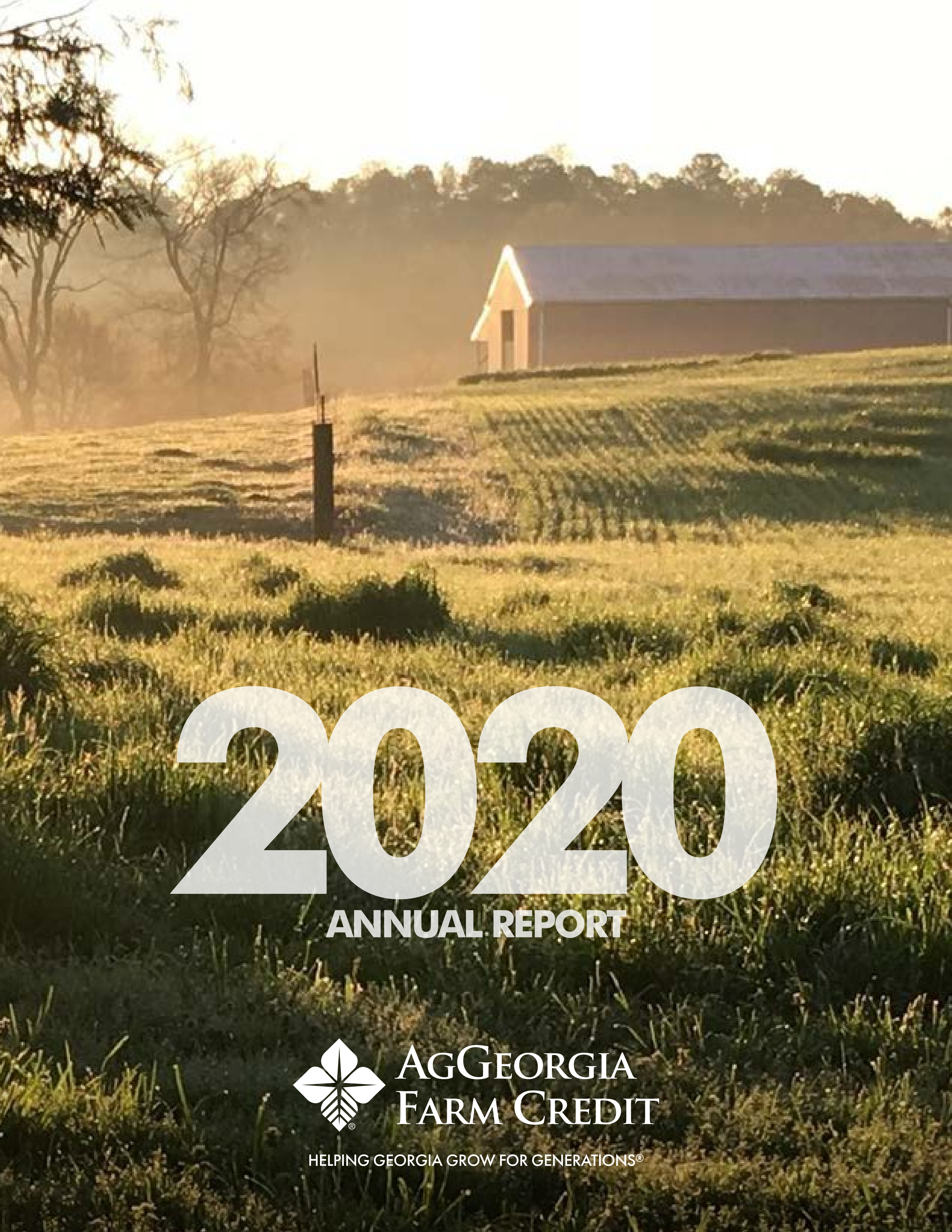


2020 ANNUAL REPORT

AgGeorgia Farm Credit

HELPING GEORGIA GROW FOR GENERATIONS®


Photo courtesy of Jill Wright, Gilmer County

MESSAGE FROM

THE CHIEF EXECUTIVE OFFICER

Rob Crain
CHIEF EXECUTIVE OFFICER

2020 was a year of unprecedented volatility and uncertainty. Your financial cooperative, AgGeorgia Farm Credit, was built for times like these.

Years like 2020 consistently underscore the value of our mission-driven leadership in Georgia agriculture. For example, last year AgGeorgia offered a principal-deferral program, which allowed affected member-borrowers to retain working capital while adjusting to disruptions in cash flow. We provided funds, through the Paycheck Protection Program (PPP), enabling members to continue to meet payroll as the impact of COVID-19 was felt. Furthermore, we provided additional flexibility to match members' unique situations and borrowing needs.

A bright spot from 2020 is that our member-borrowers were well prepared and have shown remarkable resilience. Likewise, our business model reflected a similar resilience. AgGeorgia's final net income for 2020 totaled $28.1 million, which was bolstered by special patronage distribution from our funding bank, AgFirst FCB. Our loan portfolio grew 7% in 2020, driving total assets to just over $1.0 billion. During the year, our credit quality improved and we continued to reduce our nonearning assets. Capital remains exceptionally strong and ensures that AgGeorgia is well positioned as a reliable source of credit for your operations in the years ahead.

Though solid financial performance is important to our mission, it is not our only measure of success. Just as important is how we use our financial strength for the benefit of agricultural producers and communities in our footprint. In 2020, AgGeorgia returned $15 million in current and prior year profits to our member-borrowers through our patronage program, bringing total cash returned since 2000 to $222 million. This program allows our profits to be reinvested locally to the benefit of Georgia's farmers, families, and rural communities. As a financial cooperative committed to agriculture and rural life across Georgia, it is critical that we manage our operation in a way that meets today's market needs, but also ensure that we invest in our business to meet the increasing digital demands and changing preferences in our market segments. The board and management will continue to work together to develop strategies that guide all operational efforts related to information technology, business development, capital planning and staff development, so that AgGeorgia's strategic objectives are realized and the needs of our member-borrowers are met.

The journey includes objectives to remove unnecessary "friction" from our processes at every level and includes creating additional digital channels for customers to make and track requests, execute documents, and access funds 24/7. These efforts will continue into 2021 and well beyond, and we are excited to see those investments make a meaningful impact for both the member and user experiences. We will continue to evolve because we clearly understand that the business model that brought us to this point will likely be different from the one that takes us into the future.

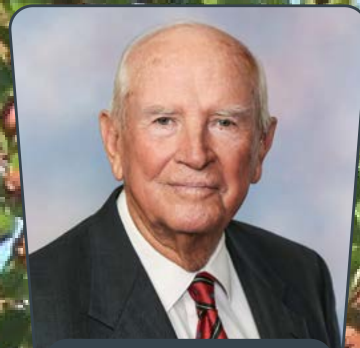
In closing, I want to thank our recently retired CEO, Jack Drew, for his many years of service to the Association. Jack made us better, and all of us at AgGeorgia are grateful for the legacy he left.

I also thank you for trusting AgGeorgia as your financial partner and look forward to serving you for many years to come.

BOARD OF DIRECTORS


Jack W. Bentley, Jr.
WILKES COUNTY


W. Howard Brown
MACON COUNTY


Billy J. Clary
CRISP COUNTY


Guy A. Daughtrey
COOK COUNTY


R. Brian Grogan
GORDON COUNTY


Ronney S. Ledford
DOOLY COUNTY


Robert G. "Bobby" Miller
HALL COUNTY


Richard D. "Dave" Neff
HALL COUNTY


J. Dan Raines, Jr.
TURNER COUNTY


George R. Reeves
MCDUFFIE COUNTY


Joe A. "Al" Rowland
JOHNSON COUNTY


Anne G. Smith
MADISON COUNTY


David H. Smith
BARTOW COUNTY


Glee C. Smith
WARREN COUNTY


Franklin B. Wright
GILMER COUNTY

BOARD CHAIRMAN

Mr. Richard D. (Dave) Neff*

BOARD VICE CHAIRMAN

Mr. Jack W. Bentley, Jr.

AUDIT COMMITTEE

Chairwoman: **Ms. Glee C. Smith**

Vice Chairman: **Mr. W. Howard Brown**

Financial Expert: **Mr. Guy A. Daughtrey**

Members: **Mr. Robert (Bobby) G. Miller, Mr. J. Dan Raines, Jr., Mr. J. Al Rowland, Mr. David H. Smith and Mr. Richard D. (Dave) Neff**

COMPENSATION COMMITTEE

Chairman: **Mr. George R. Reeves**

Vice Chairman: **Mr. J. Dan Raines, Jr.**

Members: **Mr. Jack W. Bentley, Jr., Mr. Billy J. Clary, Mr. Guy A. Daughtrey, Mrs. Anne G. Smith, Mr. David H. Smith and Mr. Richard D. (Dave) Neff**

BUDGET COMMITTEE

Chairman: **Mr. Billy J. Clary**

Vice Chairman: **Mr. Robert (Bobby) G. Miller**

Members: **Mr. Jack W. Bentley, Jr., Mr. Guy A. Daughtrey, Mr. J. Dan Raines, Jr., Mrs. Anne G. Smith, Mr. Franklin B. Wright and Mr. Richard D. (Dave) Neff**

CREDIT RISK COMMITTEE

Chairman: **Mr. Franklin B. Wright**

Vice Chairman: **Mr. R. Brian Grogan**

Members: **Mr. Jack W. Bentley, Jr., Mr. Robert (Bobby) G. Miller, Mr. J. Al Rowland, Mr. David H. Smith, Ms. Glee C. Smith and Mr. Richard D. (Dave) Neff**

GOVERNANCE COMMITTEE

Chairman: **Mr. W. Howard Brown**

Vice Chairman: **Mr. J. Al Rowland**

Members: **Mr. Billy J. Clary, Mr. R. Brian Grogan, Mr. Ronney S. Ledford, Mr. Robert (Bobby) G. Miller, Ms. Glee C. Smith and Mr. Richard D. (Dave) Neff**

OUTSIDE DIRECTORS

Mr. Richard D. (Dave) Neff and Ms. Glee C. Smith

* As Board Chairman, Mr. Richard D. (Dave) Neff is an ex-officio (non-voting) member of all committees.

Photo courtesy of Jackie Smith, Bartow County

EXECUTIVE LEADERSHIP TEAM

(left to right) Steve Connelly, Chief Information and Technology Officer; Nick Hartley, Chief Lending Officer; Lacy Royal, Chief Credit Officer; Rob Crain, Chief Executive Officer; Brandie Thompson, Chief Financial Officer; Corey Cottle, Chief Marketing Officer; Jay Murkerson, Chief Risk Officer

BRANCH OFFICES

Perry Corporate Office
468 Perry Parkway
Perry, GA 31069
(478) 987-8300

Cartersville
1300 East Main St.
Cartersville, GA 30120
(770) 382-3637

Chatsworth
19 Woodlake Drive
Chatsworth, GA 30705
(706) 695-0020

Clarkesville
102 Blacksnake Road
Mt. Airy, GA 30563
(706) 754-4158

Cordele
1207 South Greer St.
Cordele, GA 31015
(229) 273-3927

Dublin
826 Bellevue Ave.
Dublin, GA 31021
(478) 272-3255

Gainesville
501 Broad St.
Gainesville, GA 30501
(770) 534-5395

LaFayette
700 East Villanow St.
LaFayette, GA 30728
(706) 638-1940

Montezuma
317 Walnut St.
Montezuma, GA 31063
(478) 472-5156

Moultrie
22 5th Ave., S.E.
Moultrie, GA 31768
(229) 985-3893

Nashville
707 North Davis St.
Nashville, GA 31639
(229) 686-5081

Ocilla
302 South Cherry St.
Ocilla, GA 31774
(229) 468-5900

Perry
468 Perry Parkway
Perry, GA 31069
(478) 987-1434

Quitman
504 East Screven St.
Quitman, GA 31643
(229) 263-7551

Rome
701 East 2nd Ave.
Rome, GA 30161
(706) 291-6340

Royston
449 Franklin Springs St.
Royston, GA 30662
(706) 245-6142

Sandersville
775 Sparta Road
Sandersville, GA 31082
(478) 552-6922

Sylvester
105 Dexter Wilson Blvd.
Sylvester, GA 31791
(229) 776-5599

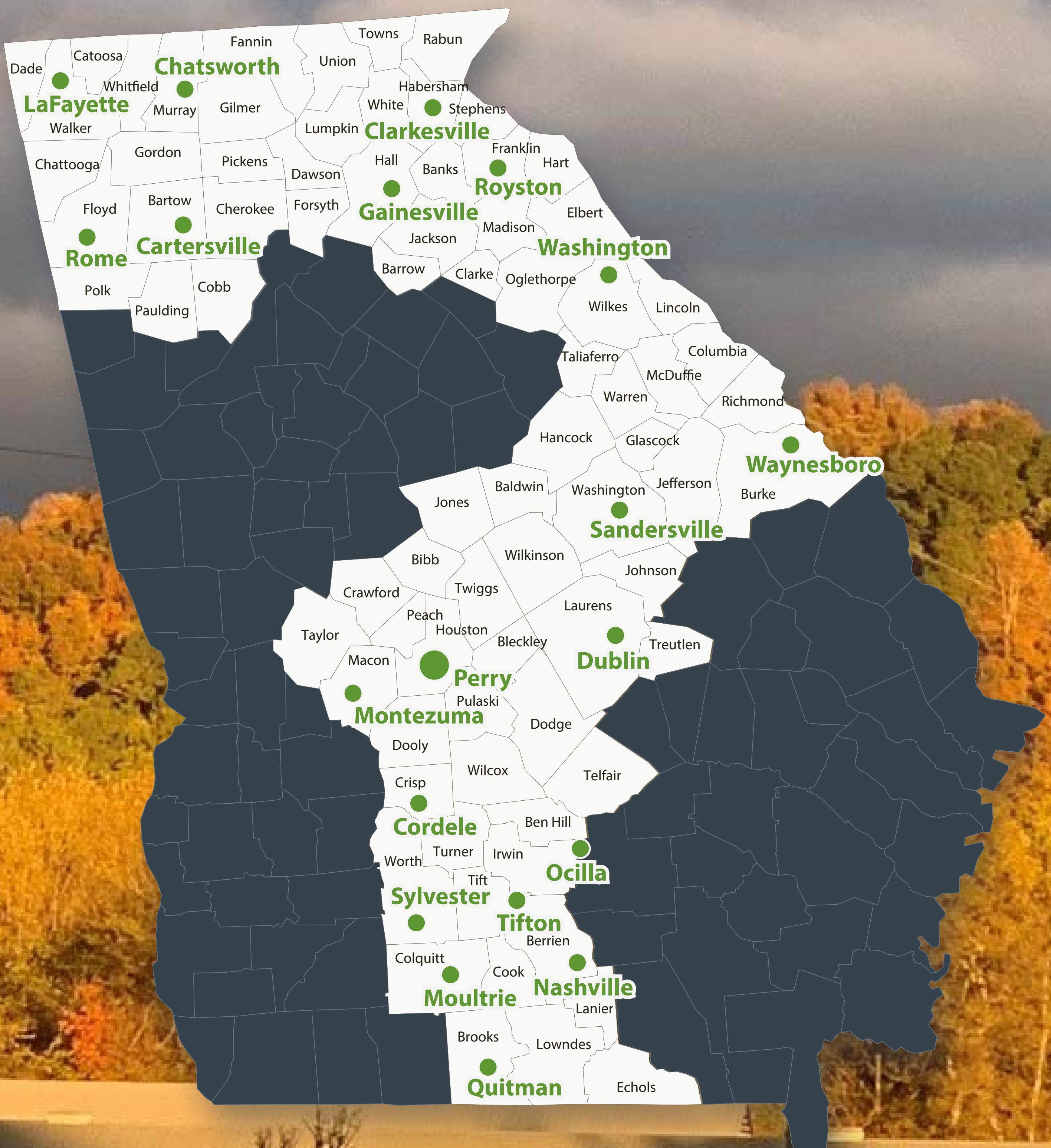
Tifton
1807 King Road
Tifton, GA 31793
(229) 382-4300

Washington
US 78, 311 North Bypass
Washington, GA 30673
(706) 678-7088

Waynesboro
176 Hwy. 80 West
Waynesboro, GA 30830
(706) 554-2107

Photo courtesy of Lisa Ewton, Whitfield County.

TERRITORY & BRANCH LOCATIONS



AgGeorgia Farm Credit, ACA

2020 ANNUAL REPORT

Contents

Report of Management

The accompanying Consolidated Financial Statements and related financial information appearing throughout this annual report have been prepared by management of AgGeorgia Farm Credit, ACA (Association) in accordance with generally accepted accounting principles appropriate in the circumstances. Amounts which must be based on estimates represent the best estimates and judgments of management. Management is responsible for the integrity, objectivity, consistency, and fair presentation of the consolidated financial statements and financial information contained in this report.

Management maintains and depends upon an internal accounting control system designed to provide reasonable assurance that transactions are properly authorized and recorded, that the financial records are reliable as the basis for the preparation of all financial statements, and that the assets of the Association are safeguarded. The design and implementation of all systems of internal control are based on judgments required to evaluate the costs of controls in relation to the expected benefits and to determine the appropriate balance between these costs and benefits. The Association maintains an internal audit program to monitor compliance with the systems of internal accounting control. Audits of the accounting records, accounting systems and internal controls are performed and internal audit reports, including appropriate recommendations for improvement, are submitted to the Board of Directors.

The Consolidated Financial Statements have been audited by independent auditors, whose report appears elsewhere in this annual report. The Association is also subject to examination by the Farm Credit Administration.

The consolidated financial statements, in the opinion of management, fairly present the financial condition of the Association. The undersigned certify that we have reviewed the 2020 Annual Report of AgGeorgia Farm Credit, ACA, that the report has been prepared under the oversight of the audit committee of the Board of Directors and in accordance with all applicable statutory or regulatory requirements, and that the information contained herein is true, accurate, and complete to the best of our knowledge and belief.

Dave Neff
Chairman of the Board

James R. Crain
Chief Executive Officer

Brandie L. Thompson
Chief Financial Officer

March 11, 2021

Report on Internal Control Over Financial Reporting

The Association's principal executives and principal financial officers, or persons performing similar functions, are responsible for establishing and maintaining adequate internal control over financial reporting for the Association's Consolidated Financial Statements. For purposes of this report, "internal control over financial reporting" is defined as a process designed by, or under the supervision of the Association's principal executives and principal financial officers, or persons performing similar functions, and effected by its Board of Directors, management and other personnel, to provide reasonable assurance regarding the reliability of financial reporting information and the preparation of the Consolidated Financial Statements for external purposes in accordance with accounting principles generally accepted in the United States of America and includes those policies and procedures that: (1) pertain to the maintenance of records that in reasonable detail accurately and fairly reflect the transactions and dispositions of the assets of the Association, (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial information in accordance with accounting principles generally accepted in the United States of America, and that receipts and expenditures are being made only in accordance with authorizations of management and directors of the Association, and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Association's assets that could have a material effect on its Consolidated Financial Statements.

