services	**114,717**	94,052
Travel	**79,413**	53,740
Occupancy and equipment	**311,807**	226,119
Communications	**28,704**	31,598
Advertising	**114,086**	79,070
Public and member relations	**154,584**	107,563
Supervisory and exam expense	**61,736**	58,931
Insurance Fund premiums	**273,870**	234,879
Other noninterest expense	**111,841**	127,982
Total noninterest expenses	**3,172,141**	3,046,599
NET INCOME	**2,575,036**	2,504,825
Other comprehensive income:		
Change in postretirement benefit plans	**(1,605)**	3,999
COMPREHENSIVE INCOME	**$ 2,573,431**	$ 2,508,824

The accompanying notes are an integral part of these consolidated financial statements.

HERITAGE LAND BANK, ACA

CONSOLIDATED STATEMENT OF CHANGES IN MEMBERS' EQUITY
(unaudited)

	Capital Stock/ Participation Certificates	Retained Earnings Unallocated	Accumulated Other Comprehensive Income (Loss)	Total Members' Equity
Balance at December 31, 2021	$ 2,717,525	$ 94,289,309	$ (310,037)	$ 96,696,797
Comprehensive income	-	2,504,825	3,999	2,508,824
Capital stock/participation certificates issued	108,360	-	-	108,360
Capital stock/participation certificates retired	(127,465)	-	-	(127,465)
Cooperative dividends:				
Cash	-	(916,156)	-	(916,156)
Balance at March 31, 2022	$ 2,698,420	$ 95,877,978	$ (306,038)	$ 98,270,360
Balance at December 31, 2022	$ 2,664,455	$ 97,778,405	$ 94,044	$ 100,536,904
Comprehensive income	-	2,575,036	(1,605)	2,573,431
Capital stock/participation certificates issued	47,890	-	-	47,890
Capital stock/participation certificates retired	(76,880)	-	-	(76,880)
Cooperative dividends:				
Cash	-	(1,705,000)	-	(1,705,000)
Balance at March 31, 2023	**$ 2,635,465**	**$ 98,648,441**	**$ 92,439**	**$ 101,376,345**

The accompanying notes are an integral part of these consolidated financial statements.

NOTE 1 — ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES:

The Heritage Land Bank, ACA (Agricultural Credit Association), referred to as the Association, is a member-owned cooperative that provides credit and credit-related services to or for the benefit of eligible borrowers/stockholders for qualified agricultural purposes. The Association serves the counties of Anderson, Angelina, Cherokee, Collin, Dallas, Henderson, Hunt, Nacogdoches, Panola, Rockwall, Rusk, Sabine, San Augustine, Shelby, Smith, and Tarrant in the state of Texas. The Association is a lending institution of the Farm Credit System (the System), which was established by Acts of Congress to meet the needs of American agriculture.

The accompanying unaudited consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the U.S. (GAAP) for interim financial information. Accordingly, they do not include all of the disclosures required by GAAP for annual financial statements and should be read in conjunction with the audited consolidated financial statements as of and for the year ended December 31, 2022, as contained in the 2022 Annual Report to Stockholders.

In the opinion of management, the accompanying consolidated financial statements contain all adjustments necessary for a fair presentation of the interim financial condition and results of operations and conform with GAAP, except for the inclusion of a statement of cash flows. GAAP require a business enterprise that provides a set of financial statements reporting both financial position and results of operations to also provide a statement of cash flows for each period for which results of operations are provided. In regulations issued by FCA, associations have the option to exclude statements of cash flows in interim financial statements. Therefore, the Association has elected not to include a statement of cash flows in these consolidated financial statements. These interim consolidated financial statements should be read in conjunction with the audited consolidated financial statements as of and for the year ended December 31, 2022, as contained in the 2022 Annual Report to Stockholders. The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates. The results of operations for interim periods are not necessarily indicative of the results to be expected for the full year ending December 31, 2023. Descriptions of the significant accounting policies are included in the 2022 Annual Report to Stockholders. In the opinion of management, these policies and the presentation of the interim financial condition and results of operations conform with GAAP and prevailing practices within the banking industry.

In March 2022, the Financial Accounting Standards Board (FASB) issued an update entitled, "Financial Instruments - Credit Losses: Troubled Debt Restructurings and Vintage Disclosures." The guidance eliminates the accounting guidance for troubled debt restructurings (TDRs) by creditors while enhancing disclosure requirements for certain loan refinancing and restructurings when a borrower is experiencing financial difficulty. The creditor will have to apply the guidance to determine whether a modification results in a new loan or a continuation of an existing loan. In addition to the TDR guidance, the update requires public business entities to disclose current period gross write-offs by year of origination for financing receivables and net investments in leases within the scope of the credit losses standard. These amendments became effective for the Association at the time of adoption of the measurement of credit losses on financial instruments standard on January 1, 2023.

In June 2016, the FASB issued guidance entitled "Measurement of Credit Losses on Financial Instruments." The guidance replaces the current incurred loss impairment methodology with a single allowance framework for financial assets carried at amortized cost, which reflects management's estimate of expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates. Credit losses relating to held-to-maturity securities and, depending on the situation, available-for-sale securities would also be recorded through an allowance for credit losses. For public business entities that are not U.S. Securities and Exchange Commission filers, including this Association, this guidance became effective for interim and annual reporting periods beginning December 15, 2022.

