

PUBLIC DISCLOSURE

April 7, 2025

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

Millville Savings Bank
Certificate Number: 30183

100 Albertson Street
Millville, New Jersey 08332

Federal Deposit Insurance Corporation
Division of Depositor and Consumer Protection
New York Regional Office

350 Fifth Avenue, Suite 1200
New York, New York 10118

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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INSTITUTION RATING

INSTITUTION'S CRA RATING: This institution is rated **Satisfactory**.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

- The loan-to-deposit (LTD) ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- The bank made a majority of its home mortgage loans, by number, inside of the assessment area.
- The geographic distribution of loans reflects reasonable dispersion throughout the assessment area.
- The distribution of borrowers reflects, given the demographics of the assessment area, reasonable penetration of loans among individuals of different income levels.
- The institution did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the Lending Test rating.

DESCRIPTION OF INSTITUTION

Background

Millville Savings Bank (MSB) is a mutual savings bank headquartered in Millville, New Jersey. The bank operates with no holding company or subsidiaries. MSB received a “Satisfactory” rating from the Federal Deposit Insurance Corporation (FDIC) during its prior CRA evaluation, dated June 3, 2019, based on Interagency Small Institution Examination Procedures.

Operations

MSB operates two full-service branches in Cumberland County, New Jersey. The bank has one branch in an upper-income census tract and one branch in a moderate-income census tract. The bank did not open or close any branches during the evaluation period, and no merger or acquisition activities occurred since the previous evaluation.

MSB offers a variety of lending products including home mortgage, commercial, and construction loans, with a primary focus on residential mortgage lending. In addition, the institution provides a variety of deposit services including checking, savings, money market deposit accounts, certificates of deposit, and individual retirement accounts. Alternative banking services include three automated teller machines, internet, mobile, and telephone banking.

Ability and Capacity

As of December 31, 2024, assets totaled \$159.1 million, loans totaled \$66.0 million, securities totaled \$66.7 million, and deposits totaled \$141.1 million. Since the previous evaluation, MSB’s total assets increased by 20.5 percent, total loans increased by 26.9 percent, total securities increased by 14.7 percent, and total deposits increased by 25.2 percent.

The following table illustrates the composition of MSB’s loan portfolio as of December 31, 2024.

Loan Portfolio Distribution as of 12/31/2024		
Loan Category	\$(000s)	%
Construction, Land Development, and Other Land Loans	4,970	7.5
Secured by Farmland	0	0
Secured by 1-4 Family Residential Properties	50,450	76.4
Secured by Multifamily (5 or more) Residential Properties	796	1.2
Secured by Nonfarm Nonresidential Properties	9,854	14.9
Total Real Estate Loans	66,070	100.0
Commercial and Industrial Loans	0	0
Agricultural Production and Other Loans to Farmers	0	0
Consumer Loans	0	0
Obligations of State and Political Subdivisions in the U.S.	0	0
Other Loans	0	0
Lease Financing Receivable (net of unearned income)	0	0
Less: Unearned Income	50	<0.1
Total Loans	66,020	100.0
<i>Source: Reports of Condition and Income</i>		
<i>Due to rounding, totals may not equal 100.0%</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank’s ability to meet assessment area credit needs.

DESCRIPTION OF ASSESSMENT AREA

The CRA requires each financial institution to define one or more assessment areas within which examiners will evaluate its CRA performance. MSB designated one assessment area encompassing all of Cumberland County. The assessment area includes 42 census tracts within the Metropolitan Statistical Area (MSA) 47220 (Vineland, NJ). MSB did not make any changes to its assessment area since the previous evaluation.

Economic and Demographic Data

The assessment area’s 42 census tracts reflect the following income designations according to 2020 U.S. Census data.

- 5 low-income census tracts,
- 6 moderate-income census tracts,
- 14 middle-income census tracts,
- 13 upper-income census tracts, and
- 4 census tracts with no income designation.

The following table illustrates select demographic characteristics for the assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	42	11.9	14.3	33.3	31.0	9.5
Population by Geography	154,152	11.6	14.6	38.4	30.3	5.2
Housing Units by Geography	56,411	9.7	16.4	40.5	33.4	0.0
Owner-Occupied Units by Geography	33,769	3.8	10.9	42.7	42.5	0.0
Occupied Rental Units by Geography	17,178	21.0	27.9	32.9	18.2	0.0
Vacant Units by Geography	5,464	10.6	13.7	50.8	24.9	0.0
Businesses by Geography	15,450	15.5	12.5	38.1	33.8	0.1
Farms by Geography	658	6.8	8.7	33.6	50.9	0.0
Family Distribution by Income Level	34,348	24.7	16.2	18.4	40.7	0.0
Household Distribution by Income Level	50,947	26.3	14.5	16.4	42.8	0.0
Median Family Income MSA – 47220 Vineland, NJ MSA		\$67,467	Median Housing Value			\$155,828
			Median Gross Rent			\$1,054
			Families Below Poverty Level			12.0%
<i>Source: 2020 U.S. Census and 2024 D&B Data. Due to rounding, totals may not equal 100.0%</i>						
<i>(*) The NA category consists of geographies that have not been assigned an income classification.</i>						