The Association's management has completed an assessment of the effectiveness of internal control over financial reporting as of December 31, 2020. In making the assessment, management used the framework in *Internal Control — Integrated Framework (2013)*, promulgated by the Committee of Sponsoring Organizations of the Treadway Commission, commonly referred to as the "COSO" criteria.

Based on the assessment performed, the Association's management concluded that as of December 31, 2020, the internal control over financial reporting was effective based upon the COSO criteria. Additionally, based on this assessment, the Association determined that there were no material weaknesses in the internal control over financial reporting as of December 31, 2020.

James R. Crain
Chief Executive Officer

Brandie L. Thompson
Chief Financial Officer

March 11, 2021

Consolidated Five - Year Summary of Selected Financial Data

(dollars in thousands)	2020	2019	December 31, 2018	2017	2016
Balance Sheet Data					
Cash	**$ 310**	$ 32	$ 133	$ 168	$ 1,238
Loans	**966,388**	906,208	909,697	858,632	827,611
Allowance for loan losses	**(6,555)**	(7,404)	(7,581)	(6,995)	(7,168)
Net loans	**959,833**	898,804	902,116	851,637	820,443
Equity investments in other Farm Credit institutions	**10,216**	11,046	10,683	10,372	10,297
Other property owned	**307**	2,527	2,673	1,297	4,025
Other assets	**37,370**	35,554	35,235	33,339	34,638
Total assets	**$ 1,008,036**	$ 947,963	$ 950,840	$ 896,813	$ 870,641
Notes payable to AgFirst Farm Credit Bank*	**$ 729,253**	$ 683,143	$ 695,597	$ 647,241	$ 621,886
Accrued interest payable and other liabilities with maturities of less than one year	**22,885**	21,652	17,661	19,513	24,977
Total liabilities	**752,138**	704,795	713,258	666,754	646,863
Capital stock and participation certificates	**4,515**	4,277	4,131	4,017	3,912
Retained earnings					
Allocated	**71,535**	71,030	70,035	75,567	79,099
Unallocated	**180,347**	168,613	164,340	151,976	140,914
Accumulated other comprehensive income (loss)	**(499)**	(752)	(924)	(1,501)	(147)
Total members' equity	**255,898**	243,168	237,582	230,059	223,778
Total liabilities and members' equity	**$ 1,008,036**	$ 947,963	$ 950,840	$ 896,813	$ 870,641
Statement of Income Data					
Net interest income	**$ 33,417**	$ 33,062	$ 31,361	$ 30,230	$ 29,570
Provision for (reversal of allowance for) loan losses	**(1,078)**	5	539	75	(805)
Noninterest income (expense), net	**(6,434)**	(11,192)	(9,084)	(5,424)	(12,269)
Net income	**$ 28,061**	$ 21,865	$ 21,738	$ 24,731	$ 18,106
Key Financial Ratios					
Rate of return on average:					
Total assets	**2.89%**	2.30%	2.36%	2.76%	2.08%
Total members' equity	**11.32%**	9.09%	9.33%	11.02%	7.86%
Net interest income as a percentage of average earning assets	**3.56%**	3.60%	3.52%	3.50%	3.54%
Net (chargeoffs) recoveries to average loans	**0.024%**	(0.020)%	0.005%	(0.029)%	0.287%
Total members' equity to total assets	**25.39%**	25.65%	24.99%	25.65%	25.70%
Debt to members' equity (:1)	**2.94**	2.90	3.00	2.90	2.89
Allowance for loan losses to loans	**0.68%**	0.82%	0.83%	0.81%	0.87%
Permanent capital ratio	**23.97%**	23.57%	23.21%	22.57%	25.56%
Total surplus ratio	**	**	**	**	25.10%
Core surplus ratio	**	**	**	**	20.96%
Common equity tier 1 capital ratio	**23.82%**	23.38%	23.03%	22.38%	**
Tier 1 capital ratio	**23.82%**	23.38%	23.03%	22.38%	**
Total regulatory capital ratio	**24.48%**	24.20%	23.84%	23.23%	**
Tier 1 leverage ratio	**24.22%**	24.05%	23.61%	23.38%	**
Unallocated retained earnings (URE) and URE equivalents leverage ratio	**17.64%**	17.15%	16.36%	15.64%	**
Net Income Distribution					
Estimated patronage refunds:					
Cash	**$ 4,704**	$ 3,992	$ 3,978	$ 4,089	$ 3,355
Qualified allocated retained earnings	**10,975**	13,291	5,304	9,541	7,829

** General financing agreement is renewable on a one-year cycle. The next renewal date is December 31, 2021.*
*** Not applicable due to changes in regulatory capital requirements effective January 1, 2017.*

Management's Discussion & Analysis of Financial Condition & Results of Operations

(dollars in thousands, except as noted)

GENERAL OVERVIEW

The following commentary summarizes the financial condition and results of operations of AgGeorgia Farm Credit, ACA, (Association) for the year ended December 31, 2020 with comparisons to the years ended December 31, 2019 and December 31, 2018. This information should be read in conjunction with the Consolidated Financial Statements, Notes to the Consolidated Financial Statements and other sections in this Annual Report. The accompanying Consolidated Financial Statements were prepared under the oversight of the Audit Committee of the Board of Directors. For a list of the Audit Committee members, refer to the "Report of the Audit Committee" reflected in this Annual Report. Information in any part of this Annual Report may be incorporated by reference in answer or partial answer to any other item of the Annual Report.

The Association is an institution of the Farm Credit System (System), which was created by Congress in 1916 and has served agricultural producers for over 100 years. The System's mission is to maintain and improve the income and well-being of American farmers, ranchers, and producers or harvesters of aquatic products and farm-related businesses. The System is the largest agricultural lending organization in the United States. The System is regulated by the Farm Credit Administration, (FCA), which is an independent safety and soundness regulator.

The Association is a cooperative, which is owned by the members (also referred to throughout this Annual Report as stockholders or shareholders) served. The territory of the Association extends across a diverse agricultural region of Georgia. Refer to Note 1, *Organization and Operations*, of the Notes to the Consolidated Financial Statements for counties in the Association's territory. The Association provides credit to farmers, ranchers, rural residents, and agribusinesses. Our success begins with our extensive agricultural experience and knowledge of the market.

The Association obtains funding from AgFirst Farm Credit Bank (AgFirst or Bank). The Association is materially affected and shareholder investment in the Association could be materially affected by the financial condition and results of operations of the Bank. Copies of the Bank's Annual and Quarterly Reports are on the AgFirst website, *www.agfirst.com,* or may be obtained at no charge by calling 1-800-845-1745, extension 2764, or writing Matthew Miller, AgFirst Farm Credit Bank, P. O. Box 1499, Columbia, SC 29202.

Copies of the Association's Annual and Quarterly reports are also available upon request free of charge on the Association's website, *www.aggeorgia.com*, or by calling 1-800-768-3276, or writing Brandie L. Thompson, AgGeorgia Farm Credit, P.O. Box 1820, Perry, GA 31069. The Association prepares an electronic version of the Annual Report, which is available on the website, within 75 days after the end of the fiscal year and distributes the Annual Reports to shareholders within 90 days after the end of the fiscal year. The Association prepares an electronic version of the Quarterly report, which is available on the internet, within 40 days after the end of each fiscal quarter, except that no report needs to be prepared for the fiscal quarter that coincides with the end of the fiscal year of the Association.

FORWARD LOOKING INFORMATION

This annual information statement contains forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Words such as "anticipates," "believes," "could," "estimates," "may," "should," "will," or other variations of these terms are intended to identify the forward-looking statements. These statements are based on assumptions and analyses made in light of experience and other historical trends, current conditions, and expected future developments. However, actual results and developments may differ materially from our expectations and predictions due to a number of risks and uncertainties, many of which are beyond our control. These risks and uncertainties include, but are not limited to:

- political, legal, regulatory and economic conditions and developments in the United States and abroad;
- economic fluctuations in the agricultural, rural utility, international, and farm-related business sectors;
- weather-related, disease, and other adverse climatic or biological conditions that periodically occur that impact agricultural productivity and income;
- changes in United States government support of the agricultural industry and the Farm Credit System, as a government-sponsored enterprise, as well as investor and rating-agency reactions to events involving other government-sponsored enterprises and other financial institutions; and
- actions taken by the Federal Reserve System in implementing monetary policy.

IMPACTS OF THE COVID-19 GLOBAL PANDEMIC

The spread of COVID-19 has created a global public-health crisis that has negatively impacted the global economy, significantly increased unemployment levels and disrupted global supply and demand chains. Unprecedented actions were and continue to be taken by governments, businesses and individuals to slow or contain the spread of COVID-19, including quarantines, "stay at home" orders, school closings, travel bans and restrictions that substantially limited daily activities and forced many businesses to curtail or cease operations. The actions to contain the pandemic vary by country and by state in the United States.

The extent to which the COVID-19 pandemic impacts the Association's results of operations and financial condition depends on future developments that are highly uncertain and cannot be predicted. The scope, duration and full effects of COVID-19 (including the possibility of further surges or variants of COVID-19), the timing and efficacy of the vaccinations, and the actions to contain the impact of COVID-19 are rapidly evolving and still not fully known, but it is clear that the pandemic and related efforts to contain it have disrupted global economic activity, adversely affected the functioning of financial markets, increased unemployment levels and economic and market uncertainty, and disrupted trade and supply chains, potentially leading to future credit deterioration.

The negative economic, market and social developments arising from the COVID-19 pandemic created a high level of uncertainty causing investors to shift toward cash, and highly rated cash-like investments during March 2020. This, in turn, reduced flexibility to issue certain types of debt securities; in particular, intermediate to long-term fixed rate non-callable debt and callable debt with longer non-call periods. During this period, as investor demand moved to highly rated shorter-term debt instruments, the Bank maintained access to the short-term debt market. In addition, although less accessible, moderate amounts of longer-term debt were issued as market demand allowed. During the latter part of April 2020, funding flexibility improved to near normal pre-COVID-19 levels.

COVID-19 Support Programs

On March 13, 2020, the President of the United States declared the COVID-19 outbreak as a national emergency. In response, the Farm Credit Administration (FCA), other federal banking regulators and the Financial Accounting Standards Board (FASB) issued guidance on restructurings of loans through loan modifications, such as payment deferrals and extensions of repayment terms, which would not be considered as troubled debt restructurings if made on a good faith basis in response to the national emergency.

The Association has developed payment deferral programs for borrowers directly affected by market disruptions caused by the COVID-19 pandemic. These actions are designed to help farmers and ranchers preserve liquidity.

On March 27, 2020, Congress passed the CARES Act. Among other provisions, the CARES Act provided funding and authority to bolster United States Department of Agriculture (USDA) programs. On April 17, 2020, the USDA announced a $19 billion Coronavirus Food Assistance Program (CFAP), that provided $16 billion of direct support based on actual losses for agricultural producers where prices and market supply chains have been impacted. The $16 billion included approximately $10 billion of funding targeted to livestock and dairy producers, $4 billion for row crop producers, $2 billion for specialty crop producers, and $500 million for other specialty crops. Additionally, $3 billion was allocated for direct purchases of fresh produce, dairy and meat for distribution to food banks and other non-profits. As of January 31, 2021, the USDA provided $10.5 billion of direct relief to producers under CFAP.

The CARES Act also appropriated $349 billion for the Paycheck Protection Program (PPP), a guaranteed loan program administered by the U.S. Small Business Administration (SBA), which commenced on April 3, 2020. The purpose of the program is to support payroll and certain other financial needs of small businesses during the COVID-19 pandemic. Agricultural producers, farmers and ranchers with 500 or fewer employees or that fit within the revenue-based standard are eligible for PPP loans.

Applicants who are otherwise eligible to receive financing under the Farm Credit Act and FCA regulations are able to apply for PPP loans from a District Association. At the time it was passed, the CARES Act provided for loan forgiveness if an employer used at least 75% of the loan for payroll costs and would be reduced proportionally by any reduction in full-time equivalent employees compared to the prior year and a 25% or greater reduction in full-time equivalent employee compensation. Loan payments required under the program can be deferred for up to six months.

On April 23, 2020, Congress passed the PPP and Health Care Enhancement Act that provides $484 billion in additional funding to replenish and supplement key programs under the CARES Act. The Act provides an additional $310 billion for PPP, $60 billion for small business disaster loans and grants, $75 billion for hospital and health care providers and $25 billion for testing.

On June 5, 2020, the president signed the Paycheck Protection Program Flexibility Act of 2020, which amends the SBA Act and the CARES Act. Specifically, this Act establishes a minimum maturity of five years for a paycheck protection loan with a remaining balance after forgiveness. The bill also extends the "covered period" during which a loan recipient may use such funds for certain expenses while remaining eligible for forgiveness. The extension is to 24 weeks from the date of origination or December 31, 2020, whichever occurs first. The bill also reduces the payroll cost requirements from 75% to 60% and raises the non-payroll portion of a forgivable loan amount from 25% up to 40%.

On August 8, 2020, the PPP was closed and the SBA ceased to accept applications from participating lenders. The Association was approved as a PPP lender and made $171.9 thousand in loans and recorded approximately $6 thousand in loan-related fee income. At December 31, 2020, approximately $171.9 thousand of PPP loans remained outstanding.

On September 21, 2020, the USDA implemented an expansion to the Coronavirus Food Assistance Program, known as CFAP 2. This program will provide $14 billion of financial support to producers of certain agricultural commodities who face continuing market disruptions and significant marketing costs.

On December 27, 2020, the President of the United States signed the Consolidated Appropriations Act, 2021 (CAA). The CAA includes $900 billion for COVID-19 relief in the form of direct payments to households, jobless aid, support for small businesses and many other stimulus measures. Approximately $13 billion of relief has been designated for the agricultural sector. Also included was the authority of the SBA to make new and additional PPP loans and the CARES Act was modified for this purpose. This Act authorizes funds of $284.5 billion for PPP loans, which includes $35 billion for first-time borrowers. PPP loans under the new law will be open through March 31, 2021.

AGRICULTURAL OUTLOOK

Production agriculture is a cyclical business that is heavily influenced by commodity prices, weather, government policies (including, among other things, tax, trade, immigration, crop insurance and periodic aid), interest rates and various other factors that affect supply and demand.

The COVID-19 pandemic affected the production, consumption and supply chain for production agriculture. Entering 2020, corn and soybean prices were anticipated to be relatively low due to ample beginning stocks, favorable planting conditions, increased crop acreage, and trade uncertainty. Corn prices were also pressured at the onset of 2020 due to the decline in gasoline and ethanol consumption and to a lesser extent due to a lower feed and residual use potential.

The situation for animal and animal products was more challenging than crops. The perishable nature of animal protein production, limited slack in processing and supply chains and abrupt COVID-19 pandemic consumption pattern changes sent animal prices significantly lower early in 2020 as most of the U.S. population faced sheltering in place orders and COVID-19 spread through several processing plants.

The dairy market was especially volatile in the first half of 2020. The highly perishable nature of milk and the biological requirement for dairy cows to be milked daily quickly caused a supply/demand mismatch for the dairy market. Milk prices collapsed in April and May but rapidly reversed in June and July to profitable levels, assisted in part due to United States Department of Agriculture (USDA) direct purchases of dairy products as part of the Coronavirus Food Assistance Program (CFAP).

Crop fundamentals began to turn more supportive for higher prices by late summer due to drought conditions in some growing regions of the United States, a large storm in August that caused widespread crop damage in parts of Iowa and Illinois and lower than expected 2019/2020 USDA corn and soybean ending stock estimates. Also, concerns about dry planting conditions in South America from La Nina contributed to the higher prices for crops. New U.S. soybean and corn export sales to China began to increase significantly in August, offering additional price support. USDA is projecting these factors to reduce 2020/2021 ending stocks from previous forecasts. As of the February 9, 2021 World Agricultural Supply and Demand Estimates (WASDE) report, the soybean stocks to use ratio dropped to 2.6 percent and the corn stocks to use ratio dropped to 10.3 percent (the lowest levels since 2013/2014), which have contributed to higher crop prices. The higher prices along with strong government direct payments in 2020 should support favorable returns for many crop producers.

The prices for animals and animal products have largely recovered to pre-pandemic levels as processing plants remained open and consumption patterns shifted to higher grocery store sales and restaurants adjusted to increased take-out and delivery, along with limited openings of in-person dining. Increased exports to China, which is rebuilding its hog herd after being decimated by African Swine Fever, has also helped boost pork exports. However, higher grain prices will increase feeding costs for livestock, poultry and dairy producers, which could negatively impact profit margins during 2021.

Although production agriculture has fared better than expected in 2020, uncertainties about the pace of economic recovery and the outlook for production agriculture remain.

The following USDA analysis provides a general understanding of the U.S. agricultural economic outlook. However, this outlook does not take into account all aspects of the Association's business. References to USDA information in this section refer to the U.S. agricultural market data and are not limited to information/data for the Association.

Agricultural production is a major use of land in the United States and the value of farm real estate accounted for 82 percent of the total value of the U.S. farm sector assets for 2020 according to the USDA in its February 5, 2021 forecast. Because real estate is such a significant component of the balance sheet of U.S. farms, the value of farm real estate is a critical measure of the farm sector's financial performance. Changes in farmland values also affect the financial well-being of agricultural producers because farm real estate serves as the principal source of collateral for farm loans.

USDA's most recent forecast anticipates that farm sector equity, the difference between farm sector assets and debt, is predicted to rise 1.3 percent in 2020. Farm real estate value is expected to increase 0.9 percent and non-real estate farm assets are expected to increase 4.5 percent, while farm sector debt is forecast to increase 3.1 percent in 2020. Farm real estate debt as a share of total debt has been rising since 2014 and is expected to account for 64.5 percent of total farm debt in 2020.

The USDA is forecasting farm sector solvency ratios to increase slightly in 2020 to 16.1 percent for the debt-to-equity ratio and 13.8 percent for the debt-to-asset ratio, which represents the highest levels since 2002, but well below the peak of 28.5 percent and 22.2 percent in 1985. Working capital (which is defined as cash and cash convertible assets minus liabilities due to creditors within 12 months) is forecasted to increase 7.8 percent in 2020 to $84 billion from $78 billion in 2019. Although working capital increased, it remains far below the peak of $165 billion in 2012.