The consolidated financial statements comprise the operations of the ACA and its wholly-owned subsidiaries. The preparation of these consolidated financial statements requires the use of management's estimates. The results for the quarter ended March 31, 2023 are not necessarily indicative of the results to be expected for the year ended December 31, 2023. Certain amounts in the prior period's financial statements may have been reclassified to conform to current financial statement presentation.

Recently Adopted Accounting Pronouncements

The Association adopted the FASB guidance entitled "Measurement of Credit Losses on Financial Instruments" on January 1, 2023. This guidance established a single allowance framework for all financial assets measured at amortized cost and certain off-balance sheet credit exposures. The guidance requires management to consider in its estimate of allowance for credit losses (ACL) relevant historical events, current conditions, and reasonable and supportable forecasts that affect the collectability of the assets. In addition, the guidance amends existing impairment guidance for held-to-maturity and available-for-sale investments to incorporate an allowance, which will allow for the reversal of credit impairments in the event that the credit of an issuer improves. The adoption of this guidance was not material to the allowance for credit losses and retained earnings.

Also adopted effective January 1, 2023, was the updated guidance entitled "Financial Instruments – Credit Losses: Troubled Debt Restructurings and Vintage Disclosure." This guidance requires the creditor to determine whether a modification results in a new loan or a continuation of an existing loan, among other disclosures specific to modifications with borrowers that are experiencing financial difficulties. The update eliminated the accounting guidance for troubled debt restructurings by creditors. The update also requires disclosure of current period gross write-offs by year of origination for financing receivables and net investments in leases.

Loans and Allowance for Credit Losses

Loans are generally carried at their principal amount outstanding adjusted for charge-offs, deferred loan fees or costs, and valuation adjustments relating to hedging activities. Loan origination fees and direct loan origination costs are netted and capitalized, and the net fee or cost is amortized over the average life of the related loan as an adjustment to interest income. Loan prepayment fees are reported in interest income. Interest on loans is accrued and credited to interest income based on the daily principal amount outstanding.

Nonaccrual Loans

Nonaccrual loans are loans for which there is reasonable doubt that all principal and interest will be collected according to the original contractual terms and are generally considered substandard or doubtful, which is in accordance with the loan rating model, as described below. A loan is considered contractually past due when any principal repayment or interest payment required by the loan instrument is not received on or before the due date. A loan shall remain contractually past due until it is modified or until the entire amount past due, including principal, accrued interest, and penalty interest incurred as the result of past due status, is collected or otherwise discharged in full.

Consistent with prior practice, loans are generally placed in nonaccrual status when principal or interest is delinquent for 90 days (unless adequately secured and in the process of collection), circumstances indicate that collection of principal and interest is in doubt, or legal action, including foreclosure or other forms of collateral conveyance, has been initiated to collect the outstanding principal and interest. At the time a loan is placed in nonaccrual status, accrued interest that is considered uncollectible is reversed (if accrued in the current year) or charged against the allowance for credit on loan losses (if accrued in prior years). Loans are charged-off at the time they are determined to be uncollectible.

When loans are in nonaccrual status, interest payments received in cash are generally recognized as interest income if the collectability of the loan principal is fully expected and certain other criteria are met. Otherwise, payments received on nonaccrual loans are applied against the recorded investment in the loan asset. Nonaccrual loans are returned to accrual status if all contractual principal and interest is current, the borrower is fully expected to fulfill the contractual repayments terms and after remaining current as to principal and interest for a sustained period or have a recent repayment pattern demonstrating future repayment capacity to make on-time payments. If previously unrecognized interest income exists at the time the loan is transferred to accrual status, cash received at the time of or subsequent to the transfer should first be recorded as interest income until such time as the recorded balance equals the contractual indebtedness of the borrower.

Accrued Interest Receivable

The Association elected to continue classifying accrued interest on loans and investment securities in accrued interest receivable and not as part of loans or investments on the consolidated balance sheet. The Association also elected to not estimate an allowance on interest receivable balances because the nonaccrual policies in place provide for the accrual of interest to cease on a timely basis when all contractual amounts are not expected.

Loan Modifications to Borrowers Experiencing Financial Difficulty

Loan modifications may be granted to borrowers experiencing financial difficulty. Modifications can be in the form of one or a combination of principal forgiveness, interest rate reduction, other-than-insignificant payment delay, or a term extension. Covenant waivers and modifications of contingent acceleration clauses are not considered term extensions.

Collateral Dependent Loans

Collateral dependent loans are loans secured by collateral, including but not limited to agricultural real estate, crop inventory, equipment, and livestock. CECL requires the Association to measure the expected credit losses based on fair value of the collateral at the reporting date when the Association determines that foreclosure is probable. Additionally, CECL allows a fair value practical expedient as a measurement approach for loans when the repayment is expected to be provided substantially through the operation or sale of the collateral when the borrower is experiencing financial difficulties. Under the practical expedient measurement approach, the expected credit losses is based on the difference between the fair value of the collateral less estimated costs to sell and the amortized cost basis of the loan.

Allowance for Credit Losses

Beginning January 1, 2023, the allowance for credit losses (ACL) represents the estimated current expected credit losses over the remaining contractual life of financial assets measured at amortized cost and certain off-balance sheet credit exposures. The ACL takes into consideration relevant information about past events, current conditions, and reasonable and supportable macroeconomic forecasts of future conditions. The contractual term excludes expected extensions, renewals, and modifications unless the extension or renewal options are not unconditionally cancellable. The ACL comprises:

- the allowance for credit losses on loans (ACLL);
- the allowance for unfunded commitments, which is presented on the balance sheet in other liabilities; and
- the allowance for credit losses on investment securities, which covers held-to-maturity and available-for-sale securities and is recognized within each investment securities classification on the consolidated balance sheet.