The Geographic Distribution criterion compares the distribution of home mortgage loans to the distribution of owner-occupied housing units. Of the 56,411 housing units in the assessment area, 59.9 percent are owner-occupied, 30.4 percent are occupied rental units, and 9.7 percent are vacant. Only 3.8 percent of the owner-occupied housing units are in low-income geographies, and 10.9 percent are in moderate-income geographies. In contrast, 21.0 percent of occupied rental units are in low-income tracts, and 27.9 percent are in moderate-income tracts. This data suggests that there is greater opportunity for families to rent than to own housing units in low- and moderate-income geographies, which limits opportunities for lenders to originate 1-4 family residential loans in these geographies.

The Borrower Profile criterion compares home mortgage loans to the percentage of low- and moderate-income families in the assessment area. As shown in the table above, 24.7 percent of families in the assessment area are low-income, including 12.0 percent living below the poverty level, and 16.2 percent of families are moderate-income. Considering the area's median housing value of \$155,828, this data suggests that it would be difficult for these individuals to qualify for a home mortgage loan or support a monthly mortgage payment. This data reflects the challenges lenders face in originating home mortgage loans to low- and moderate-income applicants.

Examiners used the Federal Financial Institutions Examination Council's (FFIEC)-updated median family income levels to analyze home mortgage loans under the Borrower Profile criterion. The following table presents the median family income ranges for the low-, moderate-, middle-, and upper-income categories in the assessment area.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
Vineland-Bridgeton, NJ MSA Median Family Income (47220)				
2023 (\$76,100)	<\$38,050	\$38,050 to <\$60,880	\$60,880 to <\$91,320	≥\$91,320
Vineland, NJ MSA Median Family Income (47220)				
2024 (\$75,800)	<\$37,900	\$37,900 to <\$60,640	\$60,640 to <\$90,960	≥\$90,960
<i>Source: FFIEC</i>				

Data obtained from the U.S. Bureau of Labor Statistics shows elevated unemployment rates in Cumberland County in 2022, 2023, and 2024 when compared to the state and national rates. Unemployment rates at the county, state, and national level have trended upward since December 2022. The following table illustrates unemployment rates for the assessment area, as well as the state and the national levels since 2022.

Unemployment Rates			
Area	December 2022	December 2023	December 2024
	%	%	%
Cumberland County	5.4	6.5	6.5
State of New Jersey	3.4	4.1	4.2
National Average	3.3	3.5	3.9
<i>Source: Bureau of Labor Statistics</i>			

Competition

There is a moderate level of competition for financial services in the assessment area. According to 2024 FDIC Deposit Market Share data, 10 financial institutions operated 23 bank branches within the assessment area. Of these institutions, MSB ranked 7th with a 2.9 percent deposit market share.

Aggregate lending data reveals a moderate level of competition for home mortgage loans in the assessment area. Based on 2023 market share data, 216 lenders originated or purchased 2,825 home mortgage loans. The top five lenders, consisting of large national banks and online lenders, accounted for 32.0 percent of the market share based on the number of loans. MSB ranked 24th with a 1.0 percent market share in the assessment area.

Community Contact

As part of the evaluation process, examiners contact third parties in the assessment area to assist in identifying credit needs. This information helps determine whether local financial institutions are responsive to those needs. It also highlights what types of credit opportunities may be available.

Examiners contacted a representative of a local non-profit community development organization located in Cumberland County. The organization develops and builds affordable housing and provides homeownership and financial education for low- and moderate-income individuals and

first-time homebuyers. Funding sources include federal grants and contracts, and partnerships with financial institutions, developers, and private investments. The contact identified a need for loan programs that help reduce housing costs for low-income households. According to the contact, local financial institutions in Cumberland County have an opportunity to increase flexible home mortgage product offerings to low- and moderate-income individuals.

Credit Needs

Considering information from the community contact, bank management, and demographic and economic data, examiners determined that flexible and affordable home mortgage products represent a primary credit need in the assessment area. Economic and demographic data support this need. According to the community contact, low- and moderate-income individuals in the assessment area would also benefit from first-time homebuyer programs to expand homeownership opportunities across Cumberland County.

SCOPE OF EVALUATION

General Information

This evaluation covers the period from the previous evaluation dated June 3, 2019, to the current evaluation dated April 7, 2025. Examiners used the Interagency Small Institution Examination Procedures to evaluate MSB's CRA performance. These procedures include the Lending Test. Please refer to the Appendix for details on the Lending Test criteria.

Activities Reviewed

MSB's major product line is home mortgage loans. This conclusion considered the bank's business strategy and the number and dollar volume of loans originated and purchased during the evaluation period. No other loan types, such as small business, small farm, or consumer loans, represent a major product line or provide material support for conclusions or ratings; therefore, examiners did not present these products. Bank records indicate that the lending focus and product mix remained consistent throughout the evaluation period.