The USDA's most recent forecast estimates net farm income (income after expenses from production in the current year; a broader measure of profits) for 2020 at $121.1 billion, a $38.0 billion increase from 2019 and $32.5 billion above the 10-year average. The forecasted increase in net farm income for 2020 compared with 2019 is primarily due to increases in direct government payments of $23.8 billion to $46.3 billion, primarily driven by supplemental and ad hoc disaster assistance related to the COVID-19 pandemic, as well as payments from the Market Facilitation Program (MFP). The MFP was first implemented in 2018 and continued in 2020 to assist farmers impacted by trade disruptions.

The USDA's outlook projects net farm income for 2021 to decrease to $111.4 billion, a $9.7 billion or 8.0 percent decrease from 2020, but $22.8 billion above the 10-year average. The forecasted decrease in net farm income for 2021 is primarily due to an expected decrease in direct government payments of $21.0 billion and an increase in cash expenses of $8.0 billion, partially offset by increases in crop receipts of $11.8 billion and cash receipts for animals and animal products of $8.5 billion. Direct government payments are forecasted to decrease due to lower supplemental and ad hoc disaster assistance related to the COVID-19 pandemic in 2021. The increase in crop receipts reflects increases in soybeans and corn receipts, while the increase in animals and animal products receipts reflects growth in cattle/calves, hogs and broilers receipts.

Expected agricultural commodity prices can influence production decisions of farmers and ranchers on planted/harvested acreage of crops or inventory of livestock and thus, affect the supply of agricultural commodities. Greater area of planted/harvested acreage and increased crop yields for some crops in recent years have contributed to increased supply, which exceeded demand. Also impacting yields are the growing conditions that are sensitive to weather conditions. Although not generally affected by weather, livestock and dairy prices are linked to crop prices as feed is a significant input cost to these producers.

Global economic conditions influence demand for food and agricultural products, which affects U.S. agricultural trade. Therefore, U.S. exports and imports shift to reflect changes in trade policies, world population and economic growth. Also impacting U.S. agricultural trade is global supplies and prices, changes in the value of the U.S. dollar and the government support for agriculture. Also impacting domestic and global demand are the uncertainties surrounding the COVID-19 pandemic, which have negatively impacted the demand and supply chains for agricultural products.

The following table sets forth the commodity prices per bushel for certain crops, by hundredweight for hogs, milk, and beef cattle, and by pound for broilers and turkeys from December 31, 2017 to December 31, 2020:

Commodity	12/31/20	12/31/19	12/31/18	12/31/17
Hogs	$49.10	$47.30	$43.40	$48.60
Milk	$18.50	$20.70	$16.60	$17.20
Broilers	$0.44	$0.45	$0.51	$0.50
Turkeys	$0.72	$0.62	$0.50	$0.53
Corn	$3.97	$3.71	$3.54	$3.23
Soybeans	$10.50	$8.70	$8.56	$9.30
Wheat	$5.43	$4.64	$5.28	$4.50
Beef Cattle	$108.00	$118.00	$117.00	$118.00

Geographic and commodity diversification across the Association coupled with existing government safety net programs, ad hoc support programs and additional government disaster aid payment for many borrowers help to mitigate the impact in this period of challenging agricultural conditions. While ad hoc government payments to offset the COVID-19 pandemic impacts on agriculture and higher grain prices were beneficial to many agriculture sectors in 2020, uncertainty remains in the outlook for agricultural producers for future periods. Further market disruption from the COVID-19 pandemic, weather or trade could negatively impact the Association's financial performance and credit quality, but it is expected to remain sound overall due to strong capital levels and favorable credit quality position at the end of 2020. Off-farm income support for many borrowers also helps to mitigate the impact of periods of less favorable agricultural conditions. However, agricultural borrowers who are more reliant on off-farm income sources may be more adversely impacted by a weakened general economy.

CRITICAL ACCOUNTING POLICIES

The financial statements are reported in conformity with accounting principles generally accepted in the United States of America. Our significant accounting policies are critical to the understanding of our results of operations and financial position because some accounting policies require us to make complex or subjective judgments and estimates that may affect the value of certain assets or liabilities. We consider these policies critical because management must make judgments about matters that are inherently uncertain. For a complete discussion of significant accounting policies, see Note 2, *Summary of Significant Accounting Policies*, of the Notes to the Consolidated Financial Statements. The following is a summary of certain critical policies.

- *Allowance for loan losses* — The allowance for loan losses is maintained at a level considered adequate by management to provide for probable and estimable losses inherent in the loan portfolio. The allowance for loan losses is increased through provisions for loan losses and loan recoveries and is decreased through allowance reversals and loan charge-offs. The allowance for loan losses is determined based on a periodic evaluation of the loan portfolio by management in which numerous factors are considered, including economic and political conditions, loan portfolio composition, credit quality and prior loan loss experience.

  Significant individual loans are evaluated based on the borrower's overall financial condition, resources, and payment record, the prospects for support from any financially responsible guarantor, and, if appropriate, the estimated net realizable value of any collateral. The allowance for loan losses encompasses various judgments, evaluations and appraisals with respect to the loans and their underlying security that, by nature, contains elements of uncertainty and imprecision. Changes in the agricultural economy and their borrower repayment capacity will cause these various judgments, evaluations and appraisals to change over time. Accordingly, actual circumstances could vary from the Association's expectations and predictions of those circumstances.

  Management considers the following factors in determining and supporting the levels of allowance for loan losses: the concentration of lending in agriculture, combined with uncertainties in farmland values, commodity prices, exports, government assistance programs, regional economic effects and weather-related influences. Changes in the factors considered by management in the evaluation of losses in the loan portfolios could result in a change in the allowance for loan losses and could have a direct impact on the provision for loan losses and the results of operations.

- *Valuation methodologies* — Management applies various valuation methodologies to assets and liabilities that often involve a significant degree of judgment, particularly when liquid markets do not exist for the particular items being valued. Quoted market prices are referred to when estimating fair values for certain assets for which an observable liquid market exists, such as most investment securities. Management utilizes significant estimates and assumptions to value items for which an observable liquid market does not exist. Examples of these items include impaired loans, other property owned, pension and other postretirement benefit obligations, and certain other financial instruments. These valuations require the use of various assumptions, including, among others, discount rates, rates of return on assets, repayment rates, cash flows, default rates, costs of servicing and liquidation values. The use of different assumptions could produce significantly different results, which could have material positive or negative effects on the Association's results of operations.

ECONOMIC CONDITIONS

The 2021 economic forecast for the U. S. and Georgia is positive, reflecting a continuing recovery from the COVID-19 recession. The COVID-19 recession was steep and although Georgia's economy was affected, the state economy suffered less damage that the overall U. S. economy.

Georgia is a uniquely diversified agricultural state with production of the following commodities in order of total Farmgate value: Broilers, Cotton, Timber, Beef, Peanuts, Greenhouse, Corn, Hay, Dairy, and Pecans.

2020 broiler hatcher data for eggs set and chick placement does not indicate exceptionally large changes in poultry supplies for 2021. Despite production disruptions arising from the COVID-19 pandemic, production forecast for 2021 is approximately 44.6 billion pounds which would be 2% higher than 2019 production. Conflicting effects of food services closures in one major market and record retail demand among grocers created turbulence throughout the year in broiler pricing. The aggregate rise in chicken prices was around 10% in 2020. Consumers should anticipate an inflationary price environment for food over the coming years due to lasting impact of COVID-19 enhanced food-safety protocols and employee safeguards on the food industry. Export markets have begun recovering from COVID-19 disruptions and have stabilized to pre-COVID-19 crisis levels.

Cotton acreage planted in Georgia declined to 1.2 million acres from 1.4 million acres in 2019 and will likely continue the downward trend for 2021. The 2020 yield forecast is at 900 pounds per acre with production forecast at 17.1 million bales, which is 14% below the 2019 crop. The longer term damage to cotton consumption by the pandemic may take a while to resolve. Cash prices for the 2020 crop range anywhere from 44.66 to 70.55 cents per pound. Forecasts for the 2021 crop are in the 62 to 72 cents per pound range. 2021 cotton prices will continue to be influenced by subsequent waves of COVID-19, vaccination rollout, fiscal and monetary policies, and global trade.

The timber industry is fueled in large part by the housing industry. Homebuilding is forecasted to increase in 2021. As of third quarter 2020, Southern Pine sawtimber was at a $1.14 year over year decrease at $22.50 per ton. Pine pulpwood was at a stumpage price of $8.11 which is a $0.56 decline from 3rd quarter of 2019. Prices for pine sawtimber are not expected to increase as there remains a large supply of inventory in the South.

The COVID-19 pandemic created massive supply-chain disruptions for the beef industry. The beef industry has entered the liquidation phase of the current cattle cycle. The early liquidation phase of the cattle cycle along with the processing facilities backlogs has led to downward pressure on beef prices. This downward pressure on beef prices is expected through the supply chain throughout 2021. Domestic and export demand is expected to rebound in 2021 as the economy slowly recovers from the COVID-19 pandemic.

Peanut acreage in Georgia increased in 2020 by 125 thousand acres and is expected to decline in 2021 depending on crop rotations and prices of alternative crops. The outlook is an average of $425 per ton. The USDA estimated yield for Georgia was strong at 4,500 pounds per acre, which is about 407 pounds per acre higher than the U. S. average expected yield. Increases in planted acreage and higher yields during 2020 led to the third-highest projection on record for the U.S. and a record high for Georgia. The demand for edible peanuts grew considerably as people sheltered at home during the coronavirus pandemic and chose peanut products for an affordable, quality protein.

The dairy industry has faced many of the same challenges created by the COVID-19 pandemic as other commodity sectors. However, government programs like the U.S. Department of Agriculture's Farmers-to-Families Food Box Program and the Coronavirus Food Assistance Programs allowed the dairy industry to withstand the loss of markets due to school, restaurant and other foodservice-related business shutdowns and slowdowns caused by the pandemic. U.S. milk production will expand based on both cow numbers and per-cow productivity in 2021. Milk prices and profit margins will be reduced as production outpaces demand grown. Projections for 2021 are currently showing Georgia dairy farmers can expect to see average farm level milk price of about $20.70/cwt range.

In summary, Georgia's economic recovery from the COVID-19 recession will continue. The main drivers of growth will be consumer spending, the booming housing market and Federal Reserve policies. COVID-19 continues to be the main recession risk. The availability of an effective vaccine should remove the risk. If correct, Georgia's economy will shift onto a steadier, above-average growth trajectory.

LOAN PORTFOLIO

The Association provides funds to farmers, rural homeowners, and farm-related businesses for financing of short and intermediate-term loans and long-term real estate mortgage loans through numerous product types.

The diversification of the Association loan volume by type for each of the past three years is shown below.

Loan Type	December 31, 2020		2019		2018	
	(dollars in thousands)					
Real estate mortgage	$ 680,466	70.41 %	$ 588,424	64.93 %	$ 573,691	63.06 %
Production and intermediate-term	244,868	25.34	281,161	31.03	306,432	33.69
Loans to Cooperatives	2,581	0.27	2,415	0.27	1,266	0.14
Processing and marketing	19,552	2.02	20,842	2.30	17,277	1.90
Farm-related business	5,296	0.55	1,539	0.17	1,372	0.15
Power and water/waste disposal	–	0.00	802	0.09	965	0.11
Rural residential real estate	11,738	1.21	9,140	1.01	6,807	0.75
International	1,887	0.20	1,885	0.21	1,887	0.21
Other (including Mission Related)	–	–	–	–	–	–
Total	$ 966,388	100.00 %	$ 906,208	100.00 %	$ 909,697	100.00 %

While we make loans and provide financially related services to qualified borrowers in the agricultural and rural sectors and to certain related entities, our loan portfolio is diversified.

The geographic distribution of the loan volume by branch/city for the past three years is as follows:

Branch	December 31, 2020	2019	2018
Cartersville	6.30%	5.79%	5.62%
Chatsworth	8.81	7.61	6.73
Clarkesville	3.61	3.65	3.59
Cordele	5.96	6.60	7.97
Dublin	3.89	4.36	4.42
Gainesville	4.90	4.83	5.60
Moultrie	4.15	4.33	3.97
Nashville	2.82	3.12	2.68
Ocilla	2.04	3.10	3.49
Perry	11.42	11.93	10.11
Quitman	2.42	3.39	3.72
Royston	16.29	12.62	12.32
Sandersville	3.86	4.12	4.34
Sylvester	2.37	2.65	3.58
Tifton	4.67	4.81	5.76
Washington	4.40	4.81	5.21
Waynesboro	3.88	3.88	3.98
Participations Purchased	7.06	6.79	5.17
Special Assets	1.15	1.61	1.74
	100.00%	100.00%	100.00%

Commodity and industry categories are based upon the Standard Industrial Classification (SIC) system published by the federal government. The system is used to assign commodity or industry categories based upon the largest agricultural commodity of the customer. The major commodities in the Association loan portfolio are shown below. The predominant commodities are Poultry, Forestry, Cotton, and Livestock, which constitute approximately 72 percent of the entire portfolio at December 31, 2020.

Commodity Group	December 31, 2020		2019		2018	
	(dollars in thousands)					
Poultry	$ 294,400	30%	$ 258,930	29%	$ 255,537	28%
Forestry	174,142	18	147,016	16	132,205	15
Cotton	123,809	13	136,988	15	146,764	16
Livestock	108,620	11	101,748	11	97,858	11
Row Crops	71,199	7	69,644	8	72,590	8
Horticulture	36,816	4	40,474	4	39,021	4
Landlords	31,136	3	30,933	3	31,580	3
Peanuts	25,674	3	32,363	4	37,774	4
Dairy	18,284	2	15,161	2	16,788	2
Corn	11,614	1	10,610	1	12,388	1
Rural Home	11,492	1	9,273	1	7,192	1
Other	59,202	7	53,068	6	60,000	7
Total	$ 966,388	100%	$ 906,208	100%	$ 909,697	100%

Repayment ability is closely related to the commodities produced by our borrowers, and increasingly, the income of borrowers that is not associated with farming. The Association's loan portfolio contains a concentration of poultry producers. Although a large percentage of the loan portfolio is concentrated in these enterprises, many of these operations have diversified income sources that reduce overall risk exposure. Demand for poultry products, prices of feed, energy, and other inputs, as well as international trade are some of the factors affecting the income producing capacity in the poultry industry. Even though the concentration of large loans has increased over the past several years, the agricultural enterprise mix of these loans is diversified and similar to that of the overall portfolio. The risk in the portfolio associated with commodity concentration and large loans is reduced by the range of diversity of enterprises in the Association's territory. Commodity concentration risk is also mitigated by the use of loan guarantees and standby letters of credit.

For the past few years, the Association has experienced a fairly balanced portfolio of long-term and short-term loan assets. The short-term portfolio, which is heavily influenced by operating-type loans, normally reaches a peak balance in August and rapidly declines in the fall months as commodities are marketed and proceeds are applied to repay operating type loans.

During 2020, the Association maintained activity in the buying and selling of loan participations within and outside of the System. This provides a means for the Association to spread credit concentration risk and realize non-patronage sourced interest and fee income, which may strengthen capital position.

	December 31,		
Loan Participations:	**2020**	**2019**	**2018**
	(dollars in thousands)		
Participations Purchased – FCS Institutions	$ 24,407	$ 24,692	$ 24,309
Participations Sold	(105,595)	(117,615)	(97,047)
Total	$ (81,188)	$ (92,923)	$ (72,738)

The Association did not have any loans sold with recourse, retained subordinated participation interests in loans sold, or interests in pools of subordinated participation interests for the period ended December 31, 2020.

CREDIT RISK MANAGEMENT

Credit risk arises from the potential inability of an obligor to meet its repayment obligation. As part of the process to evaluate the success of a loan, the Association continues to review the credit quality of the loan portfolio on an ongoing basis. With the approval of the Association Board of Directors, the Association establishes underwriting standards and lending policies that provide direction to loan officers. Underwriting standards include, among other things, an evaluation of:

- Character – borrower integrity and credit history
- Capacity – repayment capacity of the borrower based on cash flows from operations or other sources of income
- Collateral – protection for the lender in the event of default and a potential secondary source of repayment
- Capital – ability of the operation to survive unanticipated risks
- Conditions – intended use of the loan funds

The credit risk management process begins with an analysis of the borrower's credit history, repayment capacity, and financial position. Repayment capacity focuses on the borrower's ability to repay the loan based upon cash flows from operations or other sources of income, including non-farm income. Real estate loans must be collateralized by first liens on the real estate (collateral). As required by FCA regulations, each institution that makes loans on a collateralized basis must have collateral evaluation policies and procedures. Regulatory limits allow for real estate mortgage loans in amounts up to 85 percent of the original appraised value of the property taken as collateral or up to 97 percent of the appraised value if guaranteed by a state, federal, or other governmental agency. Appraisals are required for loans of more than $250. In addition, each loan is assigned a credit risk rating based upon the underwriting standards. This credit risk rating process incorporates objective and subjective criteria to identify inherent strengths, weaknesses, and risks in a particular relationship.

We review the credit quality of the loan portfolio on an ongoing basis as part of our risk management practices. Each loan is classified according to the Uniform Classification System, which is used by all Farm Credit System institutions. Below are the classification definitions.

- 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 facts, conditions and values that make collection in full highly questionable.
- Loss – Assets are considered uncollectible.

The following table presents selected statistics related to the credit quality of loans including accrued interest at December 31.

