Premier Farm Credit

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3RD QUARTER REPORT 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
FINANCIAL CONDITION AND RESULTS OF OPERATIONS
(Unaudited)

The following discussion summarizes the financial position and results of operations of Premier Farm Credit, ACA (the Association) for the nine months ended September 30, 2023, with comparisons to prior periods. You should read these comments along with the accompanying financial statements and footnotes and the 2022 Annual Report to Shareholders. The accompanying financial statements were prepared under the oversight of our Audit Committee.

The shareholders' investment in Premier Farm Credit, ACA is materially affected by the financial condition and results of operations of CoBank, ACB, (CoBank). The 2022 CoBank Annual Report to Shareholders, and the CoBank quarterly shareholders' reports are available free of charge by accessing CoBank's website, www.cobank.com, or may be obtained at no charge by contacting us at 202 Poplar Street, Sterling, Colorado 80751 or calling (970) 522-5295.

The general and local economies continue to perform well with low unemployment, strong housing demand, new business investment, and strength in the energy sector. Many producers had strong earnings in 2022 resulting from higher commodity prices, government support payments, and average production. Although, agricultural commodity values have declined in the third quarter of this year, they are expected to stabilize and remain strong for the remainder of 2023. The challenge of high input costs remains relevant, as does the importance of adequate production to provide positive earnings.

Weather conditions posed significant challenges in 2022, with persistent dry spells across our lending territory. This led to most of the region ending 2022 in severe to extreme drought conditions, stressing cropland and rangeland. The region has since received much needed moisture in 2023, alleviating the drought. A portion of our lending territory experienced severe weather and crop loss due to hail during the summer months; however, this did not impact a majority of our borrowers and is not anticipated to largely effect borrower earnings or credit quality. Wheat and millet yields in 2023 were higher than normal. Irrigated operators had adequate water supplies this year and the corn crop is anticipated to yield at or above average. Cattle producers are expected to have stronger than normal earnings due to improved rangeland quality and elevated cattle prices. Overall, credit quality within the loan portfolio has improved in 2023 and is projected to remain stable for the remainder of 2023.

While the U.S. economy remains healthy, supply chain disruptions, labor shortages, fuel prices, inflation, rising interest rates, weather related events, and recession pressures remain a concern. The steady strengthening of labor markets and increased consumer spending through the current year have led to economic growth. The rural economy continues to benefit from the strong U.S. economy, driving higher levels of spending and investment by businesses and consumers. Most agricultural commodity prices have remained strong despite some decline from the sharp increases in 2022. The Russia/Ukraine conflict has also impacted certain agricultural commodity prices and created additional volatility and uncertainty in the markets. Although inflation has continued to decline through 2023, the Fed has indicated that it will continue to fight inflationary pressure with interest rate hikes and restrictive monetary policies. The anticipation of a tighter monetary policy is contributing to a stronger dollar and changes in the shape of the yield curve.

LOAN PORTFOLIO

Loans outstanding at September 30, 2023, totaled $954.8 million, an increase of $23.7 million, or 2.55%, from loans of $931.1 million at December 31, 2022. The increase was primarily due to new loans booked, partially offset by loan prepayments and principal reductions on term loans.

RESULTS OF OPERATIONS

Net income for the nine months ended September 30, 2023, was $14.6 million, an increase of $1.6 million, or 11.9%, from the same period ended one year ago. The increase in net income was primarily attributed to an increase in net interest income of $3.6 million and an increase in noninterest income of $14 thousand, which were partially offset by an increase in provision for credit losses of $1.5 million and an increase in noninterest expense of $573 thousand.

For the nine months ended September 30, 2023, net interest income was $21.2 million, an increase of $3.6 million, or 20.38%, compared with the nine months ended September 30, 2022. Net interest income increased as a result of increased loan volume and higher returns on capital.

The provision for credit losses for the nine months ended September 30, 2023, was $836 thousand, an increase of $1.5 million from the credit loss reversal for the same period ended one year ago. The provision for credit losses increased as a result of specific reserves associated with nonaccrual loan volume and increased loan volume.

