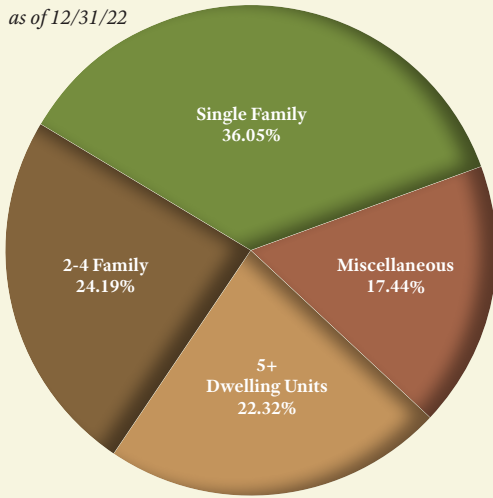


Loan Portfolio

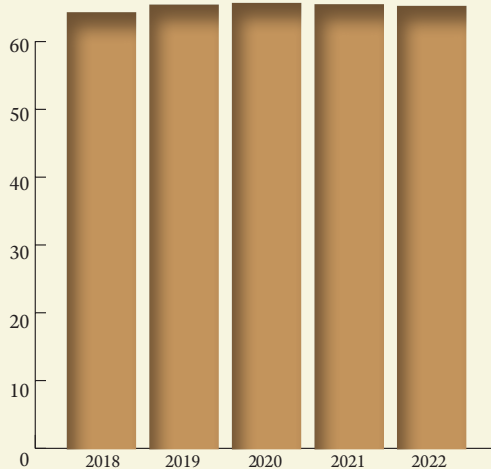
as of 12/31/22



Miscellaneous includes: Non-residential 11.67%, Home Improvement 0.35%, HELOC 5.41% and Secured by Deposits 0.01%.

Community's Net Worth

Shown in millions of dollars of retained earnings



Community's Tier 1 capital, which we refer to as the bank's net worth, is well above regulatory requirements. Community is among the nation's strongest banks. At the end of December, 2022, average assets, as reported for regulatory purposes, were \$454,671,599 and Tier 1 capital was \$65,252,966. The resulting leverage ratio was 14.35%, a fundamental measurement of a bank's strength. Tier One Capital is used by bank regulatory agencies in order to assess a bank's financial strength. As a mutual institution Community's Tier One Capital is comprised entirely of retained earnings.

Corporate Officers & Directors

Dane H. Clevon <i>President & Chairman of the Board</i>	Christopher Clevon <i>Vice President & CFO</i>
Arthur Neville <i>Vice President & Director</i>	Karen Britton <i>Vice President Operations</i>
Kathleen O. Clevon <i>Director</i>	Marisol Gaytan <i>Assistant Vice President</i>
William H. Layer <i>Director</i>	Joanna Sweder <i>Assistant Vice President</i>
Albert E. Riley <i>Director</i>	Berenice Ortega <i>Assistant Secretary</i>
Eugene J. Rudnik, Jr. <i>Director</i>	Katarzyna Radwanski <i>Assistant Secretary</i>
Frank R. Stromberg <i>Director</i>	Elizabeth Gartshore <i>Assistant Secretary</i>
David M. Weber <i>Director</i>	Dolores Cano <i>Controller</i>

Main Office Hours

Lobby Hours / Vault Hours

Monday, Tuesday, Thursday	9:00 a.m. - 4:00 p.m.
Wednesday	No Business Transacted
Friday	9:00 a.m. - 6:00 p.m.
Saturday	9:00 a.m. - 12:30 p.m.

Express Lobby Hours

Monday, Tuesday, Thursday	8:00 a.m. - 4:00 p.m.
Wednesday	No Business Transacted
Friday	8:00 a.m. - 6:00 p.m.
Saturday	8:00 a.m. - 12:30 p.m.

Drive-thru Facility Hours

Drive-thru Hours

Monday, Tuesday, Thursday, Friday ...	7:30 a.m. - 7:30 p.m.
Wednesday, Saturday	7:30 a.m. - 3:00 p.m.

Lobby Hours

Monday, Tuesday, Thursday, Friday ...	3:00 p.m. - 7:30 p.m.
Wednesday, Saturday	8:00 a.m. - 3:00 p.m.