Credit Quality	**2020**	**2019**	**2018**
Acceptable & OAEM	98.10%	96.63%	97.08%
Substandard	1.90%	3.37%	2.92%
Doubtful	–%	–%	–%
Loss	–%	–%	–%
Total	100.00%	100.00%	100.00%

Nonperforming Assets

The Association's loan portfolio is divided into performing and high-risk categories. A Special Assets Management Department is responsible for servicing loans classified as high-risk. The high-risk assets, including accrued interest, are detailed below:

	December 31,		
High-risk Assets	**2020**	**2019**	**2018**
	(dollars in thousands)		
Nonaccrual loans	$ 7,936	$ 10,747	$ 12,561
Accruing Restructured loans	26,977	27,770	27,252
Accruing loans 90 days past due	–	–	–
Total high-risk loans	34,913	38,517	39,813
Other property owned	307	2,527	2,673
Total high-risk assets	$ 35,220	$ 41,044	$ 42,486
Ratios			
Nonaccrual loans to total loans	0.82%	1.19%	1.39%
High-risk assets to total assets	3.49%	4.33%	4.47%

Nonaccrual loans represent all loans where there is a reasonable doubt as to the collection of principal and/or future interest accruals, under the contractual terms of the loan. In substance, nonaccrual loans reflect loans where the accrual of interest has been suspended. Nonaccrual loans decreased $2,811 or 26.2 percent in 2020. This decrease is primarily the result of management of high risk loans and several loans in the portfolio either liquidating in full or returning to the accruing loan portfolio due to sustained performance. Of the

$7,936 in nonaccrual volume at December 31, 2020, $2,325 or 29 percent, compared to 35 percent and 38 percent at December 31, 2019 and 2018, respectively, was current as to scheduled principal and interest payments, but did not meet all regulatory requirements to be transferred into accrual status.

Other property owned decreased in 2020 from $2,527 to $307, primarily due to properties auctioned earlier in the year. The Association currently owns or owns equity in 2 properties foreclosed upon in 2020.

Loan restructuring is available to financially distressed borrowers. Restructuring of loans occurs when the Association grants a concession to a borrower based on either a court order or good faith in a borrower's ability to return to financial viability. The concessions can be in the form of a modification of terms or rates, a compromise of amounts owed, or deed in lieu of foreclosure. Other receipts of assets and/or equity to pay the loan in full or in part are also considered restructured loans. The type of alternative financing structure chosen is based on minimizing the loss incurred by both the Association and the borrower.

Allowance for Loan Losses

The allowance for loan losses at each period end was considered by Association management to be adequate to absorb probable losses existing in and inherent to its loan portfolio.

The following table presents the activity in the allowance for loan losses for the most recent three years:

	Year Ended December 31,		
Allowance for Loan Losses Activity:	**2020**	**2019**	**2018**
	(dollars in thousands)		
Balance at beginning of year	$ 7,404	$ 7,581	$ 6,995
Charge-offs:			
Real estate mortgage	(22)	(1)	(2)
Production and intermediate-term	(402)	(544)	(791)
Rural residential real estate	(2)	–	–
Agribusiness	–	–	(68)
Total charge-offs	(426)	(545)	(861)
Recoveries:			
Real estate mortgage	10	46	31
Production and intermediate-term	577	317	875
Agribusiness	68	–	2
Total recoveries	655	363	908
Net (charge-offs) recoveries	229	(182)	47
Provision for (reversal of allowance for) loan losses	(1,078)	5	539
Balance at end of year	$ 6,555	$ 7,404	$ 7,581
Ratio of net (charge-offs) recoveries during the period to average loans outstanding during the period	0.024%	(0.020)%	0.005%

Charge-offs were primarily associated with production and intermediate term loans and largely reflected prior year uncollected interest that was charged off due to uncollectibility. These charge-off were offset by recoveries on nonaccrual loans that had balances previously charged off.

The allowance for loan losses by loan type for the most recent three years is as follows:

	December 31,		
Allowance for Loan Losses by Type	**2020**	**2019**	**2018**
	(dollars in thousands)		
Real estate mortgage	$ 2,570	$ 2,638	$ 2,987
Production and intermediate-term	3,894	4,698	4,521
Agribusiness	74	36	57
Power and water/waste disposal	-	15	1
Rural residential real estate	16	16	14
International	1	1	1
Total	$ 6,555	$ 7,404	$ 7,581

The allowance for loan losses as a percentage of loans outstanding and as a percentage of certain other credit quality indicators is shown below:

Allowance for Loan Losses	December 31,		
as a Percentage of:	**2020**	**2019**	**2018**
Total loans	0.68%	0.82%	0.83%
Nonperforming loans	18.78%	18.04%	19.04%
Nonaccrual loans	82.60%	68.89%	60.36%

Please refer to Note 3, *Loans and Allowance for Loan Losses*, of the Notes to the Consolidated Financial Statements, for further information concerning the allowance for loan losses.

RESULTS OF OPERATIONS

Net Interest Income

Net interest income was approximately $33.4 million, $33.1 million and $31.4 million in 2020, 2019 and 2018, respectively. Net interest income is the difference between interest income and interest expense. Net interest income is the principal source of earnings for the Association and is impacted by volume, yields on assets and cost of debt. The effects of changes in average volume and interest rates on net interest income over the past three years are presented in the following table:

Change in Net Interest Income	Volume *	Rate	Total
	(dollars in thousands)		
12/31/20 – 12/31/19			
Interest income	$ 1,327	$ (4,730)	$ (3,403)
Interest expense	373	(4,131)	(3,758)
Change in net interest income	$ 954	$ (599)	$ 355
12/31/19 – 12/31/18			
Interest income	$ 1,518	$ 2,624	$ 4,142
Interest expense	669	1,772	2,441
Change in net interest income	$ 849	$ 852	$ 1,701

**Volume variances can be the result of increased/decreased loan volume or from changes in the percentage composition of assets and liabilities between periods*

Noninterest Income

Noninterest income for each of the three years ended December 31 is shown in the following table:

Noninterest Income	For the Year Ended December 31, 2020	2019	2018	Percentage Increase/(Decrease) 2020/2019	2019/2018
	(dollars in thousands)				
Loan fees	$ 784	$ 690	$ 691	13.62 %	(0.14)%
Fees for financially related services	37	46	107	(19.57)	(57.01)
Patronage refund from other Farm Credit Institutions	14,681	10,204	11,467	43.87	(11.01)
Gains from sales of premises and equipment, net	75	183	127	(59.02)	44.09
Other noninterest income	306	352	517	(13.07)	(31.91)
Total noninterest income	$ 15,883	$ 11,475	$ 12,909	38.41 %	(11.11)%

Noninterest income increased 39 percent from 2019 to 2020 and decreased 9 percent from 2018 to 2019. The majority of noninterest income is related to Patronage refunds from other Farm Credit Institutions, primarily AgFirst Farm Credit Bank. The Association received general patronage in 2020 of $5,316 compared to $5,232 in 2019. The special patronage distribution received in 2020 was $8,309 compared to $4,092 in 2019. These are one time distributions of excess capital that are not considered to be recurring transactions. The amount of patronage refunds directly correlates to loan volume, as the largest patronage refund from other institutions is the patronage from AgFirst which is based on the average volume of notes payable to AgFirst. Notes payable to AgFirst directly corresponds to loan volume outstanding. Both the general patronage received each year from AgFirst and the Special Patronage received from AgFirst this year is based upon the average volume of notes payable to AgFirst.

Noninterest Expense

Noninterest expense for each of the three years ended December 31 is shown in the following table:

Noninterest Expense	For the Year Ended December 31, 2020	2019	2018	Percentage Increase/(Decrease) 2020/2019	2019/2018
	(dollars in thousands)				
Salaries and employee benefits	$ 12,073	$ 11,384	$ 11,222	6.05 %	1.44 %
Postretirement Benefits	3,000	2,852	3,463	5.19	(17.64)
Occupancy and equipment	1,056	994	975	6.24	1.95
Insurance Fund premiums	648	612	599	5.88	2.17
Losses on OPO, net	327	725	60	(54.90)	1,108.33
Other operating expense	5,211	6,096	5,663	(14.52)	7.65
Total noninterest expense	$ 22,315	$ 22,663	$ 21,982	(1.54) %	3.10 %

Salaries and employee benefits increased in 2020, compared to 2019, as a result of both increased salary expense and increased benefit costs. Postretirement benefits increased from 2019 to 2020 by $148 or 5.19 percent. Refer to Note 9, Employee Benefit Plans, of the Notes to the Consolidated Financial Statements, for further information concerning postretirement benefit expenses.

Insurance Fund premium expense of $648 increased 5.88 percent for the twelve months ended December 31, 2020, compared to the same period of 2019. The Farm Credit System Insurance Corporation (FCSIC) changed the assessed premium rate for 2020. The premiums assessed for 2020 was 8 basis points on average outstanding debt through June 2020 and then 11 basis point on average outstanding debt through December 2020, compared to 9 basis points in 2019 and 2018. For 2018, 2019 and 2020 an additional 10 basis points was added to the above premiums for nonaccrual loans.

The Association recorded a net loss on other property owned for 2020 of $327 and a net loss of $725 in 2019. The loss recorded in 2020 is in part related to a write down on a large tract.

Other operating expense is primarily related to advertising and marketing costs, training and travel costs, communications and data costs, and insurance costs associated with the operation of the Association such as General Liability, Fleet Auto, Blanket Bond, and Director's and Officer's Liability. Other operating expense decreased in 2020, compared to 2019, as a result of travel and gathering restriction implement due to the COVID-19 pandemic.

Income Taxes

The Association recorded an income tax provision of $2 for the year ended December 31, 2020, as compared to a provision of $4 for 2019 and a provision of $11 for 2018. Refer to Note 2, *Summary of Significant Accounting Policies, Income Taxes*, and Note 12, *Income Taxes*, of the Notes to the Consolidated Financial Statements, for more information concerning Association income taxes.

Key Results of Operations Comparisons

Key results of operations comparisons for each of the twelve months ended December 31 are shown in the following table:

Key Results of Operations Comparisons	**For the 12 Months Ended 2020**	**2019**	**2018**
Return on average assets	2.89%	2.30%	2.36%
Return on average members' equity	11.32%	9.09%	9.33%
Net interest income as a percentage of average earning assets	3.56%	3.60%	3.52%
Net (charge-offs) recoveries to average loans	0.024%	(0.020)%	0.005%

A key factor in the growth of net income for future years will be continued improvement in net interest and noninterest income, and continued improvement in efficiency. Our goal is to generate earnings sufficient to fund operations, adequately capitalize the Association, and achieve an adequate rate of return for our members. To meet this goal, the economy must show sustained improvement, and the Association must meet certain objectives. These objectives are to attract and maintain high quality loan volume priced at competitive rates and to manage credit risk in our entire portfolio, while efficiently meeting the credit needs of our members.

LIQUIDITY AND FUNDING SOURCES

Liquidity and Funding

The principal source of funds for the Association is the borrowing relationship established with the Bank through a General Financing Agreement (GFA). The GFA utilizes the Association's credit and fiscal performance as criteria for establishing a line of credit on which the Association may draw funds. The Bank advances the funds to the Association, creating notes payable (or direct loans) to the Bank. The Bank manages interest rate risk through direct loan pricing and asset/liability management. The notes payable are segmented into variable rate and fixed rate components. The variable rate note is utilized by the Association to fund variable rate loan advances and operating funds requirements. The fixed rate note is used specifically to fund fixed rate loan advances made by the Association. Association capital levels effectively create a borrowing margin between the amount of loans outstanding and the amount of notes payable outstanding. This margin is commonly referred to as "Loanable Funds."

Total notes payable to the Bank at December 31, 2020, was $729,253 as compared to $683,143 at December 31, 2019 and $695,597 at December 31, 2018. The increase of 6.75% percent and decrease of 1.79 percent compared to December 31, 2019 and December 31, 2018, respectively, directly corresponds to the level of loan volume of the Association. The average volume of outstanding notes payable to the Bank was $708,742, $697,658, and $676,191 for the years ended December 31, 2020, 2019, and 2018, respectively. Refer to Note 6, *Notes Payable to AgFirst Farm Credit Bank*, of the Notes to the Consolidated Financial Statements, for weighted average interest rates and maturities, and additional information concerning the Association's notes payable.

Liquidity management is the process whereby funds are made available to meet all financial commitments including the extension of credit, payment of operating expenses and payment of debt obligations. The Association receives access to funds through its borrowing relationship with the Bank and from income generated by operations. The liquidity policy of the Association is to manage cash balances to maximize debt reduction and to increase loan volume. As borrower payments are received, they are applied to the Association's note payable to the Bank. Sufficient liquid funds have been available to meet all financial obligations. There are no known trends likely to result in a liquidity deficiency for the Association.

The Association had no lines of credit from third party financial institutions as of December 31, 2020.

Funds Management

The Bank and the Association manage assets and liabilities to provide a broad range of loan products and funding options, which are designed to allow the Association to be competitive in all interest rate environments. The primary objective of the asset/liability management process is to provide stable and rising earnings, while maintaining adequate capital levels by managing exposure to credit and interest rate risks.

Demand for loan types is a driving force in establishing a funds management strategy. The Association offers fixed, adjustable and variable rate loan products that are marginally priced according to financial market rates. Variable rate loans may be indexed to market indices such as the Prime Rate or the 30-day London Interbank Offered Rate (LIBOR), though LIBOR is being phased out which is discussed later in this report in the "Future of LIBOR" section. Adjustable rate mortgages are indexed to U.S. Treasury Rates. Fixed rate loans are priced based on the current cost of System debt of similar terms to maturity.

The majority of the interest rate risk in the Association's Consolidated Balance Sheets is transferred to the Bank through the notes payable structure. The Bank, in turn, actively utilizes funds management techniques to identify, quantify and control risk associated with the loan portfolio.

Future of LIBOR

In 2017, the United Kingdom's Financial Conduct Authority, which regulates LIBOR, announced its intention to stop persuading or compelling the group of major banks that sustains LIBOR to submit rate quotations after 2021. As a result, it is uncertain whether LIBOR will continue to be quoted after 2021.

The Association has exposure to LIBOR, including in financial instruments that reference LIBOR that mature after 2021. The exposure arises from loans made to customers and the note payable to AgFirst Farm Credit Bank. Alternative reference rates that replace LIBOR may not yield the same or similar economic results over the lives of the financial instruments, which could adversely affect the value of, and return on, instruments held. The LIBOR transition could result in paying higher interest rates on current LIBOR-indexed Systemwide Debt Securities, adversely affect the yield on, and fair value of, loans and investments held that reference LIBOR, and increase the costs of or affect the ability to effectively use derivative instruments to manage interest rate risk. In addition, there could be other ramifications including those that may arise as a result of the need to redeem or terminate such instruments.

Due to the uncertainty regarding the transition of LIBOR-based financial instruments, including when it will happen, the manner in which an alternative reference rate will apply, and the mechanisms for transitioning LIBOR-based instruments to instruments with an alternative rate, the expected financial impact of the LIBOR transition cannot yet be reasonably estimated.

The FCA has issued guidelines for System institutions to follow as they prepare for the expected phase-out of LIBOR. The guidelines direct each System institution to develop a LIBOR transition plan designed to provide an orderly roadmap of actions that will reduce LIBOR exposure over time. The FCA identified the following as important considerations in the development of each entity's transition plan:

- a governance structure to manage the transition,
- an assessment of exposures to LIBOR,
- an assessment of the fallback provisions in contracts and the impact of a LIBOR phase-out under those provisions,
- the establishment of strategies for reducing each type of LIBOR exposure,
- an assessment of the operational processes that need to be changed,
- a communication strategy for customers and shareholders,
- the establishment of a process to stay abreast of industry developments and best practices,
- the establishment of a process to ensure a coordinated approach, to the extent possible, across the District, and
- a timeframe and action steps for completing key objectives.

On November 30, 2020, ICE Benchmark Administration (IBA) (the entity that is responsible for calculating LIBOR) announced that it will consult on its intention to cease the publication of the one-week and two-month USD LIBOR settings immediately following the LIBOR publication on December 31, 2021, and the remaining USD LIBOR settings immediately following the LIBOR publication on June 30, 2023. On the same day, the U.S. prudential regulators (the Federal Reserve Board, Federal Deposit Insurance Corporation, Office of the Comptroller of the Currency, Consumer Financial Protection Bureau, National Credit Union Administration, and the Conference of the State Bank Supervisors) issued a statement encouraging banks to stop new USD LIBOR issuances by the end of 2021.

On December 18, 2020, the Farm Credit Administration issued a response and guidance noting their agreement with the statement from the U.S. prudential regulators and emphasizing that the IBA proposal is not in any way intended to slow down the transition. The guidance noted that System institutions should adopt 2021 transition plans with steps and timeframes to accomplish the following:

- reduce LIBOR exposure;
- stop the inflow of new LIBOR volume;
- develop and implement loan products with alternative reference rates;
- assess and, if necessary, revise fallback language on legacy LIBOR indexed loans and contracts;
- adjust operational processes, including accounting and management information systems to handle alternative reference rates; and,
- communicate pending or imminent changes to customers, as appropriate.

The Association has established and is in the process of implementing LIBOR transition plans and continues to analyze potential risks associated with the LIBOR transition, including, but not limited to, financial, market, accounting, operational, legal, tax, reputational, and compliance risks.

At this time, it is not known when LIBOR will cease to be available or will become unrepresentative, or if SOFR will become the only benchmark to replace LIBOR. Because the Association engages in transactions involving financial instruments that reference LIBOR, these developments could have a material impact on financial results, borrowers, investors, and counterparties.

The following is a summary of variable-rate financial instruments with LIBOR exposure at December 31, 2020:

(dollars in thousands)	Due in 2021	Due in 2022 and Thereafter	Total
Loans	$ 436	$ 14,772	$ 15,208
Total Assets	$ 436	$ 14,772	$ 15,208
Note Payable to AgFirst Farm Credit Bank	$ 322	$ 10,898	$ 11,220
Total Liabilities	$ 322	$ 10,898	$ 11,220

The LIBOR transition plan includes implementing fallback language into variable-rate financial instruments maturing after December 31, 2021 which provides the ability to move these instruments to another index if the LIBOR market is no longer viable. At December 31, 2020, 100 percent of loans maturing after December 31, 2021 contain fallback language.

Relationship with the Bank

The Association's statutory obligation to borrow only from the Bank is discussed in Note 6, *Notes Payable to AgFirst Farm Credit Bank*, of the Notes to the Consolidated Financial Statements in this annual report.

The Bank's ability to access capital of the Association is discussed in Note 4, *Investment in Other Farm Credit Institutions*, of the Notes to the Consolidated Financial Statements.

The Bank's role in mitigating the Association's exposure to interest rate risk is described in the "Liquidity and Funding" section of this Management's Discussion and Analysis and in Note 6, *Notes Payable to AgFirst Farm Credit Bank*, included in this Annual Report.

CAPITAL RESOURCES

Capital serves to support asset growth and provide protection against unexpected credit and interest rate risk and operating losses. Capital is also needed for future growth and investment in new products and services.

The Association Board of Directors establishes, adopts, and maintains a formal written capital adequacy plan to ensure that adequate capital is maintained for continued financial viability, to provide for growth necessary to meet the needs of members/borrowers, and to ensure that all stockholders are treated equitably. There were no material changes to the capital plan for 2020 that would affect minimum stock purchases or would have an effect on the Association's ability to retire stock and distribute earnings.