Noninterest income increased $14 thousand during the first nine months of 2023 compared with the first nine months of 2022 primarily due to increases in patronage income and loan fee income. Patronage distribution from Farm Credit institutions increased in the first nine months ended September 30, 2023, compared with the first nine months in 2022 primarily due to the special cash patronage distribution from CoBank.

We received mineral income of $486 thousand during the first nine months of 2023, which is distributed to us quarterly by CoBank. The decrease for the nine months ended September 30, 2023, compared with first nine months of 2022 is due to a decrease in the price paid for production.

During the first nine months of 2023, noninterest expense increased $573 thousand to $9.8 million, primarily due to increases in salaries and employee benefits, data processing services, and other noninterest expenses.

CAPITAL RESOURCES

Our shareholders' equity at September 30, 2023, was $216.8 million, an increase from $202.3 million at December 31, 2022. This increase is due to net income, the amortization of pension costs included in the net periodic benefit cost, and net stock increases.

OTHER MATTERS

Effective January 1, 2023, our Association adopted the new standard on current expected credit losses (CECL), under which the allowance is measured based on management's best estimate of current expected credit losses over the remaining contractual life of the loan. Prior periods presented reflect measurement of the allowance based on management's estimate of probable incurred credit losses. For more information, see Note 1 – Organization and Significant Accounting Policies.

On March 5, 2021, the United Kingdom's Financial Conduct Authority (UKFCA) formally announced that all London Interbank Offered Rate (LIBOR) tenors will either be discontinued or no longer be representative immediately after December 31, 2021. As a result, the UKFCA has closely worked with market participants and regulatory authorities around the world to ensure that alternatives to LIBOR are available and that existing contracts can be transitioned onto these alternatives to safeguard financial stability and market integrity.

While our Association currently holds legacy LIBOR indexed loans in our portfolio, we have adopted a transition plan to reduce LIBOR exposures and stop the inflow of new LIBOR volume. We have analyzed potential risks associated with the LIBOR transition, including financial, operational, legal, tax, reputational, and compliance risks. Since we engage in transactions involving financial instruments that reference LIBOR, these developments did not have a material impact on the Association and our borrowers. Management has documented and worked through the LIBOR transition plan with our funding bank and service provider to address the phase out of LIBOR rates, including any updates to processes and loan servicing technology.

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

Lyndsey D. Graves
Chair of the Audit Committee
November 3, 2023

Michael Grauberger
President & CEO
November 3, 2023

Jeffrey L. Schumacher
Chief Financial Officer
November 3, 2023

Consolidated Statement of Condition

(Dollars in Thousands)

	September 30 2023	December 31 2022
	UNAUDITED	AUDITED
ASSETS		
Loans	**$ 954,830**	$ 931,065
Less allowance for loan losses	**2,304**	1,321
Net loans	**952,526**	929,744
Cash	**2,097**	11,878
Accrued interest receivable	**18,472**	11,862
Investment in CoBank, ACB	**21,416**	22,973
Premises and equipment, net	**702**	646
Prepaid benefit expense	**4,606**	4,865
Other assets	**4,454**	7,978
Total assets	**$ 1,004,273**	$ 989,946
LIABILITIES		
Note payable to CoBank, ACB	**$ 741,277**	$ 750,265
Advance conditional payments	**30,304**	23,621
Accrued interest payable	**2,530**	2,020
Patronage distributions payable	**-**	6,500
Accrued benefits liability	**1,074**	1,218
Deferred tax liability	**5**	-
Reserve for unfunded commitments	**176**	272
Other liabilities	**12,102**	3,748
Total liabilities	**$ 787,468**	$ 787,644
Commitments and Contingencies		
SHAREHOLDERS' EQUITY		
Capital stock	**829**	821
Unallocated retained earnings	**216,374**	201,969
Accumulated other comprehensive income/(loss)	**(398)**	(488)
Total shareholders' equity	**216,805**	202,302
Total liabilities and shareholders' equity	**$ 1,004,273**	$ 989,946

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

Consolidated Statement of Comprehensive Income

(Dollars in Thousands)