Determining the appropriateness of the allowance is complex and requires judgment by management about the effect of matters that are inherently uncertain. Subsequent evaluations of the loan portfolio, considering macroeconomic conditions, forecasts, and other factors prevailing at the time, may result in significant changes in the ACL in those future periods.

Methodology for Allowance for Credit Losses on Loans

The ACLL represents management's estimate of credit losses over the remaining expected life of loans. Loans are evaluated on the amortized cost basis, including premiums, discounts, and fair value hedge accounting adjustments.

The Association employs a disciplined process and methodology to establish its ACLL that has two basic components: first, an asset-specific component involving individual loans that do not share risk characteristics with other loans and the measurement of expected credit losses for such individual loans; and second, a pooled component for estimated expected credit losses for pools of loans that share similar risk characteristics.

Asset-specific loans are generally collateral-dependent loans (including those loans for which foreclosure is probable) and nonaccrual loans. For an asset-specific loan, expected credit losses are measured as the difference between the amortized cost basis in the loan and the present value of expected future cash flows discounted at the loan's effective interest rate except that, for collateral-dependent loans, credit loss is measured as the difference between the amortized cost basis in the loan and the fair value of the underlying collateral. The fair value of the collateral is adjusted for the estimated cost to sell if repayment or satisfaction of a loan is dependent on the sale (rather than only on the operation) of the collateral. In accordance with the Association's appraisal policy, the fair value of collateral-dependent loans is based upon independent third-party appraisals or on collateral valuations prepared by in-house appraisers. When an updated appraisal or collateral valuation is received, management reassesses the need for adjustments to the loan's expected credit loss measurements and, where appropriate, records an adjustment. If the calculated expected credit loss is determined to be permanent, fixed, or non-recoverable, the credit loss portion of the loan will be charged off against the allowance for credit losses.

In estimating the components of the ACLL that share common risk characteristics, loans are evaluated collectively and segregated into loan pools considering the risk associated with the specific pool. Relevant risk characteristics include loan type, commodity, credit quality rating, delinquency category, or business segment, or a combination of these classes. The allowance is determined based on a quantitative calculation of the expected life-of-loan loss percentage for each loan category by considering the probability of default, based on the migration of loans from performing to loss by credit quality rating or delinquency buckets using historical life-of-loan analysis periods for loan types, and the severity of loss, based on the aggregate net lifetime losses incurred per loan pool.

The components of the ACLL also consider factors for each loan pool to adjust for differences between the historical period used to calculate historical default and loss severity rates and expected conditions over the remaining lives of the loans in the portfolio related to:

- lending policies and procedures;
- national, regional, and local economic business conditions and developments that affect the collectability of the portfolio, including the condition of various markets;
- the nature of the loan portfolio, including the terms of the loans;
- the experience, ability, and depth of the lending management and other relevant staff;
- the volume and severity of past due and adversely classified or graded loans and the volume of nonaccrual loans;
- the quality of the loan review and process;

- the value of underlying collateral for collateral-dependent loans;
- the existence and effect of any concentrations of credit and changes in the level of such concentrations; and
- the effect of external factors such as competition and legal and regulatory requirements on the level of estimated credit losses in the existing portfolio.

The Association uses multiple scenarios over a reasonable and supportable forecast period of three years. Subsequent to the forecast period, the Association reverts to long-run historical loss experience beyond the three years on a straight-line basis over a two-year reversion period to inform the estimate of losses for the remaining contractual life of the loan portfolio.

The economic forecasts incorporate macroeconomic variables, including unemployment rates, real gross domestic product levels, and corporate bond spreads, as well as net farm income and agricultural commodity prices. Also considered are loan and borrower characteristics, such as internal risk ratings, delinquency status, collateral type, and the remaining term of the loan, adjusted for expected prepayments.

In addition to the quantitative calculation, the Association considers the imprecision inherent in the process and methodology, emerging risk assessments, and other subjective factors, which may lead to a management adjustment to the modeled ACLL results. Expected credit loss estimates also include consideration of expected cash recoveries on loans previously charged-off or expected recoveries on collateral dependent loans where recovery is expected through sale of the collateral. The economic forecasts are updated on a quarterly basis.

Prior to January 1, 2023, the allowance for credit losses on loans was maintained at a level considered adequate to provide for probable losses existing in and inherent in the loan portfolio. The allowance was based on a periodic evaluation of the loan portfolio in which numerous factors were considered, including economic conditions, collateral values, borrowers' financial conditions, loan portfolio composition, and prior loan loss experience. The allowance for credit losses on loans encompassed various judgments, evaluations, and appraisals with respect to the loans and their underlying collateral that, by their nature, contain elements of uncertainty and imprecision. Changes in the agricultural economy and their impact on borrower repayment capacity would cause these various judgments, evaluations, and appraisals to change over time. Management considered a number of factors in determining and supporting the levels of the allowances for credit losses on loans, which included, but were not limited to, the concentration of lending in agriculture, combined with uncertainties associated with farmland values, commodity prices, exports, government assistance programs, regional economic effects, and weather-related influences.

