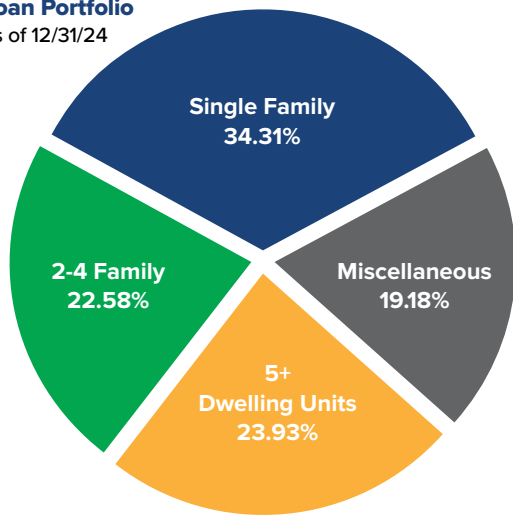


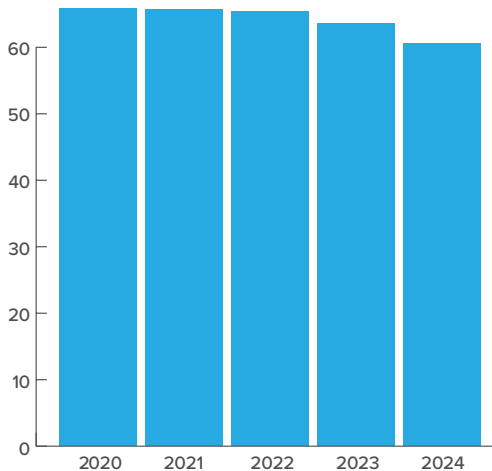
Loan Portfolio as of 12/31/24



Miscellaneous includes: Non-residential 11.40%, Home Improvement 0.42%, HELOC 7.34% and Secured by Deposits 0.02%.

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, 2024, average assets, as reported for regulatory purposes, were \$428,802,664 and Tier 1 capital was \$60,469,257. The resulting leverage ratio was 14.10%, 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>	Karen Britton <i>Vice President Operations</i>
Arthur Neville <i>Vice President & Director</i>	Marisol Gaytan <i>Assistant Vice President</i>
Kathleen O. Clevon <i>Director</i>	Joanna Sweder <i>Assistant Vice President</i>
William H. Layer <i>Director</i>	Kathleen Mc Kenna <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>
Christopher Clevon <i>Vice President & CFO</i>	

Main Office Hours Effective February 1, 2025

Lobby Hours / Vault Hours

Monday, Tuesday, Thursday	9:00 a.m. – 4:00 p.m.
Wednesday	No Business Transacted
Friday	9:00 a.m. – 5:00 p.m.
Saturday	9:00 a.m. – 12:30 p.m.

Express Lobby Hours

Monday, Tuesday, Thursday	9:00 a.m. – 4:00 p.m.
Wednesday	No Business Transacted
Friday	9:00 a.m. – 5:00 p.m.
Saturday	9:00 a.m. – 12:30 p.m.

Drive-thru Facility Hours Effective February 1, 2025

Drive-thru Hours

Monday, Tuesday, Thursday, Friday	7:30 a.m. – 6:30 p.m.
Wednesday, Saturday	7:30 a.m. – 2:00 p.m.

Lobby Hours

Monday, Tuesday, Thursday, Friday	8:00 a.m. – 9:00 a.m.
Monday, Tuesday, Thursday, Friday	2:00 p.m. – 6:30 p.m.
Wednesday, Saturday	8:00 a.m. – 2:00 p.m.

