**Business & Industry Consulting** 

ANALYSIS

**ECONOMIC UPDATE** 

Market Analysis

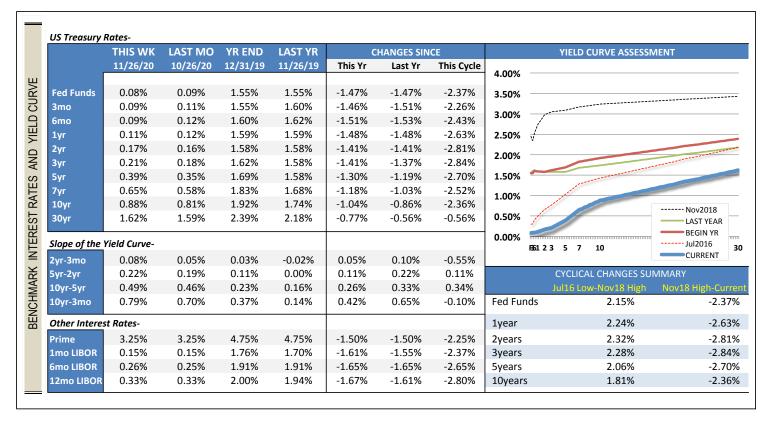
Strategic Solutions

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#### **27 November 2020**



# HOME PRICES ROSE 6.6% YEAR-OVER-YEAR IN SEPTEMBER

According to latest reports released this week, average home prices in the nation's 20-city metoropolitan areas rose 6.6 percent, year-over-year, through September - up from the previous month's 5.8% annual pace.

Phoenix, Seattle and San Diego continued to report the highest year-over-year gains at 11.4%, 10.1% and 9.5% respective paces. All 20 cities reported higher pricee increases in the year ending September 2020 versus the year ending August 2020.

A trend in accelerating increasesbegan in August 2019 but was interrupted in May and June as COVID-related restrictions produced modestly-decelerating price gains. This month's increase may reflect a catch-up of COVID-depressed demand from earlier this year.

It could also easily project future strength, as COVID encourages potential buyers to move from urban apartments to suburban homes. The next several months' reports should help to shed light on this question.

Key Economic Indicators for Banks, Thrifts & Credit Unions-											
		LATEST	CURRENT	PREV							
GDP	QoQ	Q3-1st	33.1%	-31.4%							
GDP - YTD	Annl	Q3-1st	-1.1%	-18.2%							
Consumer Spending	QoQ	Q3-1st	40.7%	-33.2%							
Consumer Spending	Annl	Q3-1st	0.2%	-20.1%							
Unemployment	Mo	Oct	6.9%	7.9%							
Consumer Inflation	YoY	Oct	1.2%	1.4%							
Core Inflation	YoY	Oct	1.6%	1.7%							
Consumer Credit	Annual	Sep	4.7%	-2.0%							
Retail Sales	YoY	Oct	0.0%	-0.8%							
Vehicle Sales	Annl (Mil)	Oct	16.7	16.8							
Home Sales	Annl (Mil)	Oct	7.809	7.551							
Home Prices	YoY	Sep	6.6%	5.2%							

	THIS WK	YR END	PCT CHANGES					
	11/26/20	the state of the s						
DJIA	29,872	28,538	4.7%	6.0%				
S&P 500	3,629	3,231	12.3%	15.0%				
NASDAQ	12,094	8,973	34.8%	38.9%				
Crude Oil	45.71	61.06	-25.1%	-18.5%				
Avg Gasoline	2.10	2.57	-18.2%	-18.6%				
Gold	1,805.5	1,523.1	18.5%	21.0%				

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#### AVERAGE CREDIT UNION RATES AND RATE SENSITIVITY

	THIS WK	YTD C	hange	Chg in Curr	ent Cycle*	Rate S	ensitivity
	11/26/20	Rate	Benchmark	Rate	Benchmark	YTD	Cycle
Classic CC	10.84%	-0.61%	-1.50%	-0.85%	-2.25%	41%	38%
Platinum CC	9.10%	-0.82%	-1.50%	-1.17%	-2.25%	55%	52%
48mo Veh	3.02%	-0.45%	-1.41%	-0.64%	-2.81%	32%	23%
60mo Veh	3.12%	-0.47%	-1.41%	-0.65%	-2.84%	33%	23%
72mo Veh	3.45%	-0.46%	-1.36%	-0.67%	-2.77%	34%	24%
HE LOC	3.88%	-1.12%	-1.50%	-1.68%	-2.25%	75%	75%
10yr HE	4.50%	-0.78%	-1.30%	-1.02%	-2.79%	60%	37%
15yr FRM	2.92%	-0.65%	-1.17%	-1.66%	-2.57%	56%	65%
30yr FRM	3.25%	-0.76%	-1.04%	-1.81%	-2.36%	73%	77%
Sh Drafts	0.09%	-0.05%	-1.47%	-0.05%	-2.37%	3%	2%
Reg Svgs	0.14%	-0.05%	-1.47%	-0.05%	-2.37%	3%	2%
MMkt-10k	0.19%	-0.26%	-1.47%	-0.29%	-2.37%	18%	12%
MMkt-50k	0.29%	-0.33%	-1.47%	-0.36%	-2.37%	22%	15%
6mo CD	0.33%	-0.66%	-1.51%	-0.70%	-2.43%	44%	29%
1yr CD	0.47%	-0.93%	-1.48%	-1.04%	-2.63%	63%	40%
2yr CD	0.61%	-1.03%	-1.41%	-1.24%	-2.81%	73%	44%
3yr CD	0.72%	-1.07%	-1.41%	-1.34%	-2.84%	76%	47%