Allowance for Credit Losses on Unfunded Commitments

The Association evaluates the need for an allowance for credit losses on unfunded commitments under CECL and, if required, an amount is recognized and included in other liabilities on the consolidated balance sheet. The amount of expected losses is determined by calculating a commitment usage factor over the contractual period for exposures that are not unconditionally cancellable by the Association and applying the loss factors used in the ACLL methodology to the results of the usage calculation. No allowance for credit losses are recorded for commitments that are unconditionally cancellable.

NOTE 2 — LOANS AND ALLOWANCE FOR CREDIT LOSSES:

A summary of loans follows:

Loan Type	**March 31, 2023 Amount**	December 31, 2022 Amount
Production agriculture:		
Real estate mortgage	**$ 614,965,638**	$ 618,100,967
Production and intermediate-term	**12,584,031**	12,376,486
Rural residential real estate	**25,798,321**	26,408,451
Agribusiness:		
Processing and marketing	**11,091,450**	10,974,072
Farm-related business	**1,614,059**	1,171,210
Lease receivables	**267,676**	289,152
Total	**$ 666,321,175**	$ 669,320,338

The Association purchases or sells participation interests with other parties in order to diversify risk, manage loan volume, and comply with Farm Credit Administration regulations. The following table presents information regarding the balances of participations purchased and sold at March 31, 2023:

	Other Farm Credit Institutions		Non-Farm Credit Institutions		Total	
	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold
Real estate mortgage	$ 15,055,592	$ 30,530,898	$ -	$ -	$ 15,055,592	$ 30,530,898
Agribusiness	6,070,440	1,284,670	-	-	6,070,440	1,284,670
Production and intermediate-term	55,904	-	-	-	55,904	-
Total	$ 21,181,936	$ 31,815,568	$ -	$ -	$ 21,181,936	$ 31,815,568

The Association is authorized under the Farm Credit Act to accept "advance conditional payments" (ACPs) from borrowers. To the extent the borrower's access to such ACPs is restricted and the legal right of setoff exists, the ACPs are netted against the borrower's related loan balance. Unrestricted advance conditional payments are included in other liabilities. ACPs are not insured, and interest is generally paid by the Association on such balances. Balances of ACPs were $12,591 and $17,402 at March 31, 2023, and December 31, 2022, respectively.

Credit Quality

Credit risk arises from the potential inability of an obligor to meet its payment obligation and exists in the Association's outstanding loans, letters of credit, and unfunded loan commitments. The Association manages credit risk associated with the retail lending activities through an analysis of the credit risk profile of an individual borrower using its own set of underwriting standards and lending policies, approved by its board of directors, which provides direction to its loan officers. The retail credit risk management process begins with an analysis of the borrower's credit history, repayment capacity, financial position, and collateral, which includes an analysis of credit scores for smaller loans. Repayment capacity focuses on the borrower's ability to repay the loan based on cash flows from operations or other sources of income, including off-farm income. Real estate mortgage loans must be secured by first liens on the real estate (collateral). As required by Farm Credit Administration regulations, each association that makes loans on a secured basis must have collateral evaluation policies and procedures. Real estate mortgage loans may be made only in amounts up to 85 percent of the original appraised value of the property taken as security or up to 97 percent of the appraised value if guaranteed by a state, federal, or other governmental agency. The actual loan to appraised value when loans are made is generally lower than the statutory maximum percentage. Loans other than real estate mortgage may be made on a secured or unsecured basis.

The Association uses a two-dimensional risk rating model based on an internally generated combined System risk rating guidance that incorporates a 14-point probability of default rating scale to identify and track the probability of borrower default and a separate scale addressing loss given default. Probability of default is the probability that a borrower will experience a default during the life of the loan. The loss given default is management's estimate as to the anticipated principal loss on a specific loan assuming default occurs during the remaining life of the loan. A default is considered to have occurred if the lender believes the borrower will not be able to pay its obligation in full or the borrower or the loan is classified nonaccrual. This credit risk rating process incorporates objective and subjective criteria to identify inherent strengths, weaknesses, and risks in a particular relationship.

Each of the probability of default categories carries a distinct percentage of default probability. The probability of default rate between one and nine of the acceptable categories is very narrow and would reflect almost no default to a minimal default percentage. The probability of default rate grows more rapidly as a loan moves from acceptable to other assets especially mentioned and grows significantly as a loan moves to a substandard (viable) level. A substandard (non-viable) rating indicates that the probability of default is almost certain. These categories are defined as follows:

- Acceptable — assets are expected to be fully collectible and represent the highest quality;
- Other assets especially mentioned (OAEM) — assets are currently collectible but exhibit some potential weakness;
- Substandard — assets exhibit some serious weakness in repayment capacity, equity, or collateral pledged on the loan;
- Doubtful — assets exhibit similar weaknesses to substandard assets; however, doubtful assets have additional weaknesses in existing facts, conditions, and values that make collection in full highly questionable; and
- Loss — assets are considered uncollectible.