UNAUDITED	For the three months ended September 30 2023	For the three months ended September 30 2022	For the nine months ended September 30 2023	For the nine months ended September 30 2022
INTEREST INCOME				
Loans	**$ 14,837**	$ 10,246	**$ 41,684**	$ 26,570
Total interest income	**14,837**	10,246	**41,684**	26,570
INTEREST EXPENSE				
Note payable to CoBank, ACB	**7,191**	3,878	**19,866**	8,825
Other	**189**	56	**575**	98
Total interest expense	**7,380**	3,934	**20,441**	8,923
Net interest income	**7,457**	6,312	**21,243**	17,647
(Credit loss reversal)/Provision for credit losses	**(688)**	(383)	**836**	(642)
Net interest income after credit loss reversal/provision for credit losses	**8,145**	6,695	**20,407**	18,289
NONINTEREST INCOME				
Financially related services income	**191**	221	**321**	321
Loan fees	**122**	134	**409**	356
Patronage distribution from Farm Credit institutions	**895**	856	**2,655**	2,560
Mineral income	**122**	246	**486**	594
Other noninterest income	**54**	23	**96**	122
Total noninterest income	**1,384**	1,480	**3,967**	3,953
NONINTEREST EXPENSE				
Salaries and employee benefits	**1,724**	1,642	**5,035**	4,615
Occupancy and equipment	**74**	105	**253**	284
Purchased services from AgVantis, Inc.	**577**	547	**1,731**	1,640
Farm Credit Insurance Fund premium	**322**	333	**948**	961
Supervisory and examination costs	**87**	81	**260**	242
Other noninterest expense	**507**	550	**1,523**	1,435
Total noninterest expense	**3,291**	3,258	**9,750**	9,177
Income before income taxes	**6,238**	4,917	**14,624**	13,065
Provision for income taxes	**4**	4	**13**	13
Net income	**6,234**	4,913	**14,611**	13,052
COMPREHENSIVE INCOME				
Amortization of retirement costs	**30**	24	**90**	70
Total comprehensive income	**$ 6,264**	$ 4,937	**$ 14,701**	$ 13,122

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

Consolidated Statement of Changes in Shareholders' Equity

(Dollars in Thousands)

UNAUDITED	Capital Stock	Unallocated Retained Earnings	Accumulated Other Comprehensive Income/(Loss)	Total Shareholders' Equity
Balance at December 31, 2021	$ 843	$ 189,978	$ (474)	$ 190,347
Comprehensive income		13,052	70	13,122
Stock issued	28			28
Stock retired	(49)			(49)
Balance at September 30, 2022	$ 822	$ 203,030	$ (404)	$ 203,448
Balance at December 31, 2022	$ 821	$ 201,969	$ (488)	$ 202,302
Comprehensive income		14,611	90	14,701
Stock issued	40			40
Stock retired	(32)			(32)
Cumulative effect of CECL adoption		(206)		(206)
Balance at September 30, 2023	**$ 829**	**$ 216,374**	**$ (398)**	**$ 216,805**

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

NOTES TO FINANCIAL STATEMENTS
(Unaudited)

NOTE 1 - ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

A description of the organization and operations of Premier Farm Credit, ACA (the Association), the significant accounting policies followed, and the financial condition and results of operations as of and for the year ended December 31, 2022, are contained in the 2022 Annual Report to Shareholders. These unaudited third quarter 2023 financial statements should be read in conjunction with the 2022 Annual Report to Shareholders.

The accompanying unaudited 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 financial statements as of and for the year ended December 31, 2022, as contained in the 2022 Annual Report to Shareholders.

In the opinion of management, all adjustments, consisting of normal recurring adjustments necessary for a fair statement of results for the interim periods, have been made. 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 Shareholders. 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.

Recently Adopted or Issued Accounting Pronouncements

The Association adopted the Financial Accounting Standards Board (FASB) updated guidance entitled “Financial Instruments – Credit Losses: Troubled Debt Restructurings and Vintage Disclosure” on January 1, 2023. 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 and requires disclosure of current period gross write-offs by year of origination for financing receivables and net investments in leases on a prospective basis.