To evaluate the bank's home mortgage lending performance, examiners analyzed loans reported on MSB's 2023 and 2024 Home Mortgage Disclosure Act (HMDA) Loan Application Registers. MSB reported 37 home mortgage loans totaling \$5.2 million in 2023 and 54 home mortgage loans totaling \$14.1 million in 2024. Examiners used aggregate HMDA data and 2020 U.S. Census data for comparison purposes. Examiners only presented 2023 home mortgage lending, the most recent year for which aggregate data is available, for the Geographic Distribution and Borrower Profile criteria, as the bank's performance was similar in 2024.

This evaluation presents both the number and dollar volume of home mortgage loans. Examiners emphasized performance by the number of loans, as it is a better indicator of the number of individuals served.

CONCLUSIONS ON PERFORMANCE CRITERIA

LENDING TEST

MSB demonstrated reasonable performance under the Lending Test. Consistent performance under each factor of the Lending Test supports the overall rating.

Loan-to-Deposit Ratio

The LTD ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's average net LTD ratio, calculated from Call Report data, averaged 42.3 percent over the 24 calendar quarters from March 31, 2019, through December 31, 2024. The ratio ranged from a low of 37.8 percent as of September 30, 2023, to a high of 49.1 percent as of September 30, 2019. Although the ratio fluctuated during the evaluation period, it generally increased, totaling 46.8 percent as of the most recent calendar quarter. MSB's LTD ratio improved 9.4 percentage points since the prior evaluation, at which time the LTD ratio was considered reasonable.

The following table reflects a comparison of MSB's average net LTD ratio to those of similarly situated institutions. Examiners selected similarly situated institutions based on asset size, geographic location, and lending focus. While MSB's LTD ratio is lower than the comparable institutions, it is reasonable given the performance context of the area. MSB operates in Cumberland County which has historically had lower home values, resulting in lower dollar home mortgage loans, and high unemployment rates compared to other counties in New Jersey. Century Savings Bank, although much larger in asset size, is the only other comparable bank to MSB that operates within Cumberland County. MSB's average net LTD ratio compares reasonably to Century Savings Bank's average net LTD ratio. Furthermore, Century Savings Bank had a reasonable LTD ratio as noted in its most recent CRA performance evaluation. While MSB's LTD ratio is lower than the comparable institutions, it is reasonable considering the performance context.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 12/31/2024	Average Net LTD Ratio
	(\$000s)	(%)
Millville Savings Bank	159,088	42.3
Monroe Savings Bank	108,074	103.7
Franklin Bank	321,360	64.7
Century Savings Bank	644,102	53.7
<i>Source: Reports of Condition and Income 3/31/2019 – 12/31/2024</i>		

Assessment Area Concentration

As shown in the following table, the bank made a majority of its home mortgage loans, by number, inside its assessment area and a majority of home mortgage loans, by dollar volume, outside of its assessment area. In 2024, eight large loans totaling \$8.5 million skewed the dollar volume of loans outside the assessment area. The bank originated these loans in neighboring counties that have much higher home values. Please refer to the following table.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total #	Dollars Amount of Loans \$(000s)				Total \$(000s)
	Inside		Outside			Inside		Outside		
	#	%	#	%		\$	%	\$	%	
Home Mortgage										
2023	28	75.7	9	24.3	37	2,682	51.2	2,557	48.8	5,239
2024	28	51.9	26	48.1	54	2,157	15.3	11,933	84.7	14,089
Subtotal	56	61.5	35	38.5	91	4,838	25.0	14,489	75.0	19,328
Total	56	61.5	35	38.5	91	4,838	25.0	14,489	75.0	19,328

Source: HMDA Reported Data; Bank Data
Due to rounding, totals may not equal 100.0%

Geographic Distribution

The geographic distribution of loans reflects reasonable dispersion throughout the assessment area. Examiners compared MSB’s home mortgage lending performance to the percentage of owner-occupied housing units in low- and moderate-income census tracts in the assessment area and aggregate lending data.

In 2023, MSB’s performance in low- and moderate-income census tracts slightly trailed the aggregate performance but was similar to area demographics. These comparisons reflect reasonable performance.

The following table depicts the distribution of home mortgage loans by census tract income level.

Geographic Distribution of Home Mortgage Loans						
Tract Income Level	% of Owner-Occupied Housing Units	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	3.9	5.0	1	3.6	50	1.9
Moderate						
2023	10.9	12.4	3	10.7	390	14.5
Middle						
2023	42.7	43.6	7	25.0	691	25.8
Upper						
2023	42.5	39.0	17	60.7	1,551	57.8
Totals						
2023	100.0	100.0	28	100.0	2,682	100.0

Source: 2020 U.S. Census; Bank Data, 2023 HMDA Aggregate Data
Due to rounding, totals may not equal 100.0%

Borrower Profile

The distribution of borrowers reflects reasonable penetration of loans among individuals of different income levels. The bank’s distribution of loans to moderate-income borrowers primarily supports

this conclusion. Examiners compared MSB’s home mortgage lending performance to the percentage of low- and moderate-income families in the assessment area and aggregate lending data.