Bmk Begin	Mkt Begin	Last Top	Last Bottom
12/31/19	12/31/19	Nov-18	Jul-16
4.75%	11.45%	11.69%	11.39%
4.75%	9.92%	10.27%	9.09%
1.58%	3.47%	3.66%	2.58%
1.62%	3.59%	3.77%	2.68%
1.66%	3.91%	4.12%	3.05%
4.75%	5.00%	5.56%	4.01%
1.69%	5.28%	5.52%	4.45%
1.81%	3.57%	4.58%	3.14%
1.92%	4.01%	5.06%	3.69%
1.55%	0.14%	0.14%	0.11%
1.55%	0.19%	0.19%	0.14%
1.55%	0.45%	0.48%	0.22%
1.55%	0.62%	0.65%	0.31%
1.60%	0.99%	1.03%	0.34%
1.59%	1.40%	1.51%	0.53%
1.58%	1.64%	1.85%	0.78%
1.62%	1.79%	2.06%	1.04%

Current

6.8%

Previous

6.0%

### STRATEGICALLY FOR CREDIT UNIONS

Prices are rising largely due to the combination of low mortgage rates that are attracting buyers, and a limited supply of available homes to buy.

The nation's median existing single-family home price climbed to \$313,500 in the third quarter, up 12% from a year ago, according to a report from the National Association of Realtors. At that price, a family would need to pay \$1,059 for a monthly mortgage payment and would need to earn \$50,819 a year to afford it.

The median sale prices of existing single-family homes rose from a year ago in all 181 metro areas measured in the report, and 65% saw double-digit price gains.

While all regions of the country saw year-over-year price gains, they were led by the West, which was up 13.7%, followed closely by the Northeast, up 13.3%. Home prices in the South were up 11.4%, while the Midwest saw prices increase by 11.1%.

Many first-time buyers, attracted by low interest rates, are finding the down payment needed to buy an entry-level home is rising faster than they can save. As home prices increase, both too quickly and too significantly, first-time buyers will increasingly face difficulty in coming up with a down payment.

Additional information and other market-related reports can be viewed at www.Meridian-ally.com

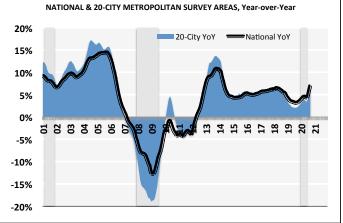
## ECONOMIC RELEASES RELEASES THIS WEEK:

Home Prices (Sep, YoY)	6.6%	5.2%
GDP (Q3, 2nd)	33.1%	33.1%
New Home Sales (Oct, Mil, Annl)	0.999M	0.959M
RELEASES FOR UPCOMING WEE	K: Projected	Previous
Construction Spending (Oct, Mol	(I) 0.7%	0.3%
FRB Beige Book	roadbased Weak but Improvi	ng Growth

### MERIDIAN ECONOMICS

Unemployment (Nov)

S&P CORELOGIC CASE-SHILLER HOME PRICE INDEX



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<sup>\*</sup>Since Nov 2018





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### **ECONOMIC CALENDAR**

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
October 26 New Home Sales 959k	Home Prices 5.2% Durable Goods 1.9% Consumer Conf 100.9	28	Jobless Claims 751k Cont'd Claims 7.7M GDP (Q3) +33.1%	Personal Income +0.9% Pers Spending +1.4%	31
November 2	3 PRESIDENTIAL ELECTION DAY	4	Jobless Claims 743k Cont'd Claims 7.3M FOMC Announcement	6 Unemployment 6.9%	7
9	10	VETERANS DAY	Jobless Claims 709k Cont'd Claims 6.7M Cons Inflation 1.2%	Wh Inflation +0.5%	14
16	Retail Sales 5.7% Ind Production -5.3% Cap Utilization 72.8%	18	Jobless Claims 742k Cont'd Claims 6.4M Ex Home Sales 6.85M	20	21
23	Home Prices 6.6% Cons Confidence 96.1	GDP (Q3-2nd) 33.1% Pers Income -0.7% Pers Spending +0.5%	Jobless Claims 778k Cont'd Claims 6.1M FOMC Minutes	27	28
30	December 1 Construction Spending	2 FRB Beige Book	Jobless Claims Cont'd Claims	4 Employment Report Factory Orders	5
7 Consumer Credit	8	9	Jobless Claims Cont'd Claims Consumer Inflation	11 Wholesale Inflation	12
14	15	16 Retail Sales FOMC Announcement	Jobless Claims Cont'd Claims	18 Leading Indicators	19
21	GDP (Q3 Final) Existing Home Sales	Personal Income Personal Spending Consumer Inflation	Jobless Claims Cont'd Claims	25 CHRISTMAS HOLIDAY	26