The Association also adopted the FASB guidance entitled “Measurement of Credit Losses on Financial Instruments” (CECL) and other subsequently issued accounting standards updates related to credit losses on January 1, 2023. This guidance replaced the current incurred loss impairment methodology with a single allowance framework that estimates the current expected credit losses over the remaining contractual life for all financial assets measured at amortized cost and certain off-balance sheet credit exposures. This guidance is applied on a modified retrospective basis. This framework requires management to consider in its estimate of the allowance for credit losses (ACL) relevant historical events, current conditions, and reasonable and supportable forecasts that consider macroeconomic conditions. The adoption of this guidance did not have a material impact on our financial statements.

The following table presents the balance sheet impact to the allowance for credit losses and capital upon adoption of this guidance on January 1, 2023:

(dollars in thousands)	December 31, 2022	CECL Adoption Impact	January 1, 2023
Assets:			
Allowance for credit losses on loans	$ 1,321	$ 188	$ 1,509
Deferred tax assets	-	-	-
Liabilities:			
Allowance for credit losses on unfunded commitments	$ 272	$ 18	$ 290
Deferred tax liabilities	-	-	-
Retained earnings:			
Unallocated retained earnings, net of tax	$ 201,969	$ (206)	$ 201,763

In March 2020, the FASB issued guidance entitled “Facilitation of the Effects of Reference Rate Reform on Financial Reporting.” The guidance provided optional expedients and exceptions for applying GAAP to contracts and other transactions affected by reference rate reform. The guidance simplifies the accounting evaluation of contract modifications that replace a reference rate affected by reference rate reform and contemporaneous modifications of other contracts related to the replacement of the reference rate. In December 2022, the FASB issued ASU 2022-06, "Reference Rate Reform (Topic 848): Deferral of the Sunset Date of Topic 848". This ASU defers the sunset date of the guidance in Topic 848 on reference rate reform from December 31, 2022 to December 31, 2024. This ASU is effective upon issuance. The adoption of this guidance did not have a material impact on our financial statements.

Loans and Allowance for Credit Losses

Loans are generally carried at their principal amount outstanding adjusted for charge-offs, deferred loan fees, or costs. 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 not 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) and/or included in the recorded nonaccrual balance (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 in accrued interest receivable and not as part of loans on the Consolidated Statement of Condition. The Association has 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 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 an 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

Effective January 1, 2023, the ACL represents the estimated current expected credit losses over the remaining contractual life of the loans 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) and
- the allowance for credit losses on unfunded commitments, which is presented separately on the Consolidated Statement of Condition.

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 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 pooled component of the ACLL for loan pools 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 and the severity of loss given default. Loss given default is determined for each pool based on the aggregate net lifetime losses incurred within that pool. 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 loan is 90 days or more past due. Due to limited loss history across the portfolio, the Association used peer data within their quantitative adjustment component for loan pools that have experienced minimal loss history.

The pooled component of the ACLL also considers 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 a single economic scenario over reasonable and supportable forecast period of 12 months. Subsequent to the forecast period, the Association reverts to long run historical loss experience beyond the 12 months, utilizing an accumulated quarter method, to inform the estimate of losses for the remaining contractual life of the loan portfolio.

The economic forecasts are updated on a quarterly basis and incorporate macroeconomic variables, including agricultural commodity prices, unemployment rates, Gross Domestic Product (GDP) annual growth rates, government spending to GDP, real consumer spending, United States exports, inflation, and Fed Funds rates.

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 loan losses 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 are considered, including economic conditions, collateral values, borrowers' financial conditions, loan portfolio composition, and prior loan loss experience. The allowance for loan losses 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 loan losses, which include, but are 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 reported separately on the Consolidated Statement of Condition. 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 is recorded for commitments that are unconditionally cancellable.