Community Savings Bank
Your Personal Neighborhood Bank

4801 W. Belmont Avenue • Chicago 60641 • 773-685-5300
www.communitysavingsbank.bank



December 31, 2022

Statement of Condition

Community Savings Bank
Your Personal Neighborhood Bank

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Dear Friends,



Every year has its unique challenges. This is true for all businesses and consumers. One of the major challenges in 2022 was the rise in inflation.

Inflation was the highest it has been in over 40 years. Though the rate of inflation seems to be declining, it is still very high by recent historical standards.

During the year the Federal Reserve increased its Federal Funds rate, which is basically how it controls inflation. It raised the rate seven times in 2022. At the beginning of the year the rate was in a range of 0 to .25%. At year end it was at a range of 4.25% to 4.5%. Interest rates rose as the Federal Funds rate increased.

The major impact on Community was the decline in the market value of its investment securities portfolio. When interest rates were low, we extended the term of our investments in order to have income to pay depositors and to pay overhead. As rates have risen the market value of these investments has decreased. The market value adjustment is a temporary adjustment in value. Community has the capital to hold these investment to maturity when they will be paid back at par. These adjustments are reflected in the data.

Community sustained a loss in 2022 which was mostly due to non-recurring operating expenses the bank had during the year. Community's capital is made up entirely of its retained earnings, and retained earnings have remained very stable through the years. Retained earnings are shown on the graph in this report. Community is a very safe place for savers to deposit their savings. And, all deposits are insured by the FDIC according to its rules and regulations.

Community's goal is to help Chicago area residents own homes and save for the future. Community offers competitive rates on deposits, and has money to lend. If you are in the market to buy a home, or if you could benefit from a Home Equity Loan or a Home Equity Line of Credit, contact our loan department to see how Community can help you meet your needs.

Community provides excellent customer service to our customers. If you bank at Community we appreciate your business. If you don't contact us. We would look forward to serving as *Your Personal Neighborhood Bank*.

Sincerely,

Dane H. Cleven, President and Chairman



Community Savings Bank Comparative Statement of Condition

Prepared in accordance with generally accepted accounting principles (GAAP)

	12/31/22	12/31/21
Assets		
Cash on Hand and in Banks and U.S. Government Obligations	\$ 106,423,446	\$ 124,195,299
First Mortgage Loans*	287,309,726	299,515,360
Other Investments	0	0
Consumer Loans	12,832,208	12,779,409
Loans on Savings Accounts	28,388	47,211
Federal Home Loan Bank Stock	1,080,100	1,070,100
Real Estate Owned (REO)	253,270	0
Other Resources	15,884,303	8,279,214
Building and Office Equipment	6,996,140	7,184,054
Total Assets	\$ 430,807,581	\$ 453,070,647
Liabilities		
Savings, Checking and Certificate Accounts	\$ 355,740,278	\$ 364,963,467
Money Market Accounts	12,116,589	12,450,169
Total Savings	\$ 367,856,867	\$ 377,413,636
Borrowed Money	8,000,000	5,000,000
Advance Payments — Taxes and Insurance	3,333,865	3,601,309
Accrued Interest on Savings	535,198	721,049
Outstanding Checks Payable	1,960,893	1,807,713
Other Liabilities	1,377,850	1,173,147
Total Liabilities	\$ 383,064,673	\$ 389,716,854
Reserves		
Undivided Profits	\$ 65,495,587	\$ 65,495,587
Net Income 12-months Ended 12/31/22	(242,621)	---
Undivided Profits 12/31/22, Tier One Capital	65,252,966	65,495,587
Temporary Market Value Adjustments	(17,510,058)	(2,141,794)
GAAP Capital	\$ 47,742,908	\$ 63,353,793
Total Liabilities and Reserves	\$ 430,807,581	\$ 453,070,647
	12/31/22	12/31/21
* Gross Loans Receivable	\$ 288,839,294	\$ 301,127,323
Less: Deferred Credits	741,904	722,201
General Loan Loss Reserves	778,297	844,894
Reserve for Uncollected Interest	9,367	44,868
Net Loans Receivable	\$ 287,309,726	\$ 299,515,360

Market value adjustments are temporary adjustments to capital and assets.