Total members' equity at December 31, 2020, increased 5.2 percent to $255,898 from the December 31, 2019 total of $243,168. At December 31, 2019 total members' equity increased 2.4 percent from the December 31, 2018 total of $237,582. These increases are due to nonrecurring– special patronage from AgFirst in all three years and the amount retained as allocated and unallocated surplus being greater than that revolved and paid out.

Total capital stock and participation certificates were $4,515 on December 31, 2020, compared to $4,277 on December 31, 2019 and $4,131 on December 31, 2018. These increases were attributed to a greater amount of stock issued than retired in the normal course of business.

Effective January 1, 2017, the regulatory capital requirements for System Banks and associations were modified. The new regulations ensure that the System's capital requirements are comparable to the Basel III framework and the standardized approach that the federal banking regulatory agencies have adopted. New regulations replaced core surplus and total surplus ratios with common equity tier 1 (CET1) capital, tier 1 capital, and total regulatory capital risk-based capital ratios. The new regulations also include a tier 1 leverage ratio and an unallocated retained earnings equivalents (UREE) leverage ratio. The permanent capital ratio (PCR) remains in effect.

Risk-adjusted assets have been defined by FCA Regulations as the Balance Sheet assets and off-balance-sheet commitments adjusted by various percentages, depending on the level of risk inherent in the various types of assets. The primary changes which generally have the effect of increasing risk-adjusted assets (decreasing risk-based regulatory capital ratios) were as follows:

- Inclusion of off-balance-sheet commitments less than 14 months
- Increased risk-weighting of most loans 90 days past due or in nonaccrual status

Calculation of PCR risk-adjusted assets includes the allowance for loan losses as a deduction from risk-adjusted assets. This differs from the other risk-based capital calculations.

The ratios are calculated using three-month average daily balances, in accordance with FCA regulations, as follows:

- The CET1 capital ratio is the sum of statutory minimum purchased borrower stock, other required borrower stock held for a minimum of 7 years, allocated equities held for a minimum of 7 years or not subject to revolvement, unallocated retained earnings, paid-in capital, less certain regulatory required deductions including the amount of investments in other System institutions, divided by average risk-adjusted assets.
- The tier 1 capital ratio is CET1 capital plus non-cumulative perpetual preferred stock, divided by average risk-adjusted assets.
- The total capital ratio is tier 1 capital plus other required borrower stock held for a minimum of 5 years, subordinated debt and limited-life preferred stock greater than 5 years to maturity at issuance subject to certain limitations, allowance for loan losses and reserve for unfunded commitments under certain limitations less certain investments in other System institutions under the corresponding deduction approach, divided by average risk-adjusted assets.
- The permanent capital ratio is all at-risk borrower stock, any allocated excess stock, unallocated retained earnings, paid-in capital, subordinated debt and preferred stock subject to certain limitations, less certain investments in other System institutions, divided by PCR risk-adjusted assets.
- The tier 1 leverage ratio is tier 1 capital, divided by average assets less regulatory deductions to tier 1 capital.

- The UREE leverage ratio is unallocated retained earnings, paid-in capital, and allocated surplus not subject to revolvement less certain regulatory required deductions including the amount of allocated investments in other System institutions divided by average assets less regulatory deductions to tier 1 capital.

The following sets forth the regulatory capital ratios which were effective January 1, 2017:

Ratio	Minimum Requirement	Capital Conservation Buffer*	Minimum Requirement with Capital Conservation Buffer	Capital Ratios as of December 31, 2020	2019	2018	2017
Risk-adjusted ratios:							
CET1 Capital Ratio	4.5%	2.5%	7.0%	23.82%	23.38%	23.03%	22.38%
Tier 1 Capital Ratio	6.0%	2.5%	8.5%	23.82%	23.38%	23.03%	22.38%
Total Capital Ratio	8.0%	2.5%	10.5%	24.48%	24.20%	23.84%	23.23%
Permanent Capital Ratio	7.0%	0.0%	7.0%	23.97%	23.57%	23.21%	22.57%
Non-risk-adjusted:							
Tier 1 Leverage Ratio	4.0%	1.0%	5.0%	24.22%	24.05%	23.61%	23.38%
UREE Leverage Ratio	1.5%	0.0%	1.5%	17.64%	17.15%	16.36%	15.64%

** The capital conservation buffers had a 3 year phase-in period that become fully effective January 1, 2020. Risk-adjusted ratio minimums increased 0.625% each year until fully phased in. There was no phase-in period for the tier 1 leverage ratio.*

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

The following sets forth regulatory Capital ratios as previously reported:

	Regulatory Minimum	2016	2015	2014	2013	2012
Permanent Capital Ratio	7.00%	25.56%	25.92%	25.02%	23.51%	18.20%
Total Surplus Ration	7.00%	25.10%	25.46%	24.57%	24.57%	17.80%
Core Surplus Ratio	3.50%	20.96%	21.40%	20.92%	19.87%	16.48%

See Note 7, *Members' Equity*, of the Consolidated Financial Statements, for further information concerning capital resources.

PATRONAGE PROGRAM

Prior to the beginning of any fiscal year, the Association's Board of Directors, by adoption of a resolution, may establish a Patronage Allocation Program to distribute its available consolidated net earnings. This resolution provides for the application of net earnings in the manner described in the Association's Bylaws. This includes the setting aside of funds to increase surplus to meet minimum capital adequacy standards established by FCA Regulations, to increase surplus to meet Association capital adequacy standards to a level necessary to support competitive pricing at targeted earnings levels, and for reasonable reserves for necessary purposes of the Association. After excluding net earnings attributable to (a) the portion of loans participated to another institution, and (b) participation loans purchased, remaining consolidated net earnings are eligible for allocation to borrowers. Refer to Note 7, *Members' Equity*, of the Notes to the Consolidated Financial Statements, for more information concerning the patronage distributions. The Association recorded estimated patronage distributions of $15,679 in 2020, $17,283 in 2019 and $9,284 in 2018. Of the $17,283 declared in 2019, $3,977 is related to 2018 income and was paid in March 2019.

YOUNG, BEGINNING AND SMALL (YBS) FARMERS AND RANCHERS PROGRAM

The Association's mission is to provide financial services to agriculture and the rural community, which includes providing credit to Young*, Beginning** and Small*** farmers. Because of the unique needs of these individuals, and their importance to the future growth of the Association, the Association has established annual marketing goals to increase our market share of loans to YBS farmers. Specific marketing plans have been developed to target these groups, and resources have been designated to help ensure YBS borrowers have access to a stable source of credit. The Association did not meet the 3 percent business plan goal for increase in number of YBS loans with a 0.1 percent overall decrease in number of YBS loans and exceeded the 3 percent goal for increase in volume with a 14.9 percent overall increase in volume of YBS loans in 2020.

The 2017 USDA Ag census data has been used as a benchmark to measure penetration of the Association's marketing efforts, though the 2017 Ag census has made some significant changes in reporting methodology since the 2012 census, while we have not. This methodology change will make it appear as if AgGeorgia has a lower market penetration in the Younger farmer category. The census data indicated that within the Association's chartered territory (counties) there were 23,809 reported farmers of which by definition 2,544 or 10.7 percent were Young, 8,278 or 34.8 percent were Beginning, and 20,703 or 86.9 percent were Small. Comparatively, as of December 31, 2020, the demographics of the Association's agricultural portfolio contained 4,782 farmers, of which by definition 838 or 17.3 percent were Young, 1,883 or 39.4 percent were Beginning and 3,328 or 69.6 percent were Small. Thus, Young and Beginning farmers are overall much better represented in the Association's agricultural portfolio than in the chartered territory of the Association, indicative of the Association's marketing efforts towards these groups. Small farmers, however, were recognized as being represented less in the Association portfolio than in the territory.

The following table outlines the loan volume and number of YBS loans in the loan portfolio for the Association.

	As of December 31, 2020	
	Number of Loans	Amount of Loans
Young	1,153	$127,977
Beginning	2,510	326,096
Small	4,473	358,529

For purposes of the above table, a loan could be classified in more than one category, depending upon the characteristics of the underlying borrower.

The Association focuses on education and financial support in helping YBS farmers finance their operations. Educational programs include seminars, speaking opportunities and training sessions, which are conducted throughout the year. These educational opportunities are both in-house, in the form of events held by the Association, and external, in which case, the Association provides a speaker or provides educational materials. In particular, the Association uses its AgAware courses, started in the AgGeorgia territory in 2015, as a way to train and educate YBS farmers in areas such as financial planning, budgeting, succession planning, risk management and other pertinent topics for YBS farmers. The Association also works with Team Agriculture Georgia or TAG to educate young, beginning, and small farmers and has piloted a succession workshop geared toward YBS farmers that is hopes to use in other regions in the future. The Association website, www.aggeorgia.com, includes an entire section of information and resources for YBS visitors to the site. Educational programs also include those activities in which the Association participates in local events as a sponsor (such as 4-H and FFA fairs) or as an exhibitor (such as industry or trade shows).

The focus on financial support addresses the specific credit programs and partnerships that the Association has developed to help small farmers, young farmers, and farmers just starting out. It includes programs such as those offered by the Farm Service Agency (FSA), which includes guaranteed and direct loans to qualifying borrowers. The Association is a "preferred lender," the highest status designated by FSA.

A senior executive oversees the YBS program and coordinates the efforts of other staff members. The Association includes YBS goals in the annual strategic plan, and reports on those goals and achievements to the Board of Directors on a quarterly basis.

The Association is committed to the future success of Young, Beginning and Small farmers.

* Young farmers are defined as those farmers, ranchers, producers or harvesters of aquatic products who are age 35 or younger as of the date the loan is originally made.
** Beginning farmers are defined as those farmers, ranchers, producers or harvesters of aquatic products who have 10 years or less farming or ranching experience as of the date the loan is originally made.
*** Small farmers are defined as those farmers, ranchers, producers or harvesters of aquatic products who normally generate less than $250 thousand in annual gross sales of agricultural or aquatic products at the date the loan is originally made.

REGULATORY MATTERS

On September 28, 2020, the Farm Credit Administration adopted a final rule governing the amortization limits for associations. This rule repeals regulatory provisions that impose amortization limits on certain loans and requires associations to address loan amortization in their credit underwriting standards and internal controls. The final rule became effective on November 19, 2020.

On August 25, 2020, the Farm Credit Administration adopted a final rule that amends the criteria to reinstate nonaccrual loans. This rule clarifies the factors that System institutions should consider when categorizing high-risk loans and placing them in nonaccrual status. The rule also revises the criteria by which loans are reinstated to accrual status, and revises the application of the criteria to certain loans in nonaccrual status to distinguish between the types of risk that cause loans to be placed in nonaccrual status. The final rule became effective on October 21, 2020.

On August 13, 2020, the Farm Credit Administration adopted a final rule that amends its investment regulations to allow associations to purchase and hold the portion of certain loans that non-System lenders originate and sell in the secondary market, and that the USDA unconditionally guarantees or insures as to the timely payment of principal and interest. The final rule became effective on December 4, 2020.

On September 23, 2019, the Farm Credit Administration issued a proposed rule that would ensure the System's capital requirements, including certain regulatory disclosures, reflect the current expected credit losses methodology, which revises the accounting for credit losses under U.S. generally accepted accounting principles. The proposed rule identifies which credit loss allowances under the Current Expected Credit Losses (CECL) methodology in the Financial Accounting Standards Board's "Measurement of Credit Losses on Financial Instruments" are eligible for inclusion in a System institution's regulatory capital. Credit loss allowances related to loans, lessor's net investments in leases, and held-to-maturity debt securities would be included in a System institution's Tier 2 capital up to 1.25 percent of the System institution's total risk weighted assets. Credit loss allowances for available-for-sale debt securities and purchased credit impaired assets would not be eligible for inclusion in a System institution's Tier 2 capital. In addition, the proposed regulation does not include a transition phase-in period for the CECL day 1 cumulative effect adjustment to retained earnings on a System institution's regulatory capital ratios. The public comment period ended on November 22, 2019.

RECENTLY ISSUED ACCOUNTING PRONOUNCEMENTS

Please refer to Note 2, *Summary of Significant Accounting Policies*, in the Notes to the Consolidated Financial Statements for recently issued accounting pronouncements.

The following Accounting Standards Updates (ASUs) were issued by the Financial Accounting Standards Board (FASB) but have not yet been adopted:

Summary of Guidance	Adoption and Potential Financial Statement Impact
ASU 2016-13 – Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments	
• Replaces multiple existing impairment standards by establishing a single framework for financial assets to reflect management's estimate of current expected credit losses (CECL) over the complete remaining life of the financial assets. • Changes the present incurred loss impairment guidance for loans to an expected loss model. • Modifies the other-than-temporary impairment model for debt securities to require an allowance for credit impairment instead of a direct write-down, which allows for reversal of credit impairments in future periods based on improvements in credit quality. • Eliminates existing guidance for purchased credit impaired (PCI) loans, and requires recognition of an allowance for expected credit losses on these financial assets. • Requires a cumulative-effect adjustment to retained earnings as of the beginning of the reporting period of adoption. • Effective for fiscal years beginning after December 15, 2022, and interim periods within those fiscal years. Early application is permitted.	• Implementation efforts began with establishing a cross-discipline governance structure utilizing common guidance developed across the Farm Credit System. The implementation includes identification of key interpretive issues, scoping of financial instruments, and assessing existing credit loss forecasting models and processes against the new guidance. • The new guidance is expected to result in a change in allowance for credit losses due to several factors, including: 1. The allowance related to loans and commitments will most likely change because it will then cover credit losses over the full remaining expected life of the portfolio, and will consider expected future changes in macroeconomic conditions, 2. An allowance will be established for estimated credit losses on any debt securities, 3. The nonaccretable difference on any PCI loans will be recognized as an allowance, offset by an increase in the carrying value of the related loans. • The extent of allowance change is under evaluation, but will depend upon the nature and characteristics of the financial instrument portfolios, and the macroeconomic conditions and forecasts at the adoption date. • The guidance is expected to be adopted in first quarter 2023.

Disclosure Required by Farm Credit Administration Regulations

Description of Business

Descriptions of the territory served, persons eligible to borrow, types of lending activities engaged in, financial services offered and related Farm Credit organizations are incorporated herein by reference to Note 1, *Organization and Operations*, of the Consolidated Financial Statements included in this Annual Report to shareholders.

The description of significant developments that had or could have a material impact on earnings or interest rates to borrowers, acquisitions or dispositions of material assets, material changes in the manner of conducting the business, seasonal characteristics, and concentrations of assets, if any, is incorporated in *"Management's Discussion and Analysis of Financial Condition and Results of Operations"* included in this Annual Report.

Unincorporated Business Entities

The Association has an interest in two Unincorporated Business Entities (UBEs) that were formed for the purpose of acquiring and managing collateral associated with loans in which the Association was a participant. The UBEs in which the Association has an interest in are as follows:

A-1 Ledges Wilder, LLC - A-1 Ledges Wilder, LLC is a Limited Liability Company. It was organized for the stated purpose of acquiring, holding, and preserving the former assets of J. J. Detweiler Enterprises, Inc. until such time as such assets may be sold.

A-1 Sequatchie Pointe, LLC - A-1 Sequatchie Pointe, LLC is a Limited Liability Company. It was organized for the stated purpose of acquiring, holding and preserving the former assets of J. J. Detweiler Enterprises, Inc. until such time as such assets may be sold.

Description of Property

The following table sets forth certain information regarding the properties of the reporting entity, all of which are located in Georgia:

Location	Description	Form of Ownership
1300 East Main Street Cartersville 30120	Branch	Owned
102 Blacksnake Road Clarkesville/Mt. Airy 30563	Branch	Owned
1207 South Greer Street Cordele 31015	Branch	Owned
19 Woodlake Drive Chatsworth 30705	Branch	Owned
826 Bellevue Avenue Dublin 31021	Branch	Owned
501 Broad Street Gainesville 30501	Branch	Owned
700 East Villanow Street LaFayette 30728	Outpost of Chatsworth Branch	Owned
317 Walnut Street Montezuma 31063	Outpost of Perry Branch	Leased*
22 5th Avenue, SE Moultrie 31768	Branch	Owned
707 North Davis Street Nashville 31639	Branch	Owned
302 South Cherry Street Ocilla 31774	Branch	Owned
468 Perry Parkway Perry 31069	Corporate Office & Branch	Owned
504 East Screven Street Quitman 31643	Branch	Owned
701 East Second Avenue Rome 30161	Outpost of Cartersville Branch	Leased**
449 Franklin Springs Street Royston, GA 30662	Branch	Owned
Hobbs Street Royston, GA	3.00 Acres in 1113th G.M. District, Hart Co.	Owned
775 Sparta Road Sandersville 31082	Branch	Owned
105 Dexter Wilson Blvd. Sylvester 31791	Branch	Owned
1807 King Road Tifton 31793	Branch	Owned
U.S. 78, 311 North Bypass Washington 30673	Branch	Owned
176 Highway 80 West Waynesboro 30830	Branch	Owned

**Lease expires 5/31/2021 ($1,500/month); cancelable with 90 days notice.*

***Lease expires 02/28/2022 ($1,800/month); cancelable with 90 days notice.*

Legal Proceedings

Information, if any, to be disclosed in this section is incorporated herein by reference to Note 11, *Commitments and Contingencies*, of the Consolidated Financial Statements included in this Annual Report.

Description of Capital Structure

Information to be disclosed in this section is incorporated herein by reference to Note 7, *Members' Equity*, of the Consolidated Financial Statements included in this Annual Report.

Description of Liabilities

The description of liabilities, contingent liabilities and intrasystem financial assistance rights and obligations to be disclosed in this section is incorporated herein by reference to Notes 2, 6, 9 and 11 of the Consolidated Financial Statements included in this Annual Report.

Management's Discussion and Analysis of Financial Condition and Results of Operations: *"Management's Discussion and Analysis of Financial Condition and Results of Operations,"* which appears in this Annual Report and is to be disclosed in this section, is incorporated herein by reference.