NOTE 2 - LOANS AND ALLOWANCE FOR CREDIT LOSSES

A summary of loans follows:

(dollars in thousands)	**September 30, 2023**	December 31, 2022
Real estate mortgage	**$ 461,608**	$ 449,720
Production and intermediate-term	**199,657**	202,603
Agribusiness	**172,548**	191,570
Rural infrastructure	**110,556**	78,115
Agricultural export finance	**10,461**	9,057
Total loans	**$ 954,830**	$ 931,065

The Association purchases and 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 September 30, 2023:

	Other Farm Credit Institutions	
(dollars in thousands)	Purchased	Sold
Real estate mortgage	$ 46,361	$ 33,746
Production and intermediate-term	60,063	2,182
Agribusiness	168,576	-
Rural infrastructure	110,556	-
Agricultural export finance	10,461	-
Total	$ 396,017	$ 35,928

Credit Quality

Credit risk arises from the potential inability of an obligor to meet its payment obligation and exists in our 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 institution 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% of the original appraised value of the property taken as security or up to 97% 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 loan is 90 days or more past due. This credit risk rating process incorporates objective and subjective criteria to identify inherent strengths, weaknesses, and risks in a particular relationship. The Association reviews, at least on an annual basis, or when a credit action is taken, the probability of default category.

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, and/or collateral pledged on the loan.
- Doubtful – assets exhibit similar weaknesses to substandard assets; however, doubtful assets have additional weaknesses in existing factors, conditions, and values that make collection in full highly questionable.
- Loss – assets are considered uncollectible.

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:

	September 30, 2023	December 31, 2022[1]
Real estate mortgage		
Acceptable	**95.70%**	97.05%
OAEM	**3.83%**	2.36%
Substandard	**0.47%**	0.59%
Total	**100.00%**	100.00%
Production and intermediate-term		
Acceptable	**96.14%**	95.73%
OAEM	**2.51%**	2.69%
Substandard	**1.35%**	1.58%
Total	**100.00%**	100.00%
Agribusiness		
Acceptable	**96.16%**	96.97%
OAEM	**2.39%**	0.25%
Substandard	**1.45%**	2.78%
Total	**100.00%**	100.00%
Rural infrastructure		
Acceptable	**97.38%**	100.00%
OAEM	**2.62%**	-
Total	**100.00%**	100.00%
Agricultural export finance		
Acceptable	**100.00%**	100.00%
Total	**100.00%**	100.00%
Total Loans		
Acceptable	**96.12%**	97.02%
OAEM	**3.11%**	1.78%
Substandard	**0.77%**	1.20%
Total	**100.00%**	100.00%

[1] Prior to the adoption of CECL on January 1, 2023, loans were presented with accrued interest receivable.

Accrued interest receivable on all accruing loans at September 30, 2023 has been excluded from the amortized cost of loans and reported separately in the Consolidated Statement of Condition.

Nonperforming assets consist of nonaccrual loans, accruing loans 90 days or more past due, and other property owned. The following table shows these nonperforming assets and related credit quality statistics as follows:

(dollars in thousands)	**September 30, 2023**	December 31, 2022
Nonaccrual loans		
Production and intermediate-term	**$ 2,408**	$ -
Agribusiness	**-**	2,884
Total nonaccrual loans	**$ 2,408**	$ 2,884
Total nonperforming assets	**$ 2,408**	$ 2,884
Nonaccrual loans to total loans	**0.25%**	0.31%
Nonperforming assets to total shareholders' equity	**1.11%**	1.43%

The Association had no accruing loans 90 days past due and no other property owned for the periods presented.

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

	September 30, 2023		
(dollars in thousands)	Amortized Cost with Allowance	Amortized Cost without Allowance	Total
Nonaccrual loans			
Production and intermediate-term	$ 820	$ 1,588	$ 2,408
Total	$ 820	$ 1,588	$ 2,408

	Interest Income Recognized	
(dollars in thousands)	For the Three Months Ended September 30, 2023	For the Nine Months Ended September 30, 2023
Nonaccrual loans		
Real estate mortgage	$ 18	$ 18
Production and intermediate-term	29	29
Agribusiness	168	168
Total	$ 215	$ 215

The following tables provide an age analysis of past due loans at amortized cost:

	September 30, 2023					
(dollars in thousands)	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 Accruing Loans 90 Days or More Past Due
Real estate mortgage	$ -	$ -	$ -	$ 461,608	$ 461,608	$ -
Production and intermediate-term	-	-	-	199,657	199,657	-
Agribusiness	-	-	-	172,548	172,548	-
Rural infrastructure	-	-	-	110,556	110,556	-
Agricultural export finance	-	-	-	10,461	10,461	-
Total	$ -	$ -	$ -	$ 954,830	$ 954,830	$ -

Prior to the adoption of CECL, the age analysis of past due loans included accrued interest as follows:

	December 31, 2022					
(dollars in thousands)	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 Accruing Loans 90 Days or More Past Due
Real estate mortgage	$ -	$ -	$ -	$ 457,223	$ 457,223	$ -
Production and intermediate-term	-	-	-	205,929	205,929	-
Agribusiness	985	-	985	191,403	192,388	-
Rural infrastructure	-	-	-	78,261	78,261	-
Agricultural export finance	-	-	-	9,126	9,126	-
Total	$ 985	$ -	$ 985	$ 941,942	$ 942,927	$ -

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 by the Association to manage credit exposure. The regulatory limit to a single borrower or lessee is 15% of the Association's lending and leasing limit base, but the Association's board of directors has generally established more restrictive lending limits. This limit applies to Associations with long-term and short- and intermediate-term lending authorities.

Effective January 1, 2023, the Association adopted the CECL accounting guidance as described in Note 1. A summary of changes in the allowance for loan losses is as follows:

(dollars in thousands)	Balance at June 30,2023	Charge-offs	Recoveries	Provision for Loan Losses/ (Loan Loss Reversals)	Balance at September 30, 2023
Real estate mortgage	$ 38	$ -	$ -	$ 1	$ 39
Production and intermediate-term	1,132	-	1	197	1,330
Agribusiness	1,222	224	67	(1,022)	43
Rural infrastructure	733	-	-	159	892
Total	$ 3,125	$ 224	$ 68	$ (665)	$ 2,304

(dollars in thousands)	Balance at December 31, 2022	Cumulative Effect of CECL Adoption	Balance at January 1, 2023	Charge-offs	Recoveries	Provision for Loan Losses/ (Loan Loss Reversals)	Balance at September 30, 2023
Real estate mortgage	$ 87	$ (44)	$ 43	$ -	$ -	$ (4)	$ 39
Production and intermediate-term	241	(85)	156	-	2	1,172	1,330
Agribusiness	920	91	1,011	224	67	(811)	43
Rural infrastructure	71	228	299	-	-	593	892
Agricultural export finance	2	(2)	-	-	-	-	-
Total	$ 1,321	$ 188	$ 1,509	$ 224	$ 69	$ 950	$ 2,304

(dollars in thousands)	Balance at June 30,2022	Charge-offs	Recoveries	Provision for Loan Losses/ (Loan Loss Reversals)	Balance at September 30, 2022
Real estate mortgage	$ 194	$ -	$ -	$ (106)	$ 88
Production and intermediate-term	316	1	1	(86)	230
Agribusiness	897	-	-	40	937
Rural infrastructure	253	-	-	(191)	62
Agricultural export finance	26	-	-	(24)	2
Total	$ 1,686	$ 1	$ 1	$ (367)	$ 1,319

(dollars in thousands)	Balance at December 31, 2021	Charge-offs	Recoveries	Provision for Loan Losses/ (Loan Loss Reversals)	Balance at September 30, 2022
Real estate mortgage	$ 246	$ -	$ -	$ (158)	$ 88
Production and intermediate-term	687	1	2	(458)	230
Agribusiness	670	-	-	267	937
Rural infrastructure	243	-	-	(181)	62
Agricultural export finance	24	-	-	(22)	2
Total	$ 1,870	$ 1	$ 2	$ (552)	$ 1,319