The following table presents credit quality indicators by loan type and the related principal balance:

	Term Loans Amortized Cost by Origination Year					
	2023	2022	2021	Prior	Revolving Loans Amortized Cost Basis	Total
Real estate mortgage						
Acceptable	$ 21,284,373	$ 114,846,006	$ 165,536,918	$ 308,438,608	$ -	$ 610,105,905
OAEM	-	-	2,519,646	1,992,052	-	4,511,698
Substandard/Doubtful	-	112,072	-	235,963	-	348,035
	$ 21,284,373	$ 114,958,078	$ 168,056,564	$ 310,666,623	$ -	$ 614,965,638
Production and intermediate term						
Acceptable	$ 161,095	$ 2,958,001	$ 2,426,627	$ 1,997,618	$ 4,477,808	$ 12,021,149
OAEM	32,600	-	-	-	512,940	545,540
Substandard/Doubtful	-	4,821	-	12,521	-	17,342
	$ 193,695	$ 2,962,822	$ 2,426,627	$ 2,010,139	$ 4,990,748	$ 12,584,031
Agribusiness						
Acceptable	$ -	$ 2,184,695	$ -	$ 8,943,198	$ 1,577,616	$ 12,705,509
OAEM	-	-	-	-	-	-
Substandard/Doubtful	-	-	-	-	-	-
	$ -	$ 2,184,695	$ -	$ 8,943,198	$ 1,577,616	$ 12,705,509
Rural residential real estate						
Acceptable	$ 95,648	$ 1,292,048	$ 5,114,203	$ 19,197,894	$ -	$ 25,699,793
OAEM	-	-	-	93,123	-	93,123
Substandard/Doubtful	-	-	-	5,405	-	5,405
	$ 95,648	$ 1,292,048	$ 5,114,203	$ 19,296,422	$ -	$ 25,798,321
Lease receivables						
Acceptable	$ -	$ -	$ -	$ 267,676	$ -	$ 267,676
OAEM	-	-	-	-	-	-
Substandard/Doubtful	-	-	-	-	-	-
	$ -	$ -	$ -	$ 267,676	$ -	$ 267,676
Total Loans						
Acceptable	$ 21,541,116	$ 121,280,750	$ 173,077,748	$ 338,844,994	$ 6,055,424	$ 660,800,032
OAEM	32,600	-	2,519,646	2,085,175	512,940	5,150,361
Substandard/Doubtful	-	116,893	-	253,889	-	370,782
	$ 21,573,716	$ 121,397,643	$ 175,597,394	$ 341,184,058	$ 6,568,364	$ 666,321,175

The following table shows loans under the Farm Credit Administration Uniform Loan Classification System as a percentage of total loans by loan type as of:

	March 31, 2023		December 31, 2022	
Real estate mortgage				
Acceptable	**99.2**	%	99.8	%
OAEM	**0.7**		0.1	
Substandard/doubtful	**0.1**		0.1	
	100.0		100.0	
Production and intermediate-term				
Acceptable	**95.6**		99.6	
OAEM	**4.3**		-	
Substandard/doubtful	**0.1**		0.4	
	100.0		100.0	
Agribusiness				
Acceptable	**100.0**		100.0	
OAEM	**-**		-	
Substandard/doubtful	**-**		-	
	100.0		100.0	
Rural residential real estate				
Acceptable	**99.6**		99.6	
OAEM	**0.4**		0.4	
Substandard/doubtful	**-**		-	
	100.0		100.0	
Lease receivables				
Acceptable	**100.0**		100.0	
OAEM	**-**		-	
Substandard/doubtful	**-**		-	
	100.0		100.0	
Total loans				
Acceptable	**99.1**		99.8	
OAEM	**0.8**		0.1	
Substandard/doubtful	**0.1**		0.1	
	100.0	%	100.0	%

Accrued interest receivable on loans of $3,460,988 and $2,967,626 at March 31, 2023 and December 31, 2022 have been excluded from the amortized cost of loans and reported separately in the consolidated balance sheet.

The following table reflects nonperforming assets, which consist of nonaccrual loans and other property owned, and related credit quality statistics:

	March 31, 2023	December 31, 2022
Nonaccrual loans:		
Real estate mortgage	**$ 88,727**	$ 103,006
Rural residential real estate	**5,405**	5,730
Total nonaccrual loans	**94,132**	108,736
Other property owned	**-**	-
Total nonperforming assets	**$ 94,132**	$ 108,736
Nonaccrual loans as a percentage of total loans	**0.01%**	0.02%
Nonperforming assets as a percentage of total loans and other property owned	**0.01%**	0.02%
Nonperforming assets as a percentage of capital	**0.09%**	0.11%

The following table provides the amortized cost for nonaccrual loans with and without a related allowance for credit losses, as well as interest income recognized on nonaccrual during the period:

	March 31, 2023			Interest Income Recognized
	Amortized Cost with Allowance	Amortized Cost without Allowance	Total	For the Three Months Ended March 31, 2023
Real estate mortgage	$ -	$ 88,727	$ 88,727	$ -
Rural residential real estate	5,405	-	5,405	-
Total nonaccrual loans	$ 5,405	$ 88,727	$ 94,132	$ -

The following tables provide an aging analysis of past due loans at amortized cost by portfolio segment as of:

March 31, 2023	**30-89 Days Past Due**	**90 Days or More Past Due**	**Total Past Due**	**Not Past Due or Less Than 30 Days Past Due**	**Total Loans**	**Recorded Investment >90 Days and Accruing**
Real estate mortgage	**$ 924,962**	**$ 88,727**	**$ 1,013,689**	**$ 613,951,949**	**$ 614,965,638**	**$ -**
Rural residential real estate	**5,405**	**-**	**5,405**	**25,792,916**	**25,798,321**	**-**
Production and intermediate term	**96,178**	**-**	**96,178**	**12,487,853**	**12,584,031**	**-**
Processing and marketing	**-**	**-**	**-**	**11,091,450**	**11,091,450**	**-**
Farm-related business	**-**	**-**	**-**	**1,614,059**	**1,614,059**	**-**
Lease receivables	**-**	**-**	**-**	**267,676**	**267,676**	**-**
Total	**$ 1,026,545**	**$ 88,727**	**$ 1,115,272**	**$ 665,205,903**	**$ 666,321,175**	**$ -**