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### **ECONOMIC FORECAST**

							2021				
		2019		04	202		0.4	202			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
ECONOMIC OUTLOOK											
Economic Growth-											
GDP - (QoQ)	1.5%	2.6%	2.4%	-5.0%	-31.4%	33.1%	3.6%	3.1%	4.4%	2.9%	3.1%
GDP - (YTD)	2.3%	2.4%	2.4%	-5.0%	-18.2%	-1.1%	0.1%	3.1%	3.8%	3.5%	3.4%
Consumer Spending - (QoQ)	3.7%	2.7%	1.6%	-6.9%	-33.2%	40.7%	3.5%	2.0%	5.1%	2.8%	3.2%
Consumer Spending - (YTD)	2.4%	2.7%	2.3%	-6.9%	-33.2%	0.2%	1.0%	2.0%	3.6%	3.3%	3.3%
Goverment Spending - (QoQ)	5.0%	2.1%	2.4%	1.3%	2.5%	-4.5%	-4.4%	0.0%	0.6%	0.7%	0.1%
Government Spending - (YTD)	3.3%	3.3%	3.1%	1.3%	1.9%	-0.2%	-1.3%	0.0%	0.3%	0.4%	0.4%
Consumer Wealth-											
Unemployment Rate	3.6%	3.6%	3.5%	3.8%	13.0%	8.8%	7.7%	7.3%	6.8%	6.5%	6.2%
Consumer Inflation	1.8%	1.8%	2.0%	2.1%	0.4%	1.2%	1.8%	1.9%	2.0%	2.1%	2.3%
Home Prices	1.8%	1.8%	2.0%	2.1%	3.5%	4.7%	4.5%	4.5%	4.6%	4.6%	4.7%
SINGLE FAMILY HOME & VEH	ICLE LOAN N	// ARKETS									
Consumer Demand-			£ 121	£ 195	F 1F0	6 6 4 9	6 412	6 204	6.440	6 446	6 402
Consumer Demand- Total Home Sales (M)	5.948	6.109	6.131 5.420	6.185 5.483	5.150 4.474	6.648 5.781	6.412 5.615	6.394 5.593	6.440 5.627	6.446 5.633	6.493 5.675
Consumer Demand- Total Home Sales (M) Existing Home (M)			6.131 5.420 0.711	6.185 5.483 0.702	5.150 4.474 0.676	6.648 5.781 0.867	6.412 5.615 0.797	6.394 5.593 0.801	6.440 5.627 0.813	6.446 5.633 0.813	6.493 5.675 0.818
Consumer Demand- Total Home Sales (M) Existing Home (M)	5.948 5.287	6.109 5.410	5.420	5.483	4.474	5.781	5.615	5.593	5.627	5.633	5.675
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes	5.948 5.287 0.661 501	6.109 5.410 0.699	5.420 0.711 696	5.483 0.702 563	4.474 0.676 928	5.781 0.867 860	5.615 0.797 792	5.593 0.801 592	5.627 0.813 579	5.633 0.813 554	5.675 0.818 480
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications	5.948 5.287 0.661 501 355	6.109 5.410 0.699 651 375	5.420 0.711 696 314	5.483 0.702 563 257	4.474 0.676 928 348	5.781 0.867 860 410	5.615 0.797 792 380	5.593 0.801 592 330	5.627 0.813 579 379	5.633 0.813 554 392	5.675 0.818 480 332
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications	5.948 5.287 0.661 501 355 146	6.109 5.410 0.699 651 375 276	5.420 0.711 696 314 382	5.483 0.702 563 257 306	4.474 0.676 928 348 580	5.781 0.867 860 410 450	5.615 0.797 792 380 412	5.593 0.801 592 330 262	5.627 0.813 579 379 200	5.633 0.813 554 392 162	5.675 0.818 480 332 148
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications	5.948 5.287 0.661 501 355	6.109 5.410 0.699 651 375	5.420 0.711 696 314	5.483 0.702 563 257	4.474 0.676 928 348	5.781 0.867 860 410	5.615 0.797 792 380	5.593 0.801 592 330	5.627 0.813 579 379	5.633 0.813 554 392	5.675 0.818 480 332
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M)	5.948 5.287 0.661 501 355 146	6.109 5.410 0.699 651 375 276	5.420 0.711 696 314 382	5.483 0.702 563 257 306	4.474 0.676 928 348 580	5.781 0.867 860 410 450	5.615 0.797 792 380 412	5.593 0.801 592 330 262	5.627 0.813 579 379 200	5.633 0.813 554 392 162	5.675 0.818 480 332 148
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales	5.948 5.287 0.661 501 355 146 29%	6.109 5.410 0.699 651 375 276 42%	5.420 0.711 696 314 382 55%	5.483 0.702 563 257 306 54%	4.474 0.676 928 348 580 63%	5.781 0.867 860 410 450 52%	5.615 0.797 792 380 412 52%	5.593 0.801 592 330 262 44%	5.627 0.813 579 379 200 35%	5.633 0.813 554 392 162 29%	5.675 0.818 480 332 148 31%
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales	5.948 5.287 0.661 501 355 146 29%	6.109 5.410 0.699 651 375 276 42%	5.420 0.711 696 314 382 55%	5.483 0.702 563 257 306 54%	4.474 0.676 928 348 580 63%	5.781 0.867 860 410 450 52%	5.615 0.797 792 380 412 52%	5.593 0.801 592 330 262 44%	5.627 0.813 579 379 200 35%	5.633 0.813 554 392 162 29%	5.675 0.818 480 332 148 31%
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Wehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates-	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Wehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime Fed Funds	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime Red Funds Payr UST	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime Fed Funds 2yr UST 10yr UST	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M 3.3% 0.1% 0.6%
Consumer Demand- Total Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime Fed Funds 2yr UST 10yr UST  Market Rates-	5.948 5.287 0.661 501 355 146 29% 17.6M 5.5% 2.4% 2.3% 2.3%	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M 3.3% 0.1% 0.3% 0.8%	5.593 0.801 592 330 262 44% 16.7M 3.3% 0.1% 0.3% 0.9%	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M 3.3% 0.1% 0.6% 1.3%
Consumer Demand- Fotal Home Sales (M) Existing Home (M) New Home Sales (M) Single Family Homes Purchase Applications Refinancing Applications Refi Apps Share Vehicle Sales  MARKET RATE OUTLOOK  Benchmark Rates- Prime Fed Funds 2yr UST LOyr UST	5.948 5.287 0.661 501 355 146 29% 17.6M	6.109 5.410 0.699 651 375 276 42% 18.6M	5.420 0.711 696 314 382 55% 18.2M	5.483 0.702 563 257 306 54% 15.4M	4.474 0.676 928 348 580 63% 14.0M	5.781 0.867 860 410 450 52% 15.8M	5.615 0.797 792 380 412 52% 16.5M	5.593 0.801 592 330 262 44% 16.7M	5.627 0.813 579 379 200 35% 17.0M	5.633 0.813 554 392 162 29% 16.5M	5.675 0.818 480 332 148 31% 16.8M 3.3% 0.1% 0.6%