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

The Association maintains a separate reserve for unfunded commitments, which is included in Liabilities on the Association's Consolidated Statement of Condition. The related provision for the reserve for unfunded commitments is included as part of the provision for credit losses on the Consolidated Statement of Comprehensive Income, along with the provision for loan losses. A summary of changes in the reserve for unfunded commitments follows:

(dollars in thousands)	For the Three Months Ended September 30, 2023	For the Nine Months Ended September 30, 2023
Balance at beginning of period	$ 199	$ 272
Cumulative Effect of CECL Adoption		18
Balance at January 1		$ 290
Reversal of reserves for unfunded commitment	(23)	(114)
Total	$ 176	$ 176

(dollars in thousands)	For the Three Months Ended September 30, 2022	For the Nine Months Ended September 30, 2022
Balance at beginning of period	$ 256	$ 330
Reversal of reserves for unfunded commitment	(16)	(90)
Total	$ 240	$ 240

Loan Modifications to Borrowers Experiencing Financial Difficulties

Loan modifications may be granted to borrowers experiencing financial difficulty. Qualifying disclosable modifications are one or a combination of principal forgiveness, interest rate reduction, forbearance, other-than-insignificant payment deferral or term extension. Covenant waivers and modifications of contingent acceleration clauses are not considered term extensions. Other-than-insignificant payment deferrals may provide the borrower with a temporary payment extension, which has been defined as cumulative or individual forbearance or payment delay greater than or equal to 6 months. These deferred payments may be capitalized into the principal balance of the loan and amortized with no extension of maturity or with the deferred payment due at the time of original maturity.

The following table shows the amortized cost basis at September 30, 2023 for loan modifications granted to borrowers experiencing financial difficulty, disaggregated by loan type and type of modification granted:

	Term Extension			
	For the Three Months Ended		For the Nine Months Ended	
(dollars in thousands)	September 30, 2023	% of Total Loans	September 30, 2023	% of Total Loans
Production and intermediate-term	$ -	-	$ 201	0.10%
Agribusiness	467	0.27%	467	0.27%
Total	$ 467	0.27%	$ 668	0.37%

Accrued interest receivable related to loan modifications granted to borrowers experiencing financial difficulty as of the three and nine months ended September 30, 2023 was $23 thousand.

The following table describes the financial effect of the modifications made to borrowers experiencing financial difficulty during the three and nine months ended September 30, 2023:

	Weighted-Average Term Extension (in days)	
	For the Three Months Ended September 30, 2023	For the Nine Months Ended September 30, 2023
Production and intermediate-term	-	365
Agribusiness	731	731

The following table sets forth an aging analysis of loans to borrowers experiencing financial difficulty that were modified on or after January 1, 2023, the date of the adoption of the guidance noted above, through September 30, 2023:

	Payment Status of Loans Modified in Past Nine Months		
(dollars in thousands)	Current	30-89 Days Past Due	90 Days or More Past Due
Production and intermediate-term	$ 201	$ -	$ -
Agribusiness	467	-	-
Total	$ 668	$ -	$ -

Additional commitments to lend to borrowers experiencing financial difficulty whose loans have been modified were $400 thousand at September 30, 2023.

Troubled Debt Restructuring

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 our impaired loans under nonaccrual or accruing restructured loans. The Association had no troubled debt restructures during 2022.

NOTE 3 – CAPITAL

Our Association's unallocated retained earnings for the quarter ended September 30, 2023 reflects a decrease from the cumulative effect of a change in accounting principle for CECL on January 1, 2023. The impact of adoption was not material to the Association's capital ratios. A summary of select capital ratios based on a three-month average and minimums set by the Farm Credit Administration follows:

	As of September 30, 2023	As of December 31, 2022	Regulatory Minimums	Capital Conservation Buffer	Total
Risk Adjusted:					
Common equity tier 1 ratio	17.59%	17.08%	4.5%	2.5%	7.0%
Tier 1 capital ratio	17.59%	17.08%	6.0%	2.5%	8.5%
Total capital ratio	17.86%	17.22%	8.0%	2.5%	10.5%
Permanent capital ratio	17.64%	17.10%	7.0%	-	7.0%
Non-risk-adjusted:					
Tier 1 leverage ratio	19.53%	18.98%	4.0%	1.0%	5.0%
Unallocated retained earnings and equivalents leverage ratio	19.44%	18.89%	1.5%	-	1.5%

If capital ratios fall below the regulatory minimum plus buffer amounts, capital distributions (equity redemptions, cash dividend payments, and cash patronage payments) and discretionary senior executive bonuses are restricted or prohibited without prior FCA approval.