The bank’s lending to moderate-income borrowers exceeded area demographics and aggregate performance in 2023. MSB did not make any home mortgage loans to low-income borrowers in 2023. However, examiners recognize that a low-income family in the assessment area earned less than \$38,050 in 2023. As such, low-income borrowers would likely encounter difficulties qualifying for a home mortgage loan under conventional underwriting standards, considering the median housing value of \$155,828. Additionally, 12.0 percent of families in the assessment area are below the poverty level. Consequently, the demand and opportunity for lending to low-income families is limited. These factors help to explain the disparity between aggregate performance in lending to low-income families and the percentage of low-income families. Considering this demographic data and the bank’s lending to moderate-income borrowers, the bank’s performance is reasonable.

The following table reflects the distribution of home mortgage loans within the assessment area for 2023.

Distribution of Home Mortgage Loans by Borrower Income Level						
Borrower Income Level	% of Families	Aggregate Performance % of #	#	%	\$(000s)	%
Low						
2023	24.7	2.5	0	0.0	0	0.0
Moderate						
2023	16.2	13.3	5	17.9	279	10.4
Middle						
2023	18.4	25.2	3	10.7	430	16.0
Upper						
2023	40.7	29.5	20	71.4	1,972	73.5
Income Not Available						
2023	0.0	29.5	0	0.0	0	0.0
Total						
2023	100.0	100.0	28	100.0	2,682	100.0
<i>Source: 2020 U.S. Census Bank Data, 2023 HMDA Aggregate Data Due to rounding, totals may not equal 100.0%</i>						

Response to Complaints

MSB did not receive any CRA-related complaints since the previous evaluation; therefore, this criterion did not affect the Lending Test rating.

QUALIFIED INVESTMENTS AND SERVICES

While not required, MSB presented community development investments and services for

consideration. During the review period, MSB made a total of \$46,000 in donations to organizations that primarily benefit low- and moderate-income individuals within the bank's assessment area. Additionally, the bank made two investments totaling \$954,000 which benefited affordable housing and neighborhood revitalization. Management also presented ten qualifying instances of community development services to two community development-related organizations operating in the assessment area. These qualified services promoted essential community services to low- and moderate-income families within the assessment area.

DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

The bank's compliance with the laws relating to discrimination and other illegal credit practices was reviewed, including the Fair Housing Act and the Equal Credit Opportunity Act. Examiners did not identify any discriminatory or other illegal credit practices.

APPENDICES

SMALL BANK PERFORMANCE CRITERIA

Lending Test

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

GLOSSARY

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

American Community Survey (ACS): A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

Area Median Income: The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

Assessment Area: A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

Census Tract: A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

Combined Statistical Area (CSA): A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Core Based Statistical Area (CBSA): The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into “male householder” (a family with a male householder and no wife present) or “female householder” (a family with a female householder and no husband present).

FFIEC-Estimated Income Data: The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

Full-Scope Review: A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

Home Mortgage Loans: Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

Housing Unit: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

Limited-Scope Review: A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Median Income: The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

Metropolitan Division (MD): A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

Metropolitan Statistical Area (MSA): CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

Multi-family: Refers to a residential structure that contains five or more units.

Nonmetropolitan Area (also known as non-MSA): All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

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

Rated Area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

Rural Area: Territories, populations, and housing units that are not classified as urban.

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

Small Farm Loan: A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.

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

Urban Area: All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, “urban” consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

“Urban” excludes the rural portions of “extended cities”; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.



March 2026

MAIN OFFICE & 2 ATMs
100 ALBERTSON STREET
MILLVILLE, NJ 08332
856-825-0809 (OFFICE)
856-327-4695 (FAX)
UPPER INCOME CENSUS TRACT 0301.00



2025 FFIEC Geocode Census Report

Address: 100 Albertson St, Millville, New Jersey, 08332

MSA: 47220 - VINELAND, NJ

State: 34 - NEW JERSEY

County: 011 - CUMBERLAND COUNTY

Tract Code: 0301.00

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,500
2025 Estimated Tract Median Family Income	\$116,005
2020 Tract Median Family Income	\$90,481
Tract Median Family Income %	134.11
Tract Population	921
Tract Minority %	68.08
Tract Minority Population	627
Owner-Occupied Units	85
1- to 4- Family Units	287

Census Income Information

Tract Income Level	Upper
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,467
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,500
% below Poverty Line	31.09
Tract Median Family Income %	134.11
2020 Tract Median Family Income	\$90,481
2025 Estimated Tract Median Family Income	\$116,005
2020 Tract Median Household Income	\$20,250