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Market Analysis

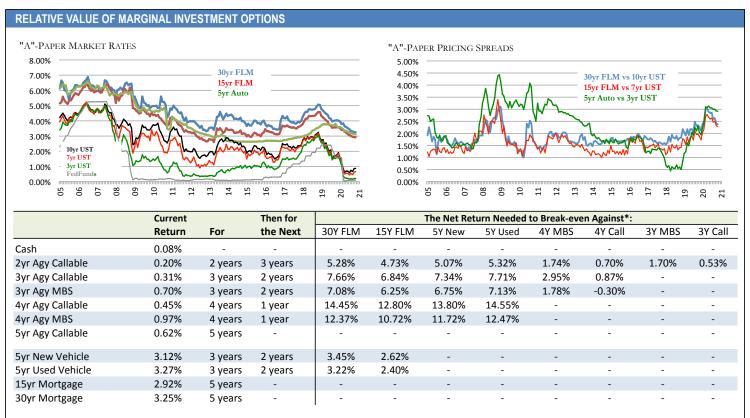
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#### STRATEGIC ASSESSMENT OF RELATIVE VALUE INVESTMENT AND FUNDING OPTIONS



<sup>\*</sup> Best relative value noted by probabilites of achieving "break-even" returns

#### **RELATIVE VALUE OF MARGINAL FUNDING OPTIONS**

	Current		Then for	The Net Co	st Needed to	Break-even	Against*:
	Cost	For	the Next	3Y CD	3Y FHLB	2Y CD	2Y FHLB
Share Draft	0.09%	1 year	2 years	1.04%	0.63%	1.13%	0.71%
Regular Savings	0.14%	1 year	2 years	1.01%	0.61%	1.08%	0.66%
Money Market	0.19%	1 year	2 years	0.99%	0.58%	1.03%	0.61%
FHLB Overnight	0.34%	1 year	2 years	0.91%	0.51%	0.88%	0.46%
Catalyst Settlement	1.25%	1 year	2 years	0.46%	0.05%	-0.02%	-0.45%
6mo Term CD	0.33%	6 mos	2.5 yrs	0.80%	0.47%	0.70%	0.42%
6mo FHLB Term	0.31%	6 mos	2.5 yrs	0.80%	0.48%	0.71%	0.43%
6mo Catalyst Term	1.00%	6 mos	2.5 yrs	0.66%	0.34%	0.48%	0.20%
1yr Term CD	0.47%	1 year	2 years	0.85%	0.44%	0.75%	0.33%
1yr FHLB Term	0.33%	1 year	2 years	0.92%	0.51%	0.89%	0.47%
2yr Term CD	0.61%	2 years	1 year	0.94%	0.13%	-	-
2yr FHLB Term	0.40%	2 years	1 year	1.36%	0.55%	-	-
3yr Term CD	0.72%	3 years	-	-	-	-	-
3yr FHLB Term	0.45%	3 years	-	-	-	-	-

st Highest relative value noted by highest differentials and volatility projections