The following table presents the activity in the accumulated other comprehensive income/loss, net of tax by component:

(dollars in thousands)	For the Three Months Ended September 30 **2023**	For the Three Months Ended September 30 2022	For the Nine Months Ended September 30 **2023**	For the Nine Months Ended September 30 2022
Pension and other benefit plans:				
Beginning balance	**$ (428)**	$ (428)	**$ (488)**	$ (474)
Amounts reclassified from accumulated other comprehensive loss	**30**	24	**90**	70
Net current period other comprehensive income	**30**	24	**90**	70
Ending balance	**$ (398)**	$ (404)	**$ (398)**	$ (404)

The following tables represent reclassifications out of accumulated other comprehensive loss:

	Amount Reclassified from Accumulated Other Comprehensive Loss		Location of Gain/Loss Recognized in Statement of Income
	For the Three Months Ended September 30		
(dollars in thousands)	**2023**	2022	
Pension and other benefit plans:			
Net actuarial loss	**$ 30**	$ 24	Salaries and employee benefits
Total reclassifications	**$ 30**	$ 24	

	Amount Reclassified from Accumulated Other Comprehensive Loss		Location of Gain/Loss Recognized in Statement of Income
	For the Nine Months Ended September 30		
(dollars in thousands)	**2023**	2022	
Pension and other benefit plans:			
Net actuarial loss	**$ 90**	$ 70	Salaries and employee benefits
Total reclassifications	**$ 90**	$ 70	

NOTE 4 - FAIR VALUE MEASUREMENTS

Accounting 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 2 of the 2022 Annual Report to Shareholders for a more complete description.

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

	Fair Value Measurement Using			**Total Fair Value**
(dollars in thousands)	**Level 1**	**Level 2**	**Level 3**	
Assets held in nonqualified benefits trusts				
September 30, 2023	**$ 809**	**$ -**	**$ -**	**$ 809**
December 31, 2022	$ 681	$ -	$ -	$ 681

The Association had no liabilities measured at fair value on a recurring basis at September 30, 2023 or December 31, 2022.

Assets measured at fair value on a non-recurring basis for each of the fair value hierarchy values are summarized below:

(dollars in thousands)	Fair Value Measurement Using			Total Fair Value
	Level 1	Level 2	Level 3	
September 30, 2023				
Loans	**$ -**	**$ -**	**$ 1,221**	**$ 1,221**
December 31, 2022				
Loans	$ -	$ -	$ 2,246	$ 2,246

With regard to impaired loans, it is not practicable to provide specific information on inputs as each collateral property is unique. System institutions utilize appraisals to value these loans and other property owned and takes into account unobservable inputs such as income and expense, comparable sales, replacement cost, and comparability adjustments.

The Association had no liabilities measured at fair value on a non-recurring basis at September 30, 2023 or December 31, 2022.

Valuation Techniques

As more fully discussed in Note 2 of the 2022 Annual Report to Shareholders, accounting guidance establishes a fair value hierarchy, which requires an Association to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The following presents a brief summary of the valuation techniques used by the Association for assets and liabilities, subject to fair value measurement.

Assets Held in Non-Qualified 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 impaired loans measured on a non-recurring basis, the fair value is based upon the underlying collateral since the loans are collateral-dependent loans. 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, these fair value measurements fall within Level 3 of the hierarchy. When the value of the collateral, less estimated costs to sell, is less than the principal balance of the loan, a specific reserve is established.

NOTE 5 - SUBSEQUENT EVENTS

The Association has evaluated subsequent events through November 3, 2023, which is the date the financial statements were issued, and no material subsequent events were identified.