Census Population Information

Tract Population	921
Tract Minority %	68.08
Number of Families	138
Number of Households	511
Non-Hispanic White Population	294
Tract Minority Population	627
American Indian Population	6
Asian/Hawaiian/Pacific Islander Population	9
Black Population	342
Hispanic Population	219
Other/Two or More Races Population	51

Census Housing Information

Total Housing Units	607
1- to 4- Family Units	287
Median House Age (Years)	60
Owner-Occupied Units	85
Renter Occupied Units	426
Owner Occupied 1- to 4- Family Units	85
Inside Principal City?	NO
Vacant Units	96



March 2026

BRANCH OFFICE & 1 ATM

904 W. MAIN STREET

MILLVILLE, NJ 08332

856-293-9480 (OFFICE)

856-293-9483 (FAX)

MODERATE INCOME CENSUS TRACT 0303.00



2025 FFIEC Geocode Census Report

Address: 904 W Main St, Millville, New Jersey, 08332
 MSA: 47220 - VINELAND, NJ
 State: 34 - NEW JERSEY
 County: 011 - CUMBERLAND COUNTY
 Tract Code: 0303.00

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,500
2025 Estimated Tract Median Family Income	\$52,298
2020 Tract Median Family Income	\$40,795
Tract Median Family Income %	60.46
Tract Population	3710
Tract Minority %	60.89
Tract Minority Population	2259
Owner-Occupied Units	716
1- to 4- Family Units	1763

Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$67,467
2025 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$86,500
% below Poverty Line	18.75
Tract Median Family Income %	60.46
2020 Tract Median Family Income	\$40,795
2025 Estimated Tract Median Family Income	\$52,298
2020 Tract Median Household Income	\$40,455

Census Population Information

Tract Population	3710
Tract Minority %	60.89
Number of Families	1182
Number of Households	1832
Non-Hispanic White Population	1451
Tract Minority Population	2259
American Indian Population	28
Asian/Hawaiian/Pacific Islander Population	35
Black Population	1209
Hispanic Population	766
Other/Two or More Races Population	221

Census Housing Information

Total Housing Units	2062
1- to 4- Family Units	1763
Median House Age (Years)	0
Owner-Occupied Units	716
Renter Occupied Units	1116
Owner Occupied 1- to 4- Family Units	716
Inside Principal City?	NO
Vacant Units	230



**Millville Savings Bank
Public File
Loan to Deposit Ratio**

<u>Quarter End</u>	<u>Ratio</u>
<u>2025</u>	
12/31/25	48.1%
09/30/25	49.2%
06/30/25	46.9%
03/31/25	45.7%
<u>2024</u>	
12/31/24	46.8%
09/30/24	45.2%
06/30/24	43.8%
03/31/24	38.7%
<u>2023</u>	
12/30/23	38.5%
09/30/23	37.8%
06/30/23	40.1%
03/31/23	39.6%



March 2026

ACCOUNTS & SERVICES

- | | |
|--------------------------------------|-------------------------------------|
| Freedom Checking Accounts | Online Residential Loan Application |
| NOW Checking Accounts | Cashier's Checks |
| NJ Consumer Checking Accounts | Wire Transfers |
| Money Market Accounts | Money Orders |
| Super Savings Accounts | Coin Counting Machine |
| Statement Savings Accounts | Safe Deposit Boxes |
| Christmas/Vacation Club Accounts | Debit/ATM Cards |
| Certificate of Deposit Accounts | ATM 24 Hour Banking |
| IRA (Individual Retirement Accounts) | Merchant Services |
| Business Checking Accounts | Medallion Stamp Program |
| Business Savings Accounts | Notary Services |
| Mortgage Loans | Internet Banking |
| Home Improvement Loans | Telephone Banking |
| Home Equity Line of Credit Loans | Mobile Banking/Mobile Deposit |
| Construction Loans | e-Statements |
| Commercial Loans | Online Bill Pay |
| | Card Valet® |

OFFICE HOURS:

MAIN OFFICE HEADQUARTERS

Monday – Wednesday

Lobby 8:30AM – 3:00 PM
 Drive-In 8:30AM – 6:00 PM

Thursday

Lobby 8:30AM – 4:00 PM
 Drive-In 8:30AM – 6:00 PM

Friday

Lobby 8:30AM – 6:00 PM
 Drive-In 8:30AM – 6:00 PM

Saturday

Lobby 8:30AM – 12:00 PM
 Drive-In 8:30AM – 12:00 PM

BRANCH OFFICE

Monday - Wednesday

Lobby 8:30AM – 3:00 PM
 Drive-In 8:30AM – 3:00 PM

Thursday

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 Drive-In 8:30AM – 6:00 PM

Friday

Lobby 8:30AM – 6:00 PM
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Saturday