# MERIDIAN ECONOMICS Trusted Insight, Effective Solutions

RESOURCES \*\*

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Q2-2020	<\$2 Million	\$2-10 Million	\$10-50 <million< th=""><th>\$50-100 Million</th><th>\$100-500 Million</th><th>\$500&gt; Million</th><th>TOTAL</th><th>&lt;\$10 Million</th><th>&lt;\$50 Million</th><th>&lt;\$100 Million</th><th>&lt;\$500 Million</th></million<>	\$50-100 Million	\$100-500 Million	\$500> Million	TOTAL	<\$10 Million	<\$50 Million	<\$100 Million	<\$500 Million
DEMOGRAPHICS											
Number of Credit Unions	377	854	1,580	665	1,061	627	5,164	1,231	2,811	3,476	4,537
Average Assets (\$Mil)	\$0.9	\$6.1	\$26.1	\$73.0	\$214.7	\$1,983.4	\$303.4	\$4.5	\$16.6	\$27.4	\$71.2
Pct of Credit Unions	7%	17%	31%	13%	21%	12%	100%	24%	54%	67%	88%
Pct of Industry Assets	0%	0%	2%	3%	13%	81%	100%	0%	3%	5%	19%
GROWTH RATES (YTD)											
Total Assets	-7.5%	-14.4%	-2.7%	-2.8%	6.9%	28.3%	23.3%	-14.0%	-4.0%	-3.4%	3.9%
Total Loans	-34.7%	-33.6%	-24.3%	-23.9%	-13.5%	10.2%	5.2%	-33.7%	-25.3%	-24.5%	-16.4%
Total Shares	-5.1%	-10.7%	-0.5%	-0.9%	8.1%	26.1%	21.8%	-10.4%	-1.7%	-1.3%	5.3%
Net Worth	-14.6%	-22.4%	-16.1%	-16.2%	-9.4%	9.9%	5.2%	-21.9%	-16.9%	-16.5%	-11.7%
BALANCE SHEET ALLOCATION											
Net Worth-to-Total Assets	18.4%	15.6%	12.3%	11.5%	10.7%	10.3%	10.5%	15.8%	12.7%	12.1%	11.1%
Cash & Inv-to-Total Assets	57%	52%	49%	43%	34%	29%	31%	52%	49%	46%	37%
Loans-to-Total Assets	43%	47%	48%	52%	61%	67%	65%	47%	48%	50%	58%
Vehicle-to-Total Loans	60%	64%	49%	43%	39%	31%	33%	64%	51%	47%	41%
REL-to-Total Loans REL-to-Net Worth	1% 3%	8% 23%	30% 116%	39% 177%	45% 258%	53% 343%	51% 319%	7% 22%	27% 103%	33% 139%	42% 221%
Indirect-to-Total Loans	3% 0%	23% 0%	4%	11%	18%	21%	20%	0%	4%	139%	15%
indirect to rotal Loans											
Loans-to-Total Shares	53%	56%	55%	60%	70%	79%	76%	56%	55%	58%	66%
Nonterm-to-Total Shares	92%	85%	82%	80%	77%	72%	73%	85%	82%	81%	78%
Short-term Funding Ratio	46.5%	37.7%	31.1%	27.0%	20.7%	16.4%	17.6%	31.8%	29.4%	23.2%	17.8%
Net Long-term Asset Ratio	3.4%	6.8%	17.1%	22.6%	29.2%	35.0%	33.3%	15.9%	19.3%	26.3%	33.2%
Leverage Ratio	1.4%	1.3%	1.0%	1.3%	2.0%	5.1%	4.4%	1.3%	1.0%	1.2%	1.8%
Solvency Ratio	122.8%	118.6%	114.1%	113.1%	112.1%	112.4%	112.5%	118.8%	114.7%	113.8%	112.6%
LOAN QUALITY											
Loan Delinquency Ratio	3.52%	1.57%	0.91%	0.75%	0.62%	0.56%	0.58%	0.98%	0.86%	0.68%	0.58%
Net Charge-off Ratio	0.51%	0.50%	0.38%	0.38%	0.39%	0.56%	0.53%	0.39%	0.39%	0.39%	0.53%
"Misery" Index	4.03%	2.07%	1.29%	1.13%	1.01%	1.12%	1.11%	1.37%	1.24%	1.07%	1.11%
RE Loan Delinquency	1.88%	1.61%	0.91%	0.75%	0.61%	0.52%	0.54%	1.61%	0.93%	0.82%	0.65%
Vehicle Loan Delinquency	2.81%	1.44%	0.78%	0.63%	0.51%	0.44%	0.47%	1.52%	0.88%	0.76%	0.58%
Direct Loans	2.81%	1.44%	0.76%	0.60%	0.45%	0.36%	0.44%	1.52%	0.87%	0.75%	0.56%
Indirect Loans	0.00%	0.99%	1.02%	0.71%	0.58%	0.48%	0.49%	0.99%	1.02%	0.78%	0.61%
Loss Allow as % of Loans	3.02%	1.36%	0.92%	0.86%	0.81%	1.04%	1.00%	1.46%	0.98%	0.92%	0.84%
Current Loss Exposure	1.73%	0.80%	0.51%	0.42%	0.38%	0.33%	0.34%	0.86%	0.54%	0.48%	0.41%
EARNINGS											
Gross Asset Yield	3.76%	3.56%	3.37%	3.34%	3.47%	3.73%	3.67%	3.57%	3.39%	3.36%	3.44%
Cost of Funds	0.35%	0.40%	0.41%	0.43%	0.55%	0.86%	0.79%	0.39%	0.41%	0.42%	0.51%
Gross Interest Margin	3.41%	3.16%	2.95%	2.91%	2.91%	2.87%	2.88%	3.18%	2.98%	2.94%	2.92%
Provision Expense	0.23%	0.24%	0.19%	0.22%	0.30%	0.66%	0.59%	0.24%	0.20%	0.21%	0.28%
Net Interest Margin	3.17%	2.92%	2.77%	2.69%	2.61%	2.21%	2.29%	2.94%	2.78%	2.74%	2.64%
Non-Interest Income	0.29%	0.52%	0.81%	1.05%	1.24%	1.26%	1.24%	0.50%	0.78%	0.92%	1.15%
Non-Interest Expense	3.68%	3.33%	3.29%	3.36%	3.44%	2.94%	3.04%	3.35%	3.30%	3.33%	3.41%
Net Operating Expense	3.39%	2.82%	2.48%	2.31%	2.20%	1.68%	1.80%	2.85%	2.52%	2.41%	2.26%
Net Operating Return	-0.21%	0.10%	0.29%	0.38%	0.40%	0.53%	0.50%	0.08%	0.27%	0.32%	0.38%
Non-recurring Inc(Exp)	0.12%	0.04%	0.02%	0.01%	0.01%	0.04%	0.03%	0.05%	0.02%	0.02%	0.01%
Net Income	-0.10%	0.15%	0.31%	0.39%	0.42%	0.57%	0.53%	0.13%	0.29%	0.34%	0.40%
Return on Net Worth	0.1%	1.3%	2.7%	3.5%	4.0%	5.5%	5.1%	1.2%	2.5%	3.0%	3.7%

# MERIDIAN ECONOMICS Trusted Insight, Effective Solutions



Business & Industry Consulting Market Analysis Strategic Solutions Financial Investments Risk Management Regulatory Expert