Prior to the adoption of CECL, the aging analysis of past due loans was reported including accrued interest as follows:

December 31, 2022	30-89 Days Past Due	90 Days or More Past Due	Total Past Due	Not Past Due or Less Than 30 Days Past Due	Total Loans	Recorded Investment >90 Days and Accruing
Real estate mortgage	$ 325,094	$ 103,006	$ 428,100	$ 620,342,661	$ 620,770,761	$ -
Rural residential real estate	95,553	-	95,553	26,379,059	26,474,612	-
Production and intermediate term	-	-	-	12,566,913	12,566,913	-
Processing and marketing	-	-	-	10,995,043	10,995,043	-
Farm-related business	-	-	-	1,190,523	1,190,523	-
Lease receivables	-	-	-	290,112	290,112	-
Total	$ 420,647	$ 103,006	$ 523,653	$ 671,764,311	$ 672,287,964	$ -

A loan is considered collateral dependent when the borrower is experiencing financial difficulty and repayment is expected to be provided substantially through the operation or sale of the collateral. The collateral dependent loans are primarily real estate mortgage and rural residential real estate loans.

Allowance for Credit Losses

The credit risk rating methodology is a key component of the Association's allowance for credit losses evaluation and is generally incorporated into the Association's loan underwriting standards and internal lending limits. In addition, borrower and commodity concentration lending and leasing limits have been established for each individual association to manage credit exposure. The regulatory limit to a single borrower or lessee is 15 percent of the Association's lending and leasing limit base, but the Association's board of directors have generally established more restrictive lending limits. This limit applies to associations with long-term and short- and intermediate-term lending authorities, and to the banks' (other than CoBank) loan participations.

Effective January 1, 2023, the Association adopted the CECL accounting guidance as described in Note 1. A summary of changes in the allowance for credit losses by portfolio segment are as follows:

	Real Estate Mortgage	Production and Intermediate Term	Agribusiness	Rural Residential Real Estate	Lease Receivables	Total
Allowance for Credit Losses on Loans:						
Balance at December 31, 2022	$ 2,477,067	$ 1,436,813	$ 1,573,477	$ 18,168	$ -	$ 5,505,525
Charge-offs	-	-	-	-	-	-
Recoveries	13,400	-	-	-	-	13,400
Provision for loan losses	-	-	-	-	-	-
Balance at March 31, 2023	$ 2,490,467	$ 1,436,813	$ 1,573,477	$ 18,168	$ -	$ 5,518,925
Allowance for Credit Losses on Unfunded Commitments:						
Balance at December 31, 2022	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Provision for unfunded commitments	-	-	-	-	-	-
Balance at March 31, 2023	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Total Allowance for Credit Losses	$ 2,590,467	$ 1,436,813	$ 1,573,477	$ 18,168	$ -	$ 5,618,925
Allowance for Credit Losses on Loans[1]:						
Balance at December 31, 2021	$ 2,453,067	$ 1,392,078	$ 1,569,584	$ 18,168	$ -	$ 5,432,897
Charge-offs	-	-	-	-	-	-
Recoveries	-	13,835	-	-	-	13,835
Balance at March 31, 2022	$ 2,453,067	$ 1,405,913	$ 1,569,584	$ 18,168	$ -	$ 5,446,732
Allowance for Credit Losses on Unfunded Commitments:						
Balance at December 31, 2021	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Provision for unfunded commitments	-	-	-	-	-	-
Balance at March 31, 2022	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Total Allowance for Credit Losses	$ 2,553,067	$ 1,405,913	$ 1,569,584	$ 18,168	$ -	$ 5,546,732

[1] For periods prior to January 1, 2023, the allowance for credit losses was based on probable and estimable losses inherent in the loan portfolio

As of March 31, 2023, the Association had no loans with borrowers experiencing financial difficulties.

Troubled Debt Restructurings

Prior to January 1, 2023, the adoption of updated FASB guidance on loan modifications, a restructuring of a loan constituted a troubled debt restructuring, also known as formally restructured, if the creditor for economic or legal reasons related to the borrower's financial difficulties granted a concession to the borrower that it would not otherwise consider. Concessions varied by program and were borrower-specific and could include interest rate reductions, term extensions, payment deferrals, or the acceptance of additional collateral in lieu of payments. In limited circumstances, principal may have been forgiven. When a restructured loan constituted a troubled debt restructuring, these loans were included within impaired loans under nonaccrual or accruing restructured loans. The following table provides information on outstanding loans restructured in troubled debt restructurings:

	December 31, 2022	
	Loans Modified as Troubled Debt Restructurings	Troubled Debt Restructurings in Nonaccrual Status*
Real estate mortgage	$ 82,001	$ 12,688
Total	$ 82,001	$ 12,688

* Represents the portion of loans modified as troubled debt restructruings that were in nonaccrual status.