Lobby 8:30AM – 12:00 PM
 Drive-In 8:30AM – 12:00 PM

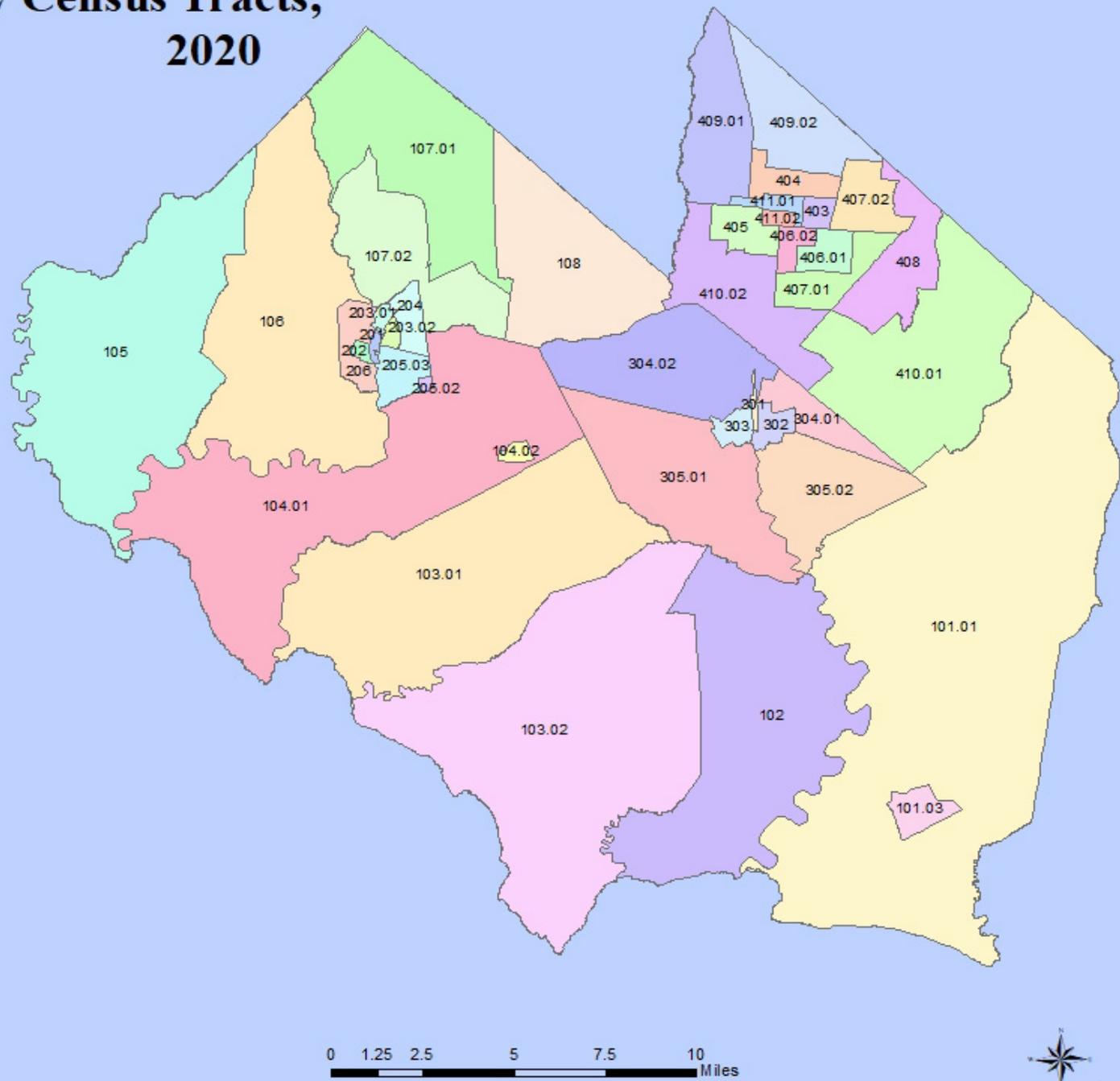
Fee Disclosure: Effective March 1, 2022

The following fees may be assessed to your account and the following transaction limitation, if any, may apply to your account.