Senior Officers

The following represents certain information regarding the senior officers of the Association and their business experience for the past five years:

Name and Title	Term of Office	Prior Experience
James R. Crain President & Chief Executive Officer	8/1/2020-present	Carolina Farm Credit Chief Credit Officer from 2018 thru July 2020, and Chief Risk Officer and Director of Credit Administration from 2015 thru 2018
Stephen G. Connelly Executive Vice President & Chief Information & Technology Officer	12/1/2010-present	
Corey W. Cottle Executive Vice President & Chief Marketing Officer	5/1/2013 – present	
Nicolas M. Hartley Executive Vice President & Chief Lending Officer	9/1/2020-present	Regional Lending Manager since 2013
Gerald N. Murkerson, Jr. Executive Vice President & Chief Risk Officer	11/1/2020-present	AgGeorgia Farm Credit Controller from January 2017 thru October 2020 and Director of Finance for Next Step Care from January 2015 thru January 2017
Thomas L. Royal Executive Vice President & Chief Credit Officer	4/1/2008-present	
Brandie L. Thompson Executive Vice President & Chief Financial Officer	11/1/2020-present	Chief Risk Officer and Risk Manager from December 2016 thru October 2020 and Controller from November 2010 thru December 2016

The total amount of compensation earned by the CEO and the highest paid officers as a group during the years ended December 31, 2020, 2019 and 2018, is as follows:

Name of Individual or Number in Group	Year	Salary	Bonus	Change in Pension Value†	Perq/ Other*	Total
James R. Crain	2020	$ 110,421	$ -	$ -	$ 88,063	$ 198,484
Jack C. Drew, Jr.	2020	$ 514,299	$ 107,790	$ 1,916,681	$ 72,817	$ 2,611,587
Jack C. Drew, Jr.	2019	$ 407,587	$ 81,514	$ 759,616	$ 12,232	$ 1,260,949
Jack C. Drew, Jr.	2018	$ 394,275	$ 79,140	$ (124,802)	$ 8,332	$ 356,945
12*(a)*	2020	$ 1,922,797	$ 448,005	$ 1,092,554	$ 144,410	$ 3,607,766
8	2019	$ 1,445,166	$ 381,456	$ 1,310,494	$ 30,836	$ 3,167,952
8	2018	$ 1,357,552	$ 366,657	$ (141,020)	$ 29,616	$ 1,612,805

**Primarily comprised of group life insurance premiums, relocation expenses, severance payment, signing bonus and automobile compensation.*
† The changes in pension values as reflected in the table above resulted primarily from changes in the actuarial assumptions for discount rate and mortality and an additional year of benefit accrual. See further discussion in Note 9, Employee Benefit Plans, of the Financial Statements.
(a)For 2020, includes two senior officers who left the Association during the year and two senior officers who retired from the Association during the year.

The disclosure of information on the total compensation paid during 2020 to any senior officer or to any other employee included in the aggregate group total as reported in the table above is available and will be disclosed to the shareholders of the institution upon request.

Pension Benefits Table
As of December 31, 2020

Name of Individual or Number in Group	Year	Plan Name	Number of Years Credited Service	Actuarial Present Value of Accumulated Benefits	Payments During 2020
CEO:					
Jack C. Drew, Jr.	2020	AgFirst Retirement Plan	39.25	$ 4,836,804	$ 18,943
Jack C. Drew, Jr.	2020	Supplemental Executive Retirement Plan	39.25	1,966,283	7,649
				$ 6,803,087	$ 26,592
Senior Officers and Highly Compensated Employees:					
5 Officers, excluding the CEO	2020	AgFirst Retirement Plan	33.87*	$ 9,625,379	$ –
				$ 9,625,379	$ –

**Represents the average years of credited service for the group*

The present value of pension benefits is the value at a specific date of the expected future benefit payment stream based on actuarial assumptions, chiefly the discount rate. Other assumptions are also used, such as expected retirement age and life expectancy. Changes in the actuarial assumptions can increase or decrease the pension values.

The discount rate, which is derived using an AA corporate bond yield curve, is updated every year based on the interest rate environment at December 31. A decrease in the discount rate will normally increase the present values and vice versa. Also at December 31, 2020, the life expectancy actuarial assumption was updated to reflect mortality studies indicating longer life spans. This change further increased pension values as the benefit payments are expected to be made for a longer time span.

Section 415 of the Internal Revenue Code (Code) provides for dollar limitations on benefits and contributions under qualified retirement plans. This limitation on annual benefit restricts highly compensated employees from receiving their full pension benefit relative to others under a defined benefit plan.

In order to provide the current CEO with a pension commensurate with his years of service, performance and salary, the board of directors elected to add him to an existing Supplemental Executive Retirement Plan (SERP) to make his total pension calculation equivalent to an employee not subject to the limitation of IRS Section 415. A SERP is a deferred compensation agreement between the employer and the key executive whereby the employer agrees to provide supplemental retirement income to the executive if certain pre-agreed eligibility and vesting conditions are met by the executive. The board elected to fully fund the SERP in 2017, which resulted in a high change in pension value for in the CEO compensation table.

CEO and Senior Officer Compensation

The Association strives to award compensation in a manner that is competitive in the market place, encourages retention and rewards employees for quantitative results-based performance metrics. Each year, the Compensation Committee reviews market studies for key positions to determine if the Association's compensation packages for the CEO and Senior Officers are in line with the market for those positions. A grading system ranks positions in pay ranges where the mid-point of the range is considered to be the market salary for that position.

The CEO's compensation package consists of a base salary, benefits and incentive opportunity. Compensation increases are awarded on an annual basis, and are based upon the association's financial performance in the areas of financial and operations, credit, audit, appraisal, marketing and business development and human resources. These metrics are determined by association performance standards set each year by the Board of Directors, and actual performance is measured against those standards. Financial and operations metrics include net income performance to budget, return on assets, return on equity, capital ratios and efficiency ratios. Metrics include credit quality, nonearning assets as a percentage of total assets, credit administration, delinquency ratio, and appraisal quality. Marketing and Development metrics include loan growth and results of an annual customer satisfaction survey, which are measured against the budget and standard set for those metrics. The human resources metric is budgeted personnel costs, and actual performance is measured against that budget amount. Performance versus metrics is measured annually and discussed each February by the Board Compensation Committee. Any salary increase for the CEO is determined by the Compensation Committee, and any increase awarded is paid retroactively to January 1st.

The CEO administers, but does not participate in the Incentive Plan in which all other employees, including the Senior Officers, participate. The CEO's incentive is determined solely at the discretion of the Board of Directors. Factors that may be considered in awarding the CEO an incentive are performance of the Association, and market studies of incentives granted by similar size associations and companies. CEO incentive is typically awarded by the Compensation Committee during the fourth quarter and paid in December. The incentive awarded the CEO in 2020 was paid in December at the same time other Association employees were paid per the stipulations in the Incentive Plan.

The Senior Officers' compensation also consists of base salary, benefits, and incentive. Senior Officer compensation is administered annually, and increases are based on meeting qualitative and quantitative performance standards set forth each year. Senior Officers are measured by essentially the same standards as the CEO. Actual performance against metrics such as return on assets, return on equity, capital ratios, credit quality, delinquency ratios, loan growth, credit administration and nonearning assets to total assets are the basis for determining pay increases for this group. Senior officer compensation is reviewed annually, and any increases are paid in February 2021, retroactively to January 1st. Senior Officers participate in the same incentive plan as other Association employees, as detailed below.

The Association's CEO and Senior Officers participate in various employee benefit plans that are available to all employees under the same terms and conditions. These include health insurance, life insurance, dental insurance, and pension benefits. Because the CEO and Senior Officers receive these benefits on the same basis as other employees, they are not determined separately by the Compensation Committee for the CEO and Senior Officers.

The Incentive Plan is based on a fiscal year and is designed to motivate employees to exceed performance targets established by the Board of Directors. The Incentive Plan period is January 1, 2020 through December 31, 2020, and all employees eligible for benefits were eligible under this plan except as shown below.

- ❖ The Association CEO will administer all parts of the AgGeorgia Incentive Plan and will, therefore, not be eligible for distributions under any part of the plan. CEO bonus and/or incentive payments will be recommended by the Compensation Committee and approved by the Board of Directors.
- ❖ The Incentive Plan is divided into three distinct plans – the Administrative Plan which includes all employees, the Individual Plan which includes primarily credit staff and the Discretionary Plan which is at the discretion of the CEO.

- A combined payment to an individual employee under the plan shall not exceed 40% of regular pay (including any retroactive pay and overtime pay).

The Administrative Plan is based on key performance indicators such as return on assets, efficiency, credit quality and nonearning assets to total assets ratio. It is a tiered plan, with higher earning opportunities for those not included in the Individual plan. The Individual Plan is based on each individual's goals and standards of performance. Once a covered individual reaches their standard, they begin earning incentive for that criteria. There are clawback features in the plan for loans that are made with poor credit administration or that move to nonaccrual status within 24 months after an employee is paid an incentive for that loan.

The board approved 50% of the estimated Administrative Plan benefit to be paid out in December with the remainder of the Administrative Plan and the entirety of the Individual Plan paid during February 2021 when final numbers are calculated.

Additionally, all employees are reimbursed for all direct travel expenses incurred when traveling on Association business. A copy of the travel policy is available to shareholders upon written request.

Directors
The following chart details the year the director began serving on the board and the current term of expiration:

DIRECTOR	ORIGINAL YEAR OF ELECTION OR APPOINTMENT	CURRENT TERM EXPIRATION
Richard D. "Dave" Neff, ***Chairman***, *Outside Director*	2002	2/2021
Jack W. Bentley, Jr., ***Vice-Chairman***	1985	2022
W. Howard Brown	2015	2021
Billy J. Clary	1986	2020
Guy A. Daughtrey	2001	2020*
R. Brian Grogan	2018	2023
Ronney S. Ledford	1986	2023
Robert "Bobby" G. Miller,	1991	2021
J. Dan Raines, Jr.	1981	2020*
George R. Reeves	1982	2022
Joe A. "Al" Rowland	2018	2022
Anne G. Smith	2001	2021
David H. Smith	1991	2023
Glee C. Smith, *Outside Director*	2013	2/2023
Franklin B. Wright	1991	2020*

**Director re-elected to a four (4) year term expiring 12/31/2024.*

The following represents certain information regarding the directors of the Association, including their principal occupation and employment for the past five years. Unless specifically listed, the principal occupation of the board member for the past five years has been as a self-employed farmer.

Richard D. "Dave" Neff, Vice-Chairman, Outside Director, retired as a poultry industry marketing and business development executive in late 2018. He was employed by International Poultry Breeders/Wincorp International, Inc. until his retirement in November 2018.

Jack W. Bentley, Jr., Vice-Chairman, is owner/operator of A & J Dairy. He also serves on the boards of AgFirst Farm Credit Bank (cooperative banking services); the American Dairy Association of Georgia (trade association and milk promotion); The Dairy Alliance (trade association and milk promotion), the Wilkes County Farm Bureau (insurance sales and ag promotion and development), Lonestar Milk Producers (milk production), and the USDA FSA (government farm program).

W. Howard Brown is a row crop farmer growing vegetables, soybeans, cotton, peanuts, corn, and silage; he has a pecan and peach operation, works in agritourism, and is owner/operator of Georgia Peas and Produce (crop production and sales). He also serves on the Macon County Farm Bureau Board.

Billy J. Clary is a row crop farmer growing cotton and peanuts, and is part owner of Arabi Peanut Company (crop production and sales).

Guy A. Daughtrey, is a pecan grower and shipper, and also a timber grower. He is an auditor employed by Southern Company (regional energy company), and he serves on the South Georgia Regional Commission Board (an 18 county, 45 city regional intergovernmental coordination and long term planning agency). Mr. Daughtrey is the Association's Financial Expert appointed by the board.

R. Brian Grogan is a broiler producer, has an angus/sim-angus operation, and grows feed corn, hay and forage.

Ronney S. Ledford is a row crop farmer growing cotton and peanuts.

Robert "Bobby" G. Miller has a cow-calf operation and manages rental properties and real estate. He serves as manager on the boards of H. R. Miller, LLC, RGM Foothills Properties, LLC, Jebeha, LLC, and EliEm Legacy, LLC (commercial and residential rentals and real estate).

J. Dan Raines, Jr., has a cow-calf operation, and softwood and timber operation.

George R. Reeves has a cow/calf operation. He serves on the boards of the McDuffie County Farm Bureau (insurance broker, ag promotion and development), and the McDuffie County Soil and Water Conservation District (conservation of natural resources), and the McDuffie, Warren, Columbia and Richmond FSA Committee (government farm programs).

Joe A. "Al" Rowland is a row crop farmer growing cotton, peanuts, rye and hay, and operates a small scale trucking company that transports agricultural products.

Anne G. Smith is a broiler chicken grower and has a cow-calf operation.

David H. Smith is row crop farmer growing cotton, and is an owner/operator of Tri County Gin, LLC (cotton ginning/processing), and Carroll Fertilizer, LLC (commercial and residential fertilizer production and sales).

Glee C. Smith, Outside Director, is a private practice attorney, and is owner/president of GCS Enterprises, Inc. (rental property).

Franklin B. Wright is a dairy farmer, and works in general dairy products and agritourism. He also serves on the boards of Wright Development, Inc. (land development), and the Gilmer County Farm Bureau (insurance broker, ag promotion and development).

Director Compensation

Subject to approval by the board, the Association may allow directors honoraria of $500 for attendance at meetings, committee meetings, or special assignments. They are also paid $100 for participating in conference calls. Directors are paid a quarterly retainer fee of $1,250 except for the chairman of the board who receives $1,500 and the chairman of the Special Investigative Committee who is paid an additional quarterly retainer of $1,500. Total compensation paid to directors as a group was $299,900 for 2020, compared to $380,800 for 2019. No director received more than $5,000 in non-cash compensation during the year.

The following chart details the number of meetings, other activities and additional compensation paid for other activities (if applicable) for each director:

	Days Served					
Name of Director	**Regular Board Meetings**	**Other Official Activities***	**Committee Assignments**	**Comp. Paid for other Activities***	**Qtrly Retainer and Regular Meeting Compensation**	**Total Compensation for 2020**
Richard D. "Dave" Neff ***Board Chairperson*** *Outside Director*	9	47	Executive, Credit Review, Audit, Budget, Compensation, Credit Risk, Governance, Special Investigative Committee, Ad Hoc Building, Ad Hoc CEO Search	$16,800	$10,250	$27,050
Jack W. Bentley, Jr. ***Board Vice-Chairperson***	9	23	Executive, Credit Review, Budget, Compensation, Credit Risk, Special Investigative Committee, Ad Hoc CEO Search	$9,700	$9,500	$19,200
W. Howard Brown	9	33	Executive, Credit Review, Audit, Governance, Ad Hoc CEO Search, Ad Hoc Building	$13,200	$9,100	$22,300
Billy J. Clary	8	11	Executive, Credit Review, Budget, Compensation, Governance, Ad Hoc Building	$5,000	$9,000	$14,000
Guy A. Daughtrey	9	37	Executive, Credit Review, Audit (Financial Expert), Budget Compensation, , Special Investigative Committee, Ad Hoc CEO Search	$16,800	$12,750	$29,550
R. Brian Grogan	8	17	Executive, Credit Review, Credit Risk, Governance, Ad Hoc Building	$9,100	$9,500	$18,600
Ronney S. Ledford	9	14	Executive, Credit Review, Governance, Special Investigative Committee, Ad Hoc Building, Ad Hoc CEO Search	$7,000	$9,500	$16,500
Robert G. Miller	9	31	Executive, Credit Review, Audit, Budget, Credit Risk, Governance	$10,800	$8,700	$19,500
J. Dan Raines, Jr.	9	20	Executive, Credit Review, Audit, Budget, Compensation	$9,900	$9,100	$19,000
George R. Reeves	9	9	Executive, Credit Review, Compensation, Special Investigative Committee, Ad Hoc Building	$9,700	$9,500	$19,200
Joe A. "Al" Rowland	9	27	Executive, Credit Review, Audit, Credit Risk, Governance	$11,200	$9,500	$20,700
Anne G. Smith	7	5	Executive, Credit Review, Budget, Compensation, Ad Hoc Building	$5,600	$8,500	$14,100
David H. Smith	7	21	Executive, Credit Review, Audit, Compensation, Credit Risk, Ad Hoc Building	$7,800	$8,500	$16,300
Glee C. Smith *Outside Director* *Audit Committee Chairperson*	9	30	Executive, Credit Review, Audit, Credit Risk, Governance, Special Investigative Committee	$10,800	$9,500	$20,300
Franklin B. Wright	9	30	Executive, Credit Review, Budget, Credit Risk, Ad Hoc CEO Search	$14,500	$9,100	$23,600
						$299,900

**Includes board committee meetings and other board activities other than regular board meetings.*

Directors are reimbursed on an actual cost basis for all expenses incurred in the performance of official duties. Such expenses may include transportation, lodging, meals, tips, tolls, parking of cars, laundry, registration fees, and other expenses associated with travel on official business. A copy of the expense policy is available to shareholders of the Association upon request.

The aggregate amount of reimbursement for travel, subsistence and other related expenses for all directors as a group was $153,061 for 2020, $228,406 for 2019, and $226,319 for 2018.

Transactions with Senior Officers and Directors

The reporting entity's policies on loans to and transactions with its officers and directors, to be disclosed in this section are incorporated herein by reference to Note 10, *Related Party Transactions*, of the Consolidated Financial Statements included in this Annual Report. There have been no transactions between the Association and senior officers or directors which require reporting per FCA regulations.

Involvement in Certain Legal Proceedings

There were no matters which came to the attention of management or the board of directors regarding involvement of current directors or senior officers in specified legal proceedings which should be disclosed in this section. No directors or senior officers have been involved in any legal proceedings during the last five years which require reporting per FCA regulations.

Relationship with Independent Auditors

There were no changes in or material disagreements with our independent auditors on any matter of accounting principles or financial statement disclosure during this period.

Aggregate fees incurred by the Association for services rendered by its independent auditors for the year ended December 31, 2020 were as follows:

	2020
Independent Auditors	
PricewaterhouseCoopers LLP	
Audit services	$ 94,462
Total	$ 94,462

Audit fees were for the annual audit of the Consolidated Financial Statements. There were no nonaudit services provided by the Association's independent auditors during 2020. All nonaudit service fees incurred by the Association require approval by the Audit Committee.

Consolidated Financial Statements

The Consolidated Financial Statements, together with the report thereon of PricewaterhouseCoopers LLP dated March 11, 2021 and the report of management, which appear in this Annual Report, are incorporated herein by reference. Copies of the Association's Annual and Quarterly reports are available upon request free of charge by calling 800-768-3276, Ext. 113 or writing Brandie L. Thompson, Chief Financial Officer, P.O. Box 1820, Perry, GA 31069 or accessing the web site, www.aggeorgia.com. The Association prepares an electronic version of the Annual Report which is available on the Association's web site within 75 days after the end of the fiscal year and distributes the Annual Reports to shareholders within 90 days after the end of the fiscal year. The Association prepares an electronic version of the Quarterly report within 40 days after the end of each fiscal quarter, except that no report need be prepared for the fiscal quarter that coincides with the end of the fiscal year of the institution.