NOTE 3 —LEASES:

The components of lease expense were as follows:

Classification	For the Three Months Ended March 31, 2023	March 31, 2022
Operating lease cost	**$ 10,169**	$ 9,814
Net lease cost	**$ 10,169**	$ 9,814

Other information related to leases was as follows:

	For the Three Months Ended March 31, 2023	March 31, 2022
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows from operating leases	**$ 10,169**	$ 9,814

Lease term and discount rate are as follows:

	March 31, 2023	December 31, 2022
Weighted average remaining lease term in years		
Operating leases	**2.03**	2.16
Weighted average discount rate		
Operating leases	**2.84%**	2.84%

Future minimum lease payments under non-cancellable leases as of March 31, 2023 were as follows:

	Operating Leases
2023 (excluding the three months ended 3/31/23)	$ 22,350
2024	16,207
2025	10,805
2026	-
Thereafter	-
Total	$ 49,362

NOTE 4 — CAPITAL:

The Association's board of directors has established a Capital Adequacy Plan (Plan) that includes the capital targets that are necessary to achieve the Association's capital adequacy goals as well as the minimum permanent capital standards. The Plan monitors projected dividends, equity retirements, and other actions that may decrease the Association's permanent capital. In addition to factors that must be considered in meeting the minimum standards, the board of directors also monitors the following factors: capability of management; quality of operating policies, procedures, and internal controls; quality and quantity of earnings; asset quality and the adequacy of the allowance for losses to absorb potential loss within the loan and lease portfolios; sufficiency of liquid funds; needs of the Association's customer base; and any other risk-oriented activities, such as funding and interest rate risk, potential obligations under joint and several liability, contingent and off-balance-sheet liabilities or other conditions warranting additional capital. At least quarterly, management reviews the Association's goals and objectives with the board.

	March 31, 2023	December 31, 2022
Capital stock and participation certificates	**$ 2,635,465**	$ 2,664,455
Accumulated other comprehensive income	**92,439**	94,044
Retained earnings	**98,648,441**	97,778,405
Total capital	**$ 101,376,345**	$ 100,536,904

Regulatory Capitalization Requirements

Risk-adjusted:	**Regulatory Requirements Including Capital Conservation Buffers**	**As of March 31, 2023**
Common equity tier 1 ratio	7.00%	13.54%
Tier 1 capital ratio	8.50%	13.54%
Total capital ratio	10.50%	14.38%
Permanent capital ratio	7.00%	13.65%
Non-risk-adjusted:		
Tier 1 leverage ratio	5.00%	13.24%
UREE leverage ratio	1.50%	12.85%

The details for the amounts used in the calculation of the regulatory capital ratios as of March 31, 2023 are as follows:

	Common equity tier 1 ratio	Tier 1 capital ratio	Total capital ratio	Permanent capital ratio
Numerator:				
Unallocated retained earnings	$ 98,385,400	$ 98,385,400	$ 98,385,400	$ 98,385,400
Common Cooperative Equities:				
Statutory minimum purchased borrower stock	2,651,336	2,651,336	2,651,336	2,651,336
Allowance for credit losses and reserve for credit losses subject to certain limitations	-	-	5,612,799	-
Regulatory Adjustments and Deductions:				
Amount of allocated investments in other System institutions	(11,410,938)	(11,410,938)	(11,410,938)	(11,410,938)
	$ 89,625,798	$ 89,625,798	$ 95,238,597	$ 89,625,798
Denominator:				
Risk-adjusted assets excluding allowance	$ 673,558,764	$ 673,558,764	$ 673,558,764	$ 673,558,764
Regulatory Adjustments and Deductions:				
Regulatory deductions included in total capital	(11,410,938)	(11,410,938)	(11,410,938)	(11,410,938)
Allowance for credit losses	-	-	-	(5,512,799)
	$ 662,147,826	$ 662,147,826	$ 662,147,826	$ 656,635,027

		Tier 1 leverage ratio		UREE leverage ratio
Numerator:				
Unallocated retained earnings	$	98,385,400	$	98,385,400
Common Cooperative Equities:				
Statutory minimum purchased borrower stock		2,651,336		-
Regulatory Adjustments and Deductions:				
Amount of allocated investments in other System institutions		(11,410,938)		(11,410,938)
	$	89,625,798	$	86,974,462
Denominator:				
Total Assets	$	688,623,546	$	688,623,546
Regulatory Adjustments and Deductions:				
Regulatory deductions included in tier 1 capital		(11,754,831)		(11,754,831)
	$	676,868,715	$	676,868,715

The following table presents the activity in accumulated other comprehensive income (loss) by component:

	2023	2022
Accumulated other comprehensive income (loss) at January 1	**$ 94,044**	$ (310,037)
Amortization of prior service credits included in salaries and employee benefits	**(1,605)**	(1,603)
Amortization of actuarial loss included in other noninterest expense	**-**	5,602
Other comprehensive income (loss)	**(1,605)**	3,999
Accumulated other comprehensive income (loss) at March 31	**$ 92,439**	$ (306,038)

NOTE 5 — INCOME TAXES:

Heritage Land Bank, ACA conducts its business activities through two wholly-owned subsidiaries. Long-term mortgage lending activities are conducted through a wholly-owned FLCA subsidiary which is exempt from federal and state income tax. Short- and intermediate-term lending activities are conducted through a wholly-owned PCA subsidiary. The PCA subsidiary and the ACA holding company are subject to income tax. Heritage Land Bank, ACA operates as a cooperative that qualifies for tax treatment under Subchapter T of the Internal Revenue Code. Accordingly, under specified conditions, Heritage Land Bank, ACA can exclude from taxable income amounts distributed as qualified patronage dividends in the form of cash, stock, or allocated retained earnings. Provisions for income taxes are made only on those taxable earnings that will not be distributed as qualified patronage dividends. Deferred taxes are recorded at the tax effect of all temporary differences based on the assumption that such temporary differences are retained by the Association and will therefore impact future tax payments. A valuation allowance is provided against deferred tax assets to the extent that it is more likely than not (more than 50 percent probability), based on management's estimate, that they will not be realized.