Insufficient item and overdraft Fees	Paid Overdraft item Fee	\$35	Charged for each overdraft item paid created by check, in-person withdrawal, ATM withdrawal, or other electronic means
	Return Insufficient Item Fee	\$35	Charged for each check or item presented by electronic means that is returned unpaid
	Maximum Daily Overdraft Fees (Number)	5	We will charge a maximum of \$175 per day
	Overdraft Sweep from Account	\$10	Per day fee charged for automatic overdraft sweep from another Millville Savings Bank Account
Account Usage Fees	Deposited Check Returned Fee	\$15	For each item deposited to your account that is returned to us unpaid
	Stop Payment Fee (Check or ACH)	\$35	To stop payment for each check, range of checks, or ACH item.
	Now Checking Account	\$6	Monthly minimum service fee if the daily balance falls below \$300 on any day of the month
	Statement Savings	\$5	Monthly minimum service fee if the daily balance falls below \$100 on any day of the month
	Business Savings	\$10	Monthly minimum service fee if the daily balance falls below \$500 on any day of the month
	Super Savings	\$10	Monthly minimum service fee if the daily balance falls below \$1,000 on any day of the month
	Money Market Account	\$15	Monthly minimum fee if the daily balance falls below \$2,500 on any day of the month
		\$15	Per check and withdrawal in excess of six (6) per month
	NJ Consumer Checking Account	\$3	Monthly Service Fee
		\$0.50	Fee Charged for transactions over 8 per month/per check
	Business Checking (excluding Freedom Business)	\$0.12	Per deposit
		\$0.17	Per check
\$.9		Monthly Service fee	
20%		Earnings credit	
ATM/Debit Card Fees & Dispute Resolution	Dormant Account Fee	\$10	Per month. An account is considered dormant if there are no deposits or withdrawals made by the customer for two years
	ATM Transaction Fees	N/A	If you use an ATM owned by MSB.
		\$3	If you use an ATM not owned by MSB (Does not apply to Freedom Accounts)
		\$3.50	Charged to non-MSB customer when using a MSB ATM.
Deposit Account Fees	Replacement Card	\$7.50	To replace lost debit cards.
	Account Research/Reconciliation	\$30	Per Hour; one hour minimum
	Check Copy Fee	\$5	Per copy
	Duplicate Statement and/or Account history Printout	\$5	Per statement or printout
	Returned Statement Fee	\$5	Per month, each month that your statement is returned to us undeliverable
	Statement mailed outside of the US	\$5	Per request
	Legal Process Fee	\$125	Charged for each garnishment or levy
Wire Transfer Fees	Domestic Outgoing Wire	\$25	Per Wire
	Foreign Outgoing Wire	\$40	Per Wire
	Domestic Incoming Wire	\$10	Per Wire
	Foreign Incoming Wire	\$20	Per Wire
Other Fees	Counter Checks	\$1	Per check
	Cashier's Check	\$10	Per check
	Money Order	\$5	Per money order
	Retirement Account Transfer	\$50	Fee charged for trustee to trustee transfer of retirement account
	Non-customer Check Cashing	\$5	Per check fee charged to non-customers cashing an On-us check.
	Collection item Fee	\$15	Per item, plus paying bank charges if any
	Loan Amortization Schedule	\$25	Per request
	Reissue loan payment book	\$7.50	Per request
Safe Deposit Box Fees	3x5	\$30	Subject to availability. Prices include any related taxes. Another account relationship required for Safe Deposit Box rental eligibility
	3x10	\$40	
	5x10	\$60	
	10x10	\$90	
	Lost Key	\$25	
	Drilling	\$175	Applies if missing both box keys

Cumberland County Census Tracts, 2020

Municipality	Tract Number	Population	Sq. MI.	
Maurice River	101.01	3,184	94.21	
	101.03	3,094	1.67	
Commerdal	102	4,669	34.41	
Lawrence	103.01	3,087	38.39	
Downe	103.02	1,339	54.26	
Fairfield	104.01	4,492	43.4	
	104.02	1,054	0.42	
Greenwich & Stow Creek	105	2,083	37.64	
Hopewell & Shiloh	106	4,835	32.07	
Upper Deerfield	107.01	4,835	20.19	
	107.02	3,434	11.2	
Deerfield	108	3,136	16.88	
Bridgeton	201	1,183	0.23	
	202	2,745	0.25	
	203.01	2,587	0.31	
	203.02	4,341	0.34	
	204	3,526	1.43	
	205.02	3,913	0.14	
	205.03	4,304	1.82	
	206	4,664	1.99	
	Millville	301	921	0.2
		302	4,959	1.06
303		3,710	0.97	
304.01		4,045	3.14	
304.02		3,811	13.04	
305.01		6,038	16.66	
Vineland	305.02	4,007	9.43	
	403	3,428	0.73	
	404	6,557	2.04	
	405	6,000	2.09	
	406.01	3,094	1.58	
	406.02	4,142	0.93	
	407.01	4,625	3.03	
	407.02	3,793	3.16	
	408	5,527	6.23	
	409.01	2,837	7.86	
	409.02	6,678	7.46	
	410.01	4,057	23	
410.02	3,436	9.7		
411.01	3,259	0.8		
411.02	3,347	0.38		