Q2-2020	<\$2 Million	\$2-10 Million	\$10-50 <million< th=""><th>\$50-100 Million</th><th>\$100-500 Million</th><th>\$500&gt; Million</th><th>TOTAL</th><th>&lt;\$10 Million</th><th>&lt;\$50 Million</th><th>&lt;\$100 Million</th><th>&lt;\$500 Millior</th></million<>	\$50-100 Million	\$100-500 Million	\$500> Million	TOTAL	<\$10 Million	<\$50 Million	<\$100 Million	<\$500 Millior
OPERATING EFFICIENCIES:											
Core Activities-											
Earning Asset Allocation and Re	eturn						Г	1			
Nonearning as Pct of Assets	1%	1%	3%	4%	5%	4%	4%	1%	3%	4%	5%
Cash & Investment Yield	1.06%	1.40%	1.46%	1.39%	1.26%	1.21%	1.23%	1.37%	1.45%	1.42%	1.32%
C&I as Pct of Assets	57%	52%	49%	43%	34%	29%	31%	52%	49%	46%	37%
Loan Yield, net	6.63%	5.52%	5.03%	4.72%	4.41%	4.17%	4.24%	5.58%	5.09%	4.89%	4.54%
Loans as Pct of Assets	43%	47%	48%	52%	61%	67%	65%	47%	48%	50%	58%
Avg Loan Balance	\$4,948	\$7,329	\$8,110	\$9,587	\$13,332	\$17,596	\$16,262	\$7,187	\$8,004	\$8,845	\$12,17
Avg Loan Rate	6.87%	5.76%	5.21%	4.94%	4.72%	4.83%	4.83%	5.82%	5.28%	5.10%	4.819
Avg Loan Yield, net	6.63%	5.52%	5.03%	4.72%	4.41%	4.17%	4.24%	5.58%	5.09%	4.89%	4.54%
Paying Funds Allocation and Re	eturn						Γ				
NonTerm as Pct of Shares	92%	85%	82%	80%	77%	72%	73%	85%	82%	81%	78%
Share CDs as Pct of Shares	5%	10%	12%	14%	16%	20%	19%	10%	12%	13%	15%
Cost of Funds	0.35%	0.40%	0.41%	0.43%	0.55%	0.86%	0.79%	0.39%	0.41%	0.42%	0.519
Avg Share Balance	\$2,502	\$5,040	\$8,055	\$9,239	\$10,548	\$12,942	\$12,185	\$4,739	\$7,488	\$8,374	\$9,77
Avg Share Rate	0.44%	0.47%	0.47%	0.49%	0.64%	1.02%	0.93%	0.47%	0.47%	0.48%	0.599
NM Deposits as Pct of Shares	1.3%	1.1%	0.9%	0.9%	0.9%	0.9%	0.9%	1.1%	0.9%	0.9%	0.9%
Average Margin per Account											
Avg Interest Inc per Loan	\$340	\$422	\$423	\$474	\$629	\$850	\$785	\$419	\$423	\$451	\$586
Less: Avg Int Exp per Share	\$11	\$24	\$38	\$45	\$67	\$132	\$113	\$22	\$36	\$40	\$58
Less: Avg Provisions per Loan	\$12	\$18	\$15	\$21	\$41	\$116	\$95	\$17	\$16	\$19	\$34
Avg Net Interest Margin	\$317	\$380	\$369	\$407	\$521	\$602	\$576	\$379	\$372	\$392	\$494
Net Operating Profitability-											
Earning Asset/Funding	123%	117%	111%	109%	107%	109%	109%	118%	112%	110%	108%
Non-Int Inc-to-Total Rev	7%	13%	19%	24%	26%	25%	25%	12%	19%	21%	25%
Non me me to rotar nev	770	1370	1370	21/0	2070	2370	25/0	12/0	1370	21/0	2370
Average per Full-time Equivaler	nt						I	I			
Interest Income	\$43,463	\$90,497	\$129,978	\$134,352	\$141,569	\$215,628	\$195,161	\$84,360	\$121,977	\$127,942	
Less: Interest Expense	\$4,075	\$10,089	\$15,889	\$17,203	\$22,634	\$49,532	\$41,958	\$9,304	\$14,734	\$15,924	\$20,59
Net Interest Margin	\$39,389	\$80,408	\$114,089	\$117,149	\$118,935	\$166,096	\$153,203	\$75,055	\$107,243	\$112,018	\$116,8
Less: Provisions	\$2,716	\$6,115	\$7,313	\$8,969	\$12,450	\$38,264	\$31,151	\$5,671	\$7,025	\$7,962	\$11,08
Net Interest Income	\$36,672	\$74,293	\$106,776	\$108,180	\$106,484	\$127,832	\$122,052	\$69,384	\$100,218	\$104,056	\$105,7
Non-Interest Income	\$3,396	\$13,146	\$31,439	\$42,357	\$50,687	\$72,980	\$65,886	\$11,874	\$28,007	\$34,924	\$45,88
Non-Interest Expense	\$42,553	\$84,790	\$127,057	\$135,304	\$140,631	\$170,345	\$161,462	\$79,279	\$118,677	\$126,691	\$136,3
	\$39,158	\$71,643	\$95,618	\$92,948	\$89,945	\$97,364	\$95,576	\$67,405	\$90,669	\$91,767	\$90,50
Net Operating Expense	<b>453,130</b>										
Net Operating Expense	-\$2,486	\$2,650	\$11,158	\$15,232	\$16,539	\$30,468	\$26,476	\$1,980	\$9,548	\$12,288	\$15,24
Net Operating Return	-\$2,486							1 .			
Net Operating Return  Total Revenue	- <b>\$2,486</b> \$46,859	\$103,643	\$161,417	\$176,709	\$192,255	\$288,608	\$261,047	\$96,234	\$149,984	\$162,866	\$183,3
Net Operating Return	-\$2,486							1 .			\$15,24 \$183,3 \$69,00 \$34,96