NOTE 6 — FAIR VALUE MEASUREMENTS:

FASB guidance defines fair value as the exchange price that would be received for an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability. See Note 14 to the 2022 Annual Report to Stockholders for a more complete description.

Assets and liabilities measured at fair value on a recurring basis are summarized below:

March 31, 2023	**Fair Value Measurement Using**			**Total Fair**
	Level 1	**Level 2**	**Level 3**	**Value**
Assets:				
Assets held in non-qualified benefits trusts	**$ 76,449**	**-**	**-**	**$ 76,449**

December 31, 2022	Fair Value Measurement Using			Total Fair
	Level 1	Level 2	Level 3	Value
Assets:				
Assets held in non-qualified benefits trusts	$ 63,500	-	-	$ 63,500

Valuation Techniques

As more fully discussed in Note 14 to the 2022 Annual Report to Stockholders, authoritative guidance establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The following represent a brief summary of the valuation techniques used for the Association's assets and liabilities. For a more complete description, see Notes to the 2022 Annual Report to Stockholders.

Assets Held in Nonqualified Benefits Trusts

Assets held in trust funds related to deferred compensation and supplemental retirement plans are classified within Level 1. The trust funds include investments that are actively traded and have quoted net asset values that are observable in the marketplace.

Loans Evaluated for Impairment

For certain loans evaluated for impairment under FASB impairment guidance, the fair value is based upon the underlying collateral since the loans are collateral-dependent loans for which real estate is the collateral. The fair value measurement process uses independent appraisals and other market-based information, but in many cases it also requires significant input based on management's knowledge of and judgment about current market conditions, specific issues relating to the collateral and other matters. As a result, a majority of these loans have fair value measurements that fall within Level 3 of the fair value hierarchy. When the value of the real estate, less estimated costs to sell, is less than the principal balance of the loan, a specific reserve is established.

Other Property Owned

Other property owned is generally classified as Level 3 of the fair value hierarchy. The process for measuring the fair value of the other property owned involves the use of independent appraisals and other market-based information. Costs to sell represent transaction costs and are not included as a component of the asset's fair value. As a result, these fair value measurements fall within Level 3 of the hierarchy.

Cash

For cash, the carrying amount is a reasonable estimate of fair value.

Loans

Fair value is estimated by discounting the expected future cash flows using the Association's current interest rates at which similar loans would be made to borrowers with similar credit risk. The discount rates are based on the Association's current loan origination rates as well as management's estimates of credit risk. Management has no basis to determine whether the fair values presented would be indicative of the value negotiated in an actual sale and could be less.

For purposes of estimating fair value of accruing loans, the loan portfolio is segregated into pools of loans with homogeneous characteristics. Expected future cash flows, primarily based on contractual terms, and interest rates reflecting appropriate credit risk are separately determined for each individual pool.

The fair value of loans in nonaccrual status that are current as to principal and interest is estimated as described above, with appropriately higher interest rates which reflect the uncertainty of continued cash flows. For collateral-dependent impaired loans, it is assumed that collection will result only from the disposition of the underlying collateral.

Commitments to Extend Credit

The fair value of commitments is estimated using the fees currently charged for similar agreements, taking into account the remaining terms of the agreements and the creditworthiness of the counterparties. For fixed-rate loan commitments, estimated fair value also considers the difference between current levels of interest rates and the committed rates.

NOTE 7 — EMPLOYEE BENEFIT PLANS:

The following table summarizes the components of net periodic benefit costs for the three months ended March 31:

	Other Benefits	
	2023	2022
Service cost	**$ 6,201**	$ 8,807
Interest cost	**16,803**	12,820
Amortization of prior service credits	**(1,605)**	(1,603)
Amortization of net actuarial loss	**-**	5,602
Net periodic benefit cost	**$ 21,399**	$ 25,626

The Association's liability for the unfunded accumulated obligation for these benefits at March 31, 2023, was $1,326,749 and is included in other liabilities on the balance sheet.

The components of net periodic benefit cost other than the amortization of net actuarial loss component are included in the line item "Salaries and employee benefits" in the income statement.

The structure of the District's defined benefit pension plan is characterized as multiemployer since the assets, liabilities, and cost of the plan are not segregated or separately accounted for by participating employers (Bank and associations). The Association recognizes its amortized annual contributions to the plan as an expense. The Association previously disclosed in its financial statements for the year ended December 31, 2022 that it expected to contribute $44,009 to the District's defined benefit pension plan in 2023. As of March 31, 2023, $17,573 of contributions have been made to the defined benefit pension plan. The Association presently anticipates contributing an additional $52,721 to fund the defined pension plan in 2023 for a total amount of $70,294.

NOTE 8 — COMMITMENTS AND CONTINGENT LIABILITIES:

The Association is involved in various legal proceedings in the normal course of business. In the opinion of legal counsel and management, there are no legal proceedings at this time that are likely to materially affect the Association.

NOTE 9 — SUBSEQUENT EVENTS:

The Association has evaluated subsequent events through May 3, 2023, which is the date the financial statements were issued. There are no other significant events requiring disclosure as of May 3, 2023.