Source: 2020 Decennial Census

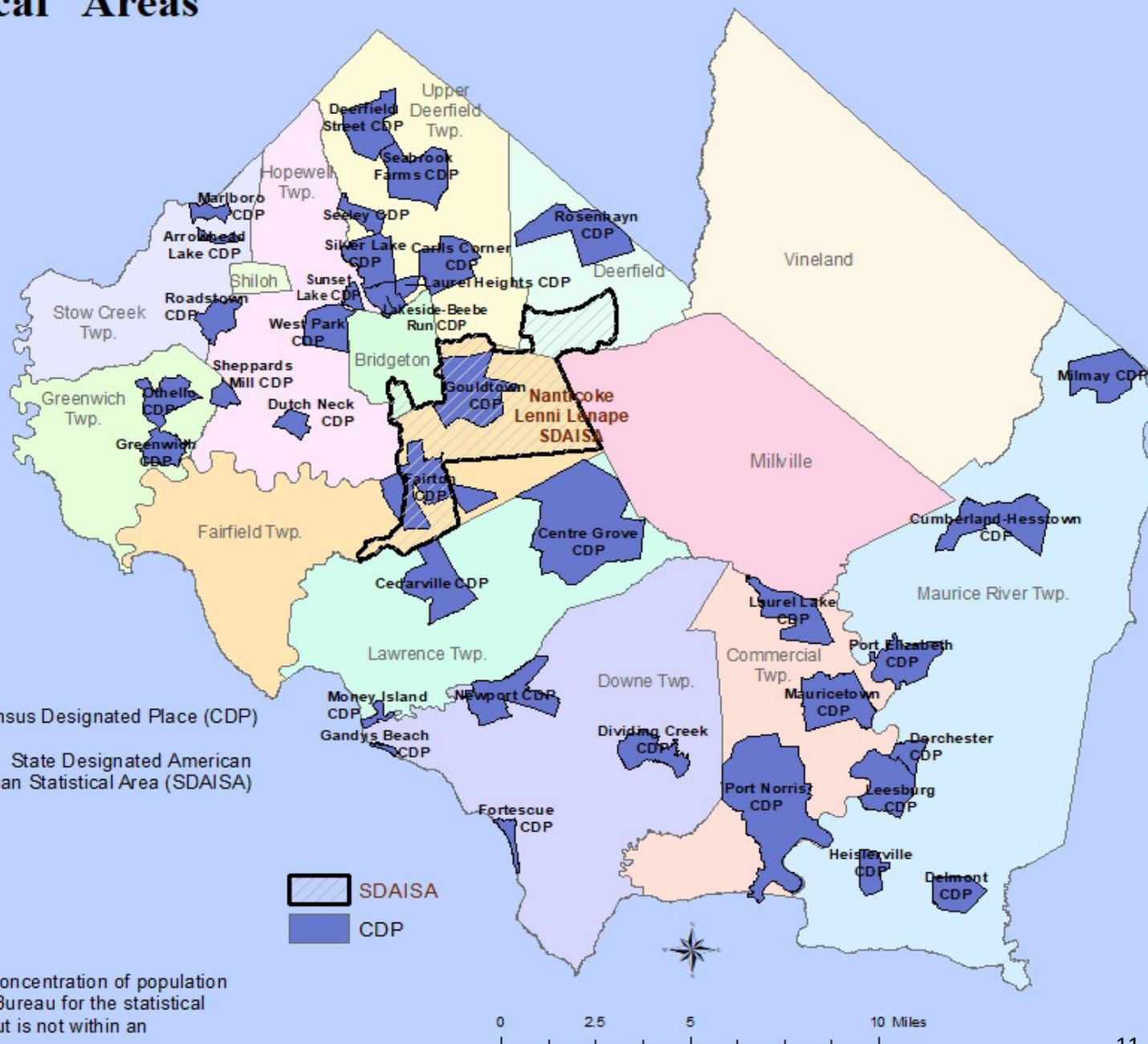
Other Statistical Areas

Census Designated Place (CDP)

CDP Name	Population 2020
Arrowhead Lake	126
Carlis Comer	911
Cedarville	702
Centre Grove	1,281
Cumberland-Hesstown	315
Deerfield Street	230
Delmont	122
Dividing Creek	345
Dorchester	291
Dutch Neck	123
Fairton	1,060
Fortescue	189
Gandys Beach	25
Gouldtown	1,601
Greenwich	251
Heislerville	227
Lakeside-Beebe Run	403
Laurel Heights	380
Laurel Lake	2,861
Leesburg	601
Marlboro	127
Mauricetown	403
Milmay	254
Money Island	22
Newport	487
Othello	132
Port Elizabeth	290
Port Norris	1,111
Roadstown	155
Rosenhayn	1,150
Seabrook Farms	1,508
Seeley	152
Sheppards Mill	131
Silver Lake	1,435
Sunset Lake	494
West Park	1,506

Census Designated Place (CDP)

State Designated American Indian Statistical Area (SDAISA)



A census designated place (CDP) is a concentration of population identified by the United States Census Bureau for the statistical purposes that is identifiable by name, but is not within an incorporated place.



HOME MORTGAGE DISCLOSURE ACT (HMDA) NOTICE

The HMDA data about our residential mortgage lending are available online for your review. The data shows geographic distribution of loans and applications; ethnicity, race sex, age, and income of applicants and borrowers; and information about loan approvals and denials.

HMDA data for Millville Savings Bank and many other financial institutions are available online. For more information, visit the Consumer Financial Protection Bureau's Web Site (www.consumerfinance.gov/hmda).