# MERIDIAN ECONOMICS Trusted Insight, Effective Solutions

RESOURCES \*\*

Business & Industry Consulting Market Analysis Strategic Solutions Financial Investments Risk Management Regulatory Expert

Q2-2020	<\$2 Million	\$2-10 Million	\$10-50 <million< th=""><th>\$50-100 Million</th><th>\$100-500 Million</th><th>\$500&gt; Million</th><th>TOTAL</th><th>&lt;\$10 Million</th><th>&lt;\$50 Million</th><th>&lt;\$100 Million</th><th>&lt;\$500 Millior</th></million<>	\$50-100 Million	\$100-500 Million	\$500> Million	TOTAL	<\$10 Million	<\$50 Million	<\$100 Million	<\$500 Millior
Operating Expense Assessn	nent										
Expense Ratio Breakdown-											
Compensation & Benefits Occupancy & Ops All Other Expenses Total Operating Expenses - Travel and Conference - Educational and Promo	1.76%	1.78%	1.59%	1.63%	1.77%	1.56%	1.59%	1.78%	1.61%	1.62%	1.73%
	1.17%	0.89%	0.88%	0.86%	0.88%	0.72%	0.75%	0.91%	0.88%	0.87%	0.87%
	0.74%	0.66%	0.82%	0.87%	0.80%	0.66%	0.69%	0.67%	0.81%	0.84%	0.81%
	3.68%	3.33%	3.29%	3.36%	3.44%	2.94%	3.04%	3.35%	3.30%	3.33%	3.41%
	0.02%	0.02%	0.02%	0.03%	0.03%	0.02%	0.02%	0.02%	0.02%	0.02%	0.03%
	0.02%	0.02%	0.06%	0.09%	0.10%	0.11%	0.10%	0.02%	0.06%	0.07%	0.09%
<ul><li>- Loan Servicing</li><li>- Prof and Outside Svcs</li><li>- Member Insurance</li><li>- Operating Fees</li><li>- Miscellaneous</li></ul>	0.12%	0.11%	0.17%	0.21%	0.23%	0.20%	0.20%	0.11%	0.17%	0.19%	0.22%
	0.33%	0.36%	0.43%	0.45%	0.35%	0.22%	0.25%	0.36%	0.42%	0.44%	0.37%
	0.03%	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%	0.00%	0.00%	0.00%
	0.06%	0.03%	0.02%	0.02%	0.02%	0.01%	0.01%	0.03%	0.03%	0.02%	0.02%
	0.18%	0.11%	0.11%	0.07%	0.07%	0.12%	0.11%	0.11%	0.11%	0.09%	0.08%
Expense as Pct of Total- Compensation & Benefits Occupancy & Ops All Other Expenses	48% 32% 20%	53% 27% 20%	48% 27% 25%	48% 26% 26%	51% 25% 23%	53% 24% 23%	52% 25% 23%	53% 27% 20%	49% 27% 24%	49% 26% 25%	51% 26% 24%
- Travel and Conference - Educational and Promo - Loan Servicing - Prof and Outside Svcs - Member Insurance - Operating Fees - Miscellaneous	0%	0%	1%	1%	1%	1%	1%	0%	1%	1%	1%
	0%	1%	2%	3%	3%	4%	3%	1%	2%	2%	3%
	3%	3%	5%	6%	7%	7%	7%	3%	5%	6%	6%
	9%	11%	13%	13%	10%	7%	8%	11%	13%	13%	11%
	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	2%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%
	5%	3%	3%	2%	2%	4%	4%	3%	3%	3%	2%
Staffing-											
Total Employees Full-time Equivalents Pct PT Employees	489	2,505	11,485	12,633	58,997	236,611	322,720	2,994	14,479	27,112	86,109
	295	1,963	10,611	11,975	56,737	230,150	311,730	2,257	12,868	24,843	81,580
	80%	43%	15%	10%	8%	5%	7%	49%	22%	17%	11%
FTE-to-Ops (Staffing)	2.04	0.77	0.42	0.36	0.30	0.20	0.22	0.84	0.46	0.41	0.33
Avg Compensation & Benef	\$20,374	\$45,248	\$61,238	\$65,606	\$72,242	\$90,232	\$84,677	\$42,003	\$57,864	\$61,596	\$69,00
Membership Outreach-											
Members-to-Potential Members-to-FTEs Borrowers-to-Members	7.1%	8.0%	3.0%	3.1%	2.5%	3.2%	3.0%	7.9%	3.4%	3.2%	2.7%
	366	408	415	454	345	404	395	402	412	432	371
	27%	38%	55%	58%	55%	58%	57%	37%	52%	49%	52%
Branches	367	879	2,243	1,632	5,032	10,949	21,102	1,246	3,489	5,121	10,153
Members per Branch	294	910	1,962	3,329	3,887	8,488	5,840	728	1,521	2,097	2,984