December 31, 2024

Statement of Condition



**Community
Savings
Bank**

4801 W. Belmont Ave.
Chicago, IL 60641
773-685-5300
www.communitysavingsbank.bank



**Community
Savings
Bank**

www.communitysavingsbank.bank

Dear Friends,

The economy has been through some challenging times. Interest rates were pushed to near zero in the early days of the pandemic in 2020 before inflation hit. To control inflation, in 2022 the Federal Reserve began to raise the Federal Funds rate which greatly affects short term interest rates. An inverted yield curve developed as a result, which caused banks' cost of funds to increase rapidly. With the inverted yield curve, costs grew more quickly than the return on banks' assets, putting pressure on banks' earnings. Only recently has the Federal Reserve reduced the Federal Funds rate, which helped the yield curve return to its current general upward sloping shape.

These events, along with many other disruptions to the economy, have had an effect on Community. However, Community has remained financially strong. It's leverage ratio, which is a measure of a bank's capital that is used by Federal and State banking regulators to evaluate a bank's financial health, was 14.01% at year end 2024. Community remains among the strongest financial institutions.

Community continues to follow its founder's golden rule, which states that protecting the bank's depositors' funds is its most important mission. The bank's independence, mutual form of ownership, local management and its high capital are part of how Community continues with that mission. In addition, all deposits are insured by the FDIC according to its rules and regulations.

Community's goals continue to be helping residents own homes and save for the future. Community makes residential mortgage loans, and continues to own and service them until they are paid off. This is somewhat unusual today, but we believe it provides a superior service. The bank also offers other lending products, such as Home Equity Loans and Home Equity Lines of Credit.

Community pays competitive rates on all deposits to help customers save for the future. The bank also offers many no fee services as another way to help customers save.

With the growing popularity of electronic banking, our customers' use of in office services has changed considerably. Beginning February 1, 2025 Community will modify its hours slightly. Please check out the new hours which are listed on the back page of this statement.

In 2024 Community celebrated its 80th year of service to customers from Cicero and Belmont Avenues in Chicago. We look forward to serving you in 2025 and beyond, and we thank you for banking at Community. We appreciate your business.

Sincerely,
Dane H. Cleven, President and Chairman
Community Savings Bank, Chicago



**Community
Savings
Bank**

COMPARATIVE STATEMENT OF CONDITION

Prepared in accordance with generally accepted accounting principles (GAAP)

	12/31/24	12/31/23
Assets		
Cash on Hand and in Banks and U.S. Government Obligations	\$ 97,895,615	\$ 125,050,963
First Mortgage Loans*	275,192,333	275,838,942
Other Investments	0	0
Consumer Loans	17,702,932	14,207,104
Loans on Savings Accounts	27,613	52,763
Federal Home Loan Bank Stock	971,200	998,900
Real Estate Owned (REO)	0	0
Other Resources	14,687,613	13,968,450
Building and Office Equipment	6,589,681	6,737,529
Total Assets	\$ 413,066,987	\$ 436,854,651
Liabilities		
Savings, Checking and Certificate Accounts	\$ 353,814,363	\$ 355,947,493
Money Market Accounts	7,117,311	7,123,663
Total Savings	\$ 360,931,674	\$ 363,071,156
Borrowed Money	0	20,000,000
Advance Payments —Taxes and Insurance	3,640,037	3,192,606
Accrued Interest on Savings	122,810	207,295
Outstanding Checks Payable	2,055,010	1,957,938
Other Liabilities, Including Accrued Taxes	1,071,416	1,558,698
Total Liabilities	\$ 367,820,947	\$ 389,987,693
Reserves		
Undivided Profits	\$ 63,489,355	\$ 63,489,355
Net Income 12-months Ended 12/31/24	(3,020,098)	---
Temporary Market Value Adjustments	(15,223,217)	(16,622,397)
	\$ 45,246,040	\$ 46,866,958
Total Liabilities and Reserves	\$ 413,066,987	\$ 436,854,651

	12/31/24	12/31/23
*Gross Loans Receivable	\$ 278,051,053	\$ 278,760,953
Less: Deferred Credits	717,374	732,143
General Loan Loss Reserves	2,123,165	2,174,000
Reserve for Uncollected Interest	18,181	15,868
Net Loans Receivable	\$ 275,192,333	\$ 275,838,942

Market value adjustments are temporary adjustments to capital and assets.