Borrower Information Regulations

Since 1972, Farm Credit Administration (FCA) regulations have required that borrower information be held in strict confidence by Farm Credit System (FCS) institutions, their directors, officers and employees. These regulations provide Farm Credit institutions clear guidelines for protecting their borrowers' nonpublic personal information.

On November 10, 1999, the FCA Board adopted a policy that requires FCS institutions to formally inform new borrowers at loan closing of the FCA regulations on releasing borrower information and to address this information in the Annual Report. The implementation of these measures ensures that new and existing borrowers are aware of the privacy protections afforded them through FCA regulations and Farm Credit System institution efforts.

Credit and Services to Young, Beginning, and Small Farmers and Ranchers and Producers or Harvesters of Aquatic Products

Information to be disclosed in this section is incorporated herein by reference to the similarly named section in the Management's Discussion and Analysis of Financial Condition and Results of Operations section included in this Annual Report to the shareholders.

Shareholder Investment

Shareholder investment in the Association could be materially affected by the financial condition and results of operations of AgFirst Farm Credit Bank (Bank or AgFirst). Copies of the Bank's Annual and Quarterly reports are available upon request free of charge by calling 1-800-845-1745, ext. 2764, or writing Matthew Miller, AgFirst Farm Credit Bank, P. O. Box 1499, Columbia, SC 29202. Information concerning AgFirst Farm Credit Bank can also be obtained by going to AgFirst's web site at ***www.agfirst.com***. The Bank prepares an electronic version of the Annual Report, which is available on the website, within 75 days after the end of the fiscal year. The Bank prepares an electronic version of the Quarterly report within 40 days after the end of each fiscal quarter, except that no report needs to be prepared for the fiscal quarter that coincides with the end of the fiscal year of the Bank.

Report of the Audit Committee

The Audit Committee of the Board of Directors (Committee) is comprised of the directors named below. None of the directors who serve on the Committee is an employee of AgGeorgia Farm Credit (Association) and in the opinion of the Board of Directors, each is free of any relationship with the Association or management that would interfere with the director's independent judgment on the Committee.

The Committee has adopted a written charter that has been approved by the Board of Directors. The Committee has reviewed and discussed the Association's audited financial statements with management, which has primary responsibility for the financial statements.

PricewaterhouseCoopers LLP (PwC), the Association's Independent Auditors for 2020, is responsible for expressing an opinion on the conformity of the Association's audited financial statements with accounting principles generally accepted in the United States of America. The Committee has discussed with PwC the matters that are required to be discussed by Statement on Auditing Standards No. 114 *(The Auditor's Communication With Those Charged With Governance)*.

Based on the considerations referred to above, the Committee recommended to the Board of Directors that the audited financial statements be included in the Association's Annual Report for 2020. The foregoing report is provided by the following independent directors, who constitute the Committee.

Glee Smith
Chairperson of the Audit Committee

Members of Audit Committee

W. Howard Brown
Guy A. Daughtrey
Robert G. Miller
J. Dan Raines, Jr.
Joe A. Rowland
David H. Smith

March 11, 2021

Report of Independent Auditors

To the Board of Directors and Management of AgGeorgia Farm Credit, ACA

We have audited the accompanying consolidated financial statements of AgGeorgia Farm Credit, ACA and its subsidiaries (the "Association"), which comprise the consolidated balance sheets as of December 31, 2020, 2019 and 2018, and the related consolidated statements of comprehensive income, of changes in members' equity and of cash flows for the years then ended.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the Association's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of AgGeorgia Farm Credit, ACA and its subsidiaries as of December 31, 2020, 2019 and 2018, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

PricewaterhouseCoopers LLP

Charlotte, North Carolina
March 11, 2021

Consolidated Balance Sheets

(dollars in thousands)	December 31, 2020	2019	2018
Assets			
Cash	**$ 310**	$ 32	$ 133
Loans	**966,388**	906,208	909,697
Allowance for loan losses	**(6,555)**	(7,404)	(7,581)
Net loans	**959,833**	898,804	902,116
Loans held for sale	**—**	187	—
Accrued interest receivable	**11,291**	13,566	14,791
Equity investments in other Farm Credit institutions	**10,216**	11,046	10,683
Premises and equipment, net	**9,516**	9,644	7,242
Other property owned	**307**	2,527	2,673
Accounts receivable	**14,595**	10,213	11,498
Other assets	**1,968**	1,944	1,704
Total assets	**$ 1,008,036**	$ 947,963	$ 950,840
Liabilities			
Notes payable to AgFirst Farm Credit Bank	**$ 729,253**	$ 683,143	$ 695,597
Accrued interest payable	**1,512**	1,911	1,954
Patronage refunds payable	**6,019**	5,383	5,144
Accounts payable	**2,587**	2,103	762
Advanced conditional payments	**7**	28	—
Other liabilities	**12,760**	12,227	9,801
Total liabilities	**752,138**	704,795	713,258
Commitments and contingencies (Note 11)			
Members' Equity			
Capital stock and participation certificates	**4,515**	4,277	4,131
Retained earnings			
Allocated	**71,535**	71,030	70,035
Unallocated	**180,347**	168,613	164,340
Accumulated other comprehensive income (loss)	**(499)**	(752)	(924)
Total members' equity	**255,898**	243,168	237,582
Total liabilities and members' equity	**$ 1,008,036**	$ 947,963	$ 950,840

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

Consolidated Statements of Comprehensive Income

(dollars in thousands)	For the year ended December 31, 2020	2019	2018
Interest Income			
Loans	**$ 53,160**	$ 56,563	$ 52,421
Interest Expense			
Notes payable to AgFirst Farm Credit Bank	**19,743**	23,501	21,060
Net interest income	**33,417**	33,062	31,361
Provision for (reversal of allowance for) loan losses	**(1,078)**	5	539
Net interest income after provision for (reversal of allowance for) loan losses	**34,495**	33,057	30,822
Noninterest Income			
Loan fees	**784**	690	691
Fees for financially related services	**37**	46	107
Patronage refunds from other Farm Credit institutions	**14,681**	10,204	11,467
Gains (losses) on sales of premises and equipment, net	**75**	183	127
Gains (losses) on other transactions	**131**	162	(60)
Insurance Fund refunds	**174**	187	577
Other noninterest income	**1**	3	—
Total noninterest income	**15,883**	11,475	12,909
Noninterest Expense			
Salaries and employee benefits	**15,073**	14,236	14,685
Occupancy and equipment	**1,056**	994	975
Insurance Fund premiums	**648**	612	599
(Gains) losses on other property owned, net	**327**	725	60
Other operating expenses	**5,211**	6,096	5,663
Total noninterest expense	**22,315**	22,663	21,982
Income before income taxes	**28,063**	21,869	21,749
Provision for income taxes	**2**	4	11
Net income	**$ 28,061**	$ 21,865	$ 21,738
Other comprehensive income net of tax			
Employee benefit plans adjustments	**253**	172	577
Comprehensive income	**$ 28,314**	$ 22,037	$ 22,315

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

Consolidated Statements of Changes in Members' Equity

(dollars in thousands)	Capital Stock and Participation Certificates	Retained Earnings Allocated	Retained Earnings Unallocated	Accumulated Other Comprehensive Income (Loss)	Total Members' Equity
Balance at December 31, 2017	$ 4,017	$ 75,567	$ 151,976	$ (1,501)	$ 230,059
Comprehensive income			21,738	577	22,315
Capital stock/participation certificates issued/(retired), net	114				114
Patronage distribution					
Cash			(3,978)		(3,978)
Qualified allocated retained earnings		5,304	(5,304)		—
Retained earnings retired		(10,893)			(10,893)
Patronage distribution adjustment		57	(92)		(35)
Balance at December 31, 2018	$ 4,131	$ 70,035	$ 164,340	$ (924)	$ 237,582
Cumulative effect of change in accounting principle			3		3
Comprehensive income			21,865	172	22,037
Capital stock/participation certificates issued/(retired), net	146				146
Patronage distribution					
Cash			(3,992)		(3,992)
Qualified allocated retained earnings		13,291	(13,291)		—
Retained earnings retired		(12,508)			(12,508)
Patronage distribution adjustment		212	(312)		(100)
Balance at December 31, 2019	$ 4,277	$ 71,030	$ 168,613	$ (752)	$ 243,168
Comprehensive income			**28,061**	**253**	**28,314**
Capital stock/participation certificates issued/(retired), net	**238**				**238**
Patronage distribution					
Cash			**(4,704)**		**(4,704)**
Qualified allocated retained earnings		**10,975**	**(10,975)**		**—**
Retained earnings retired		**(10,917)**			**(10,917)**
Patronage distribution adjustment		**447**	**(648)**		**(201)**
Balance at December 31, 2020	**$ 4,515**	**$ 71,535**	**$ 180,347**	**$ (499)**	**$ 255,898**

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

Consolidated Statements of Cash Flows

(dollars in thousands)	For the year ended December 31, 2020	2019	2018
Cash flows from operating activities:			
Net income	**$ 28,061**	$ 21,865	$ 21,738
Adjustments to reconcile net income to net cash provided by (used in) operating activities:			
Depreciation on premises and equipment	**648**	652	648
Amortization (accretion) of net deferred loan costs (fees)	**(676)**	(580)	(448)
Provision for (reversal of allowance for) loan losses	**(1,078)**	5	539
(Gains) losses on other property owned	**297**	548	(38)
(Gains) losses on sales of premises and equipment, net	**(75)**	(183)	(127)
(Gains) losses on other transactions	**(131)**	(162)	60
Changes in operating assets and liabilities:			
Origination of loans held for sale	**(86)**	(5,400)	(6,218)
Proceeds from sales of loans held for sale, net	**273**	5,213	6,218
(Increase) decrease in accrued interest receivable	**2,275**	1,225	(2,000)
(Increase) decrease in accounts receivable	**(4,382)**	1,285	385
(Increase) decrease in other assets	**(24)**	(237)	61
Increase (decrease) in accrued interest payable	**(399)**	(43)	361
Increase (decrease) in accounts payable	**484**	1,341	(447)
Increase (decrease) in other liabilities	**917**	2,760	(1,156)
Total adjustments	**(1,957)**	6,424	(2,162)
Net cash provided by (used in) operating activities	**26,104**	28,289	19,576
Cash flows from investing activities:			
Net (increase) decrease in loans	**(58,783)**	2,714	(52,359)
(Increase) decrease in equity investments in other Farm Credit institutions	**830**	(363)	(311)
Purchases of premises and equipment	**(564)**	(3,082)	(1,155)
Proceeds from sales of premises and equipment	**119**	211	292
Proceeds from sales of other property owned	**1,431**	771	435
Net cash provided by (used in) investing activities	**(56,967)**	251	(53,098)
Cash flows from financing activities:			
Advances on (repayment of) notes payable to AgFirst Farm Credit Bank, net	**46,110**	(12,454)	48,356
Net increase (decrease) in advanced conditional payments	**(21)**	28	—
Capital stock and participation certificates issued/(retired), net	**238**	146	114
Patronage refunds and dividends paid	**(4,269)**	(3,853)	(4,090)
Retained earnings retired	**(10,917)**	(12,508)	(10,893)
Net cash provided by (used in) financing activities	**31,141**	(28,641)	33,487
Net increase (decrease) in cash	**278**	(101)	(35)
Cash, beginning of period	**32**	133	168
Cash, end of period	**$ 310**	$ 32	$ 133
Supplemental schedule of non-cash activities:			
Financed sales of other property owned	**$ 1,265**	$ 497	$ —
Receipt of property in settlement of loans	**773**	1,670	1,789
Estimated cash dividends or patronage distributions declared or payable	**4,704**	3,992	3,978
Employee benefit plans adjustments (Note 9)	**(253)**	(172)	(577)
Supplemental information:			
Interest paid	**$ 20,142**	$ 23,544	$ 20,699

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

Notes to the Consolidated Financial Statements

(dollars in thousands, except as noted)

Note 1 — Organization and Operations

A. **Organization**: AgGeorgia Farm Credit, ACA (Association or AgGeorgia) is a member-owned cooperative that provides credit and credit-related services to qualified borrowers in the counties of Baldwin, Banks, Barrow, Bartow, Ben Hill, Berrien, Bibb, Bleckley, Brooks, Burke, Catoosa, Chattooga, Cherokee, Clarke, Cobb, Colquitt, Columbia, Cook, Crawford, Crisp, Dade, Dawson, Dodge, Dooly, Echols, Elbert, Fannin, Floyd, Forsyth, Franklin, Gilmer, Glascock, Gordon, Habersham, Hall, Hancock, Hart, Houston, Irwin, Jackson, Jefferson, Johnson, Jones, Lanier, Laurens, Lincoln, Lowndes, Lumpkin, Macon, Madison, McDuffie, Murray, Oglethorpe, Paulding, Peach, Pickens, Polk, Pulaski, Rabun, Richmond, Stephens, Taliaferro, Taylor, Telfair, Tift, Towns, Treutlen, Turner, Twiggs, Union, Walker, Warren, Washington, White, Whitfield, Wilcox, Wilkes, Wilkinson and Worth in the state of Georgia.

The Association is a lending institution in the Farm Credit System (System), a nationwide network of cooperatively owned banks and associations. It was established by Acts of Congress and is subject to the provisions of the Farm Credit Act of 1971, as amended (Farm Credit Act). The System specializes in providing financing and related services to qualified borrowers for agricultural and rural purposes.

The nation is served by three Farm Credit Banks (FCBs) and one Agricultural Credit Bank (ACB), (collectively, the System Banks) each of which has specific lending authorities within its chartered territory. The ACB also has additional specific nationwide lending authorities.

Each System Bank serves one or more Agricultural Credit Associations (ACAs) that originate long-term, short-term and intermediate-term loans, Production Credit Associations (PCAs) that originate and service short- and intermediate-term loans, and/or Federal Land Credit Associations (FLCAs) that originate and service long-term real estate mortgage loans. These associations borrow a majority of the funds for their lending activities from their related bank. System Banks are also responsible for supervising the activities of associations within their districts. AgFirst (Bank) and its related associations (Associations or District Associations) are collectively referred to as the AgFirst District. The District Associations jointly own substantially all of AgFirst's voting stock. As of year-end, the District consisted of the Bank and nineteen District Associations. All nineteen were structured as ACA holding companies, with PCA and FLCA subsidiaries. FLCAs are tax-exempt while ACAs and PCAs are taxable.

The Farm Credit Administration (FCA) is delegated authority by Congress to regulate the System banks and associations. The FCA examines the activities of the associations and certain actions by the associations are subject to the prior approval of the FCA and the supervising bank.

The Farm Credit Act also established the Farm Credit System Insurance Corporation (Insurance Corporation) to administer the Farm Credit Insurance Fund (Insurance Fund). The Insurance Fund is required to be used (1) to ensure the timely payment of principal and interest on Systemwide debt obligations (Insured Debt), (2) to ensure the retirement of protected borrower capital at par or stated value, and (3) for other specified purposes. The Insurance Fund is also available for discretionary uses by the Insurance Corporation to provide assistance to certain troubled System institutions and to cover the operating expenses of the Insurance Corporation. Each System bank has been required to pay premiums, which may be passed on to the Association, into the Insurance Fund, based on its average adjusted outstanding Insured Debt until the assets in the Insurance Fund reach the "secure base amount." The secure base amount is defined in the Farm Credit Act as 2.0 percent of the aggregate insured obligations (adjusted to reflect the reduced risk on loans or investments guaranteed by federal or state governments) or such other percentage of the aggregate obligations as the Insurance Corporation at its sole discretion determines to be actuarially sound. When the amount in the Insurance Fund exceeds the secure base amount, the Insurance Corporation is required to reduce premiums and may return excess funds above the secure base amount to System institutions. However, it must still ensure that reduced premiums are sufficient to maintain the level of the Insurance Fund at the secure base amount.

B. **Operations:** The Farm Credit Act sets forth the types of authorized lending activity and financial services that can be offered by the Association, and the persons eligible to borrow.

The Associations borrow from the Bank and in turn may originate and service short- and intermediate-term loans to their members, as well as long-term real estate mortgage loans.

The Bank primarily lends to the District Associations in the form of a line of credit to fund the Associations' earning assets. These lines of credit (or Direct Notes) are collateralized by a pledge of substantially all of each Association's assets. The terms of the Direct Notes are governed by a General Financing Agreement (GFA) between the Bank and Association. Each advance is structured such that the principal cash flow, repricing characteristics, and underlying index (if any) of the advance match those of the assets being funded. By match-funding the Association loans, the Associations' exposure to interest rate risk is minimized.

In addition to providing funding for earning assets, the Bank provides District Associations with banking and support services such as accounting, human resources, information systems, and marketing. The costs of these support services are included in the cost of the Direct Note, or in some cases billed directly to certain Associations that use a specific service.

The Association is authorized to provide, either directly or in participation with other lenders, credit, credit commitments, and related services to eligible borrowers. Eligible borrowers include farmers, ranchers, producers or harvesters of aquatic products, rural residents, and farm-related businesses.

The Association may sell to any System borrowing member, on an optional basis, credit or term life insurance appropriate to protect the loan commitment in the event of death of the debtor(s). The sale of other insurance necessary to protect a member's farm or aquatic unit is permitted, but limited to hail and multi-peril crop insurance, and insurance necessary to protect the facilities and equipment of aquatic borrowers.

Note 2 — Summary of Significant Accounting Policies

The accounting and reporting policies of the Association conform with accounting principles generally accepted in the United States of America (GAAP) and prevailing practices within the banking industry. The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the Consolidated Financial Statements and accompanying notes. Significant estimates are discussed in these footnotes, as applicable. Actual results may differ from these estimates.

The accompanying consolidated financial statements include the accounts of the ACA, PCA and FLCA.

Certain amounts in the prior year financial statements may have been reclassified to conform to the current period presentation. Such reclassifications had no effect on net income or total members' equity of prior years.

A. **Cash:** Cash represents cash on hand and on deposit at banks. At the most recent year-end, the Association held $60 thousand in cash in excess of insured amounts.

B. **Loans and Allowance for Loan Losses:** The Association is authorized to make long-term real estate loans with maturities of 5 to 40 years and certain short- and intermediate-term loans for agricultural production or operating purposes with maturities of not more than 10 years.