### MERIDIAN ECONOMICS

Trusted Insight, Effective Solutions



Historical Year-End	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
DEMOGRAPHICS											
No. of Credit Unions Avg Asset Size (\$Mil)	7,339 \$124.6	7,094 \$135.6	6,819 \$149.8	6,554 \$162.0	6,273 \$178.9	6,021 \$200.0	5,785 \$223.4	5,573 \$247.4	5,375 \$256.5	5,236 \$277.6	5,164 \$303.
GROWTH RATES											
Total Assets Total Loans Total Shares Net Worth	3.4% -1.4% 4.5% 5.1%	5.2% 1.2% 5.2% 6.8%	6.2% 4.6% 6.1% 8.5%	3.9% 8.0% 3.7% 7.4%	5.7% 10.4% 4.5% 7.5%	7.3% 10.5% 6.9% 6.9%	7.3% 10.4% 7.5% 7.1%	6.7% 10.1% 6.1% 7.3%	5.4% 9.0% 4.4% 8.7%	7.8% 6.2% 6.9% 8.5%	23.3% 5.2% 21.8% 5.2%
BALANCE SHEET ALLOCA	TION										
Net Worth Ratio	10.1%	10.2%	10.4%	10.8%	11.0%	10.9%	10.9%	11.0%	11.3%	11.4%	10.5%
Cash & Inv-to-Assets Loans-to-Total Assets	35% 62%	37% 59%	38% 58%	35% 61%	32% 63%	31% 65%	28% 67%	26% 69%	24% 72%	25% 71%	31% 65%
Vehicle-to-Total Loans RELoans-to-Total Loans RELoans-to-Net Worth Indirect-to-Total Loans	11% 55% 337% 13%	29% 55% 319% 12%	30% 54% 300% 13%	31% 53% 296% 14%	32% 51% 296% 16%	33% 50% 302% 17%	34% 50% 306% 19%	35% 49% 313% 20%	35% 49% 313% 21%	34% 50% 313% 21%	33% 51% 319% 20%
Loans-to-Shares Pct of Non-term-Shares	72% 62%	69% 65%	68% 67%	71% 69%	75% 71%	77% 72%	80% 73%	83% 73%	86% 72%	84% 70%	76% 73%
ST Funding Ratio Net LT Assets Ratio	16.1% 33%	17.3% 32%	17.5% 33%	14.9% 36%	13.7% 34%	13.5% 33%	13.4% 33%	12.4% 34%	11.4% 34%	12.8% 34%	17.6% 33%
LOAN QUALITY & ADEQU	ACY OF RES	ERVES									
Loan Delinquency Rate Net Charge-off Rate "Misery" Index	1.76% 1.13% 2.89%	1.60% 0.91% 2.51%	1.16% 0.73% 1.89%	1.01% 0.57% 1.58%	0.85% 0.50% 1.35%	0.81% 0.48% 1.29%	0.83% 0.55% 1.38%	0.81% 0.60% 1.41%	0.71% 0.58% 1.29%	0.70% 0.57% 1.27%	0.58% 0.53% 1.11%
RE Loan Delinquency	2.10%	2.00%	1.38%	1.15%	0.89%	0.75%	0.63%	0.61%	0.54%	0.55%	0.54%
Veh Loan Delinquency -Direct Delinquency -Indirect Delinquency	- - 1.17%	- - 0.97%	- - 0.77%	0.69% 0.60% 0.79%	0.67% 0.60% 0.74%	0.68% 0.64% 0.72%	0.72% 0.67% 0.76%	0.70% 0.67% 0.72%	0.66% 0.64% 0.67%	0.65% 0.63% 0.66%	0.479 0.449 0.499
Loss Allowance Ratio Current Loss Exposure	1.67% 1.62%	1.55% 1.40%	1.36% 1.05%	1.13% 0.83%	0.98% 0.62%	0.94% 0.53%	0.90% 0.47%	0.92% 0.46%	0.89% 0.48%	0.86% 0.49%	1.00% 0.34%
EARNINGS:											
Gross Asset Yield Cost of Funds	4.46% 1.21%	4.04% 0.93%	3.65% 0.73%	3.39% 0.59%	3.38% 0.54%	3.37% 0.52%	3.41% 0.53%	3.55% 0.57%	3.82% 0.69%	4.06% 0.90%	3.67% 0.79%
Gross Margin Provision Expense	3.25% 0.78%	3.12% 0.50%	2.92% 0.36%	2.80% 0.26%	2.84% 0.28%	2.85% 0.35%	2.88% 0.41%	2.99% 0.48%	3.13% 0.46%	3.16% 0.43%	2.889 0.599
Net Margin	2.46%	2.62%	2.56%	2.53%	2.56%	2.50%	2.48%	2.51%	2.66%	2.73%	2.29%
Non-Interest Income Non-Interest Expense	1.33% 3.07%	1.30% 3.06%	1.43% 3.10%	1.38% 3.10%	1.31% 3.11%	1.34% 3.12%	1.37% 3.10%	1.33% 3.08%	1.38% 3.14%	1.35% 3.20%	1.24% 3.04%
Net Operating Exp	1.74%	1.76%	1.67%	1.72%	1.80%	1.77%	1.73%	1.75%	1.77%	1.85%	1.80%
Net Operating Return	0.72%	0.86%	0.89%	0.82%	0.76%	0.73%	0.74%	0.76%	0.90%	0.88%	0.50%
Non-recurring Inc(Exp) Net Income (ROA)	-0.22% 0.50%	-0.19% 0.67%	-0.04% 0.85%	-0.04% 0.78%	0.04%	0.02% 0.75%	0.02%	0.02% 0.78%	0.02% 0.92%	0.06%	0.039
Return on Net Worth	5.1%	6.6%	8.3%	7.3%	7.3%	6.8%	7.0%	7.1%	7.9%	7.9%	E 10/
Neturn on Net Worth	J.170	0.0%	0.3%	7.5%	7.5%	0.6%	7.0%	7.170	7.5%	7.570	5.1%