Loans are carried at their principal amount outstanding adjusted for charge-offs, premiums, discounts, deferred loan fees or costs, and derivative instruments and hedging valuation adjustments, if any. Interest on loans is accrued and credited to interest income based upon the daily principal amount outstanding. The difference in the total investment in a loan and its principal amount may be deferred as part of the carrying amount of the loan and the net difference amortized over the life of the related loan as an adjustment to interest income using the effective interest method.

Impaired loans are loans for which it is probable that all principal and interest will not be collected according to the contractual terms of the loan and are generally considered substandard or doubtful, which is in accordance with the loan rating model, as described below. Impaired loans include nonaccrual loans, restructured loans, and loans past due 90 days or more and still accruing interest. 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 remains contractually past due 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. A formal restructuring may also cure a past due status.

Loans are generally classified as nonaccrual when principal or interest is delinquent for 90 days (unless adequately collateralized and in the process of collection) or circumstances indicate that collection of principal and/or interest is in doubt. When a loan is placed in nonaccrual status, accrued interest deemed uncollectible is reversed (if accrued in the current year) or charged against the allowance for loan losses (if accrued in the prior year).

When loans are in nonaccrual status, payments are applied against the recorded investment in the loan asset. If collection of the recorded investment in the loan is fully expected and the loan does not have a remaining unrecovered prior charge-off associated with it, the interest portion of payments received in cash may be recognized as interest income. Nonaccrual loans may be returned to accrual status when principal and interest are current, prior charge-offs have been recovered, the ability of the borrower to fulfill the contractual repayment terms is fully expected, and the loan is not classified "doubtful" or "loss." Loans are charged off at the time they are determined to be uncollectible.

In cases where the Association makes certain monetary concessions to the borrower through modifications to the contractual terms of the loan, the loan is classified as a restructured loan. A restructured loan constitutes a troubled debt restructuring (TDR) if for economic or legal reasons related to the debtor's financial difficulties the Association grants a concession to the debtor that it would not otherwise consider. If the borrower's ability to meet the revised payment schedule is uncertain, the loan is classified as a nonaccrual loan.

The allowance for loan losses is maintained at a level considered adequate by management to provide for probable and estimable incurred losses inherent in the loan portfolio as of the report date. The allowance for loan losses is increased through provisions for loan losses and loan recoveries and is decreased through loan charge-offs and allowance reversals. A review of individual loans in each respective portfolio is performed periodically to determine the appropriateness of risk ratings and to ensure loss exposure to the Association has been identified. The allowance for loan losses is a valuation account used to reasonably estimate incurred loan losses as of the financial statement date. Determining the appropriate allowance for loan losses balance involves significant judgment about when a loss has been incurred and the amount of that loss.

The Association considers the following factors, among others, when determining the allowance for loan losses:

- Changes in credit risk classifications
- Changes in collateral values
- Changes in risk concentrations
- Changes in weather-related conditions
- Changes in economic conditions

A specific allowance may be established for impaired loans under Financial Accounting Standards Board (FASB) guidance on accounting by creditors for impairment of a loan. Impairment of these loans is measured based on the present value of expected future cash flows discounted at the loan's effective interest rate or, as practically expedient, at the loan's observable market price or fair value of the collateral if the loan is collateral dependent.

A general allowance may also be established under FASB guidance on accounting for contingencies, to reflect estimated probable credit losses inherent in the remainder of the loan portfolio which excludes impaired loans considered under the specific allowance discussed above. A general allowance can be evaluated on a pool basis for those loans with similar characteristics. The level of the general allowance may be based on management's best estimate of the likelihood of default adjusted for other relevant factors reflecting the current environment.

The credit risk rating methodology is a key component of the Association's allowance for loan losses evaluation, and is generally incorporated into the institution's loan underwriting standards and internal lending limit. The Association uses a two-dimensional loan rating model based on internally generated combined system risk rating guidance that incorporates a 14-point risk rating scale to identify and track the probability of borrower default and a separate scale addressing loss given default over a period of time. Probability of default is the probability that a borrower will experience a default within 12 months from the date of the determination of the risk rating. 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 borrower is past due more than 90 days. The loss given default is management's estimate as to the anticipated economic loss on a specific loan assuming default has occurred or is expected to occur within the next 12 months.

Each of the ratings carries a distinct percentage of default probability. The 14-point risk rating scale provides for granularity of the probability of default, especially in the acceptable ratings. There are nine acceptable categories that range from a borrower of the highest quality to a borrower of minimally acceptable quality. The probability of default between 1 and 9 is very narrow and would reflect almost no default to a minimal default percentage. The probability of default grows significantly as a loan moves from a 9 to 10 (other assets especially mentioned) and grows more significantly as a loan moves to a substandard viable level of 11. A substandard non-viable rating of 12 indicates that the probability of default is almost certain. Loans risk rated 13 or 14 are generally written off.

C. **Loans Held for Sale:** Loans are classified as held for sale when there is intent to sell the loans within a reasonable period of time. Loans intended for sale are carried at the lower of cost or fair value.

D. **Other Property Owned (OPO):** Other property owned, consisting of real estate, personal property, and other assets acquired through a collection action, is recorded upon acquisition at fair value less estimated selling costs. Any initial reduction in the carrying amount of a loan to the fair value of the collateral received is charged to the allowance for loan losses. Revised estimates to the fair value less cost to sell are reported as adjustments to the carrying amount of the asset, provided that such adjusted value is not in excess of the carrying amount at acquisition. Income, expenses, and carrying value adjustments related to other property owned are included in Gains (Losses) on Other Property Owned, Net in the Consolidated Statements of Comprehensive Income.

E. **Premises and Equipment:** Land is carried at cost. Premises and equipment are carried at cost less accumulated depreciation. Depreciation is provided on the straight-line method over the estimated useful lives of the assets. Gains and losses on dispositions are reflected in current earnings. Maintenance and repairs are charged to expense and improvements are capitalized. Premises and equipment are evaluated for impairment whenever events or circumstances indicate that the carrying value of the asset may not be recoverable.

From time to time, assets classified as premises and equipment are transferred to held for sale for various reasons. These assets are carried in Other Assets at the lower of the recorded investment in the asset or fair value less estimated cost to sell based upon the property's appraised value at the date of transfer. Any write-down of property held for sale is recorded as a loss in the period identified.

F. **Investments:** The Association may hold investments as described below.

Equity Investments in Other Farm Credit System Institutions

Investments in other Farm Credit System institutions are generally nonmarketable investments consisting of stock and participation certificates, allocated surplus, and reciprocal investments in other institutions regulated by the FCA. These investments are carried at cost and evaluated for impairment based on the ultimate recoverability of the par value rather than by recognizing temporary declines in value.

Other Investments

As discussed in Note 8, certain investments, consisting primarily of mutual funds, are held in trust and investment accounts and are reported at fair value. Holding period gains and losses are included within Noninterest Income on the Consolidated Statements of Comprehensive Income and the balance of these investments is included in Other Assets on the accompanying Consolidated Balance Sheets.

Investment Income
Dividends from Investments in Other Farm Credit Institutions are generally recorded as patronage income and included in Noninterest Income.

G. **Voluntary Advance Conditional Payments:** The Association is authorized under the Farm Credit Act to accept advance payments from borrowers. To the extent the borrower's access to such advance payments is restricted, the advanced conditional payments are netted against the borrower's related loan balance. Amounts in excess of the related loan balance and amounts to which the borrower has unrestricted access are presented as other liabilities in the accompanying Consolidated Balance Sheets. Advanced conditional payments are not insured. Interest is generally paid by the Association on such accounts.

H. **Employee Benefit Plans:** The Association participates in District and multi-district sponsored benefit plans. These plans may include defined benefit final average pay retirement, defined benefit cash balance retirement, defined benefit other postretirement benefits, and defined contribution plans.

Defined Contribution Plans
Substantially all employees are eligible to participate in the defined contribution Farm Credit Benefit Alliance (FCBA) 401(k) Plan, subsequently referred to as the 401(k) Plan, which qualifies as a 401(k) plan as defined by the Internal Revenue Code. Employee deferrals are not to exceed the maximum deferral as determined and adjusted by the Internal Revenue Service. Company contributions to the 401(k) Plan are expensed as funded.

The Association also offers a FCBA supplemental 401(k) plan for certain key employees. This plan is nonqualified. Company contributions are expensed as funded.

Additional information may be found in Note 9.

Multiemployer Defined Benefit Plans
Substantially all employees hired before January 1, 2003 may participate in the AgFirst Farm Credit Retirement Plan (Plan), which is a defined benefit plan and considered multiemployer under FASB accounting guidance. The Plan is noncontributory and includes eligible Association and District employees. The "Projected Unit Credit" actuarial method is used for financial reporting purposes.

In addition to pension benefits, the Association provides certain health care and life insurance benefits for retired employees (other postretirement benefits) through a multi-district sponsored retiree healthcare plan. Substantially all employees are eligible for those benefits when they reach early retirement age while working for the Association. Authoritative accounting guidance requires the accrual of the expected cost of providing these benefits to an employee, their beneficiaries and covered dependents during the years the employee renders service necessary to become eligible for benefits.

Since the foregoing plans are multiemployer, the Association does not apply the provisions of FASB guidance on employers' accounting for defined benefit pension and other postretirement plans in its stand-alone financial statements. Rather, the effects of this guidance are reflected in the Annual Information Statement of the Farm Credit System.

Additional information may be found in Note 9 and in the Notes to the Annual Information Statement of the Farm Credit System.

Single Employer Defined Benefit Plan
The Association also sponsors a single employer defined benefit supplemental retirement plan for certain key employees. This plan is nonqualified; therefore, the associated liabilities are included in the Association's Consolidated Balance Sheets in Other Liabilities.

The foregoing defined benefit plan is considered single employer, therefore the Association applies the provisions of FASB guidance on employers' accounting for defined benefit pension and other postretirement plans in its stand-alone financial statements.

Additional information may be found in Note 9.

I. **Income Taxes:** The Association evaluates tax positions taken in previous and current years according to FASB guidance. A tax position can result in a permanent reduction of income taxes payable, a deferral of income taxes otherwise currently payable to future years, or a change in the expected realizability of deferred tax assets. The term tax position also encompasses, but is not limited to, an entity's status, including its status as a pass-through entity or tax-exempt entity.

The Association is generally subject to Federal and certain other income taxes. As previously described, the ACA holding company has two wholly-owned subsidiaries, a PCA and a FLCA. The FLCA subsidiary is exempt from federal and state income taxes as provided in the Farm Credit Act. The ACA holding company and the PCA subsidiary are subject to federal, state and certain other income taxes.

The Association is eligible to operate as a cooperative that qualifies for tax treatment under Subchapter T of the Internal Revenue Code. Accordingly, under specified conditions, the Association can exclude from taxable income amounts distributed as qualified patronage refunds in the form of cash, stock or allocated surplus. Provisions for income taxes are made only on those taxable earnings that will not be distributed as qualified patronage refunds. The Association distributes patronage on the basis of book income.

The Association accounts for income taxes under the asset and liability method, recognizing deferred tax assets and liabilities for the expected future tax consequences of the temporary differences between the carrying amounts and tax bases of assets and liabilities. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be realized or settled.

The Association records a valuation allowance at the balance sheet dates against that portion of the Association's deferred tax assets that, based on management's best estimates of future events and circumstances, more likely than not (a likelihood of more than 50 percent) will not be realized. The consideration of valuation allowances involves various estimates and assumptions as to future taxable earnings, including the effects of the expected patronage program, which reduces taxable earnings.

J. **Due from AgFirst Farm Credit Bank:** The Association records patronage refunds from the Bank and certain District Associations on an accrual basis.

K. **Valuation Methodologies:** FASB guidance defines fair value as the exchange price that would be received for an asset or paid to transfer a liability in an orderly transaction between market participants in the principal or most advantageous market for the asset or liability. This guidance also establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. It prescribes three levels of inputs that may be used to measure fair value.

Level 1 inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 inputs to the valuation methodology include quoted prices for similar assets and liabilities in active markets; quoted prices in markets that are not active; and inputs that are observable, or can be corroborated, for substantially the full term of the asset or liability.

Level 3 inputs to the valuation methodology are unobservable and supported by little or no market activity. Valuation is determined using pricing models, discounted cash flow methodologies, or similar techniques, and could include significant management judgment or estimation. Level 3 assets and liabilities also could include instruments whose price has been adjusted based on dealer quoted pricing that is different than a third-party valuation or internal model pricing.

The Association may use the Bank, internal resources or third parties to obtain fair value prices. Quoted market prices are generally used when estimating fair values of any assets or liabilities for which observable, active markets exist.

A number of methodologies may be employed to value items for which an observable active market does not exist. Examples of these items include: impaired loans, other property owned, and certain derivatives, investment securities and other financial instruments. Inputs to these valuations can involve estimates and assumptions that require a substantial degree of judgment. Some of the assumptions used include, among others, discount rates, rates of return on assets, repayment rates, cash flows, default rates, costs of servicing, and liquidation values. The use of different assumptions could produce significantly different asset or liability values, which could have material positive or negative effects on results of operations.

Additional information may be found in Note 8.

L. **Off-Balance-Sheet Credit Exposures:** The credit risk associated with commitments to extend credit and letters of credit is essentially the same as that involved with extending loans to customers and is subject to normal credit policies. Collateral may be obtained based on management's assessment of the customer's creditworthiness.

Commitments to extend credit are agreements to lend to customers, generally having fixed expiration dates or other termination clauses that may require payment of a fee.

Letters of credit are commitments issued to guarantee the performance of a customer to a third party. These letters of credit are issued to facilitate commerce and typically result in the commitment being funded when the underlying transaction is consummated between the customer and third party.

M. **Revenue Recognition:** The Association generates income from multiple sources.

Financial Instruments
The largest source of revenue for the Association is interest income. Interest income is recognized on an accrual basis driven by nondiscretionary formulas based on written contracts, such as loan agreements or securities contracts. Credit-related fees, including letter of credit fees, finance charges and other fees are recognized in Noninterest Income when earned. Other types of noninterest revenues, such as service charges, professional services and broker fees, are accrued and recognized into income as services are provided and the amount of fees earned is reasonably determinable.

Contracts with Customers
The Association maintains contracts with customers to provide support services in various areas such as accounting, lending transactions, consulting, insurance, and information technology. As most of the contracts are to provide access to expertise or system capacity that the Association maintains, there are no material incremental costs to fulfill these contracts that should be capitalized. The Association also does not generally incur costs to obtain contracts. Revenue is recognized to reflect the transfer of goods and services to customers in an amount equal to the consideration the Association receives or expects to receive.

Gains and Losses from Nonfinancial Assets
Any gains or losses on sales of Premises and Equipment and OPO are included as part of Noninterest Income or Expense. These gains and losses are recognized, and the nonfinancial asset is derecognized, when the Association has entered into a valid contract with a noncustomer and transferred control of the asset. If the criteria to meet the definition of a contract have not been met, the Association does not derecognize the nonfinancial asset and any consideration received is recognized as a liability. If the criteria for a contract are subsequently met, or if the consideration received is or becomes nonrefundable, a gain or loss may be recognized at that time.

N. **Leases:** A contract that conveys the right to control the use of an identified asset for a period of time in exchange for consideration is generally considered a lease.

Lessee
Contracts entered into are evaluated at inception to determine if they contain a lease. Assets and liabilities are recognized on the Consolidated Balance Sheets to reflect the rights and obligations created by any contracts that do. These contracts are then classified as either operating or finance leases.

In the course of normal operations, the Association may enter into leases for various business purposes. Generally, leases are for terms of three to five years and may include options to extend or terminate the arrangement. Any options are assessed individually to determine if it is reasonably certain they will be exercised.

Right-of-use (ROU) assets represent the right to use an underlying asset for the lease term, and lease liabilities represent the obligation to make the payments arising from the lease. ROU assets and lease liabilities are initially recognized based on the present value of lease payments over the lease term. Lease expense for operating leases is recognized on a straight-line basis over the lease term. Lease expense for finance leases is recognized on a declining basis over the lease term.

ROU assets are included on the Consolidated Balance Sheets in Premises and Equipment for finance leases and Other Assets for operating leases. Lease liabilities are included in Other Liabilities on the Consolidated Balance Sheets. Leases with an initial term of 12 months or less are not recorded on the Consolidated Balance Sheets and lease expense is recognized over the lease term.

Lessor
The Association may act as lessor in certain contractual arrangements which relate to office space in an owned property and are considered operating leases. Generally, leases are for terms of three to five years and may include options to extend or terminate the arrangement.

Lease income is recognized on a straight-line basis over the lease term. Lease and nonlease components are accounted for separately in the Consolidated Statements of Comprehensive Income. Any initial direct costs are deferred and recognized as an expense over the lease term on the same basis as lease income. Any taxes assessed by a governmental authority are excluded from consideration as variable payments.

Lease receivables and income are included in Accounts Receivable on the Consolidated Balance Sheets and Lease Income in the Consolidated Statements of Comprehensive Income.

O. **Accounting Standards Updates (ASUs):** In October 2020, the FASB issued ASU 2020-10 Codification Improvements. The amendments represent changes to clarify the Codification, correct unintended application of guidance, or make minor improvements to the Codification that are not expected to have a significant effect on current accounting practice or create a significant administrative cost to most entities. The Update moves or references several disclosure requirements from Section 45 - Other Presentation Matters to section 50 - Disclosures. It also includes minor changes to other guidance such as Cash Balance Plans, Unusual or Infrequent Items, Transfers and Servicing, Guarantees, Income Taxes, Foreign Currency, Imputation of Interest, Not For Profits and Real Estate Projects. The amendments are not expected to have a material impact on the statements of financial condition and results of operations.

In March 2020, the FASB issued ASU 2020-04 Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting. In response to concerns about structural risks of interbank offered rates (IBORs), and, particularly, the risk of cessation of the London Interbank Offered Rate (LIBOR), regulators around the world have undertaken reference rate reform initiatives to identify alternative reference rates that are more observable or transaction-based and less susceptible to manipulation. The amendments in this Update provide optional guidance for a limited time to ease the potential burden in accounting for (or recognizing the effects of) reference rate reform on financial reporting. The amendments provide optional expedients and exceptions for applying GAAP to contracts, hedging relationships, and other transactions affected by reference rate reform if certain criteria are met. The guidance applies only to contracts and hedging relationships that reference LIBOR or another reference rate expected to be discontinued due to reference rate reform. The expedients and exceptions do not apply to contract modifications made and hedging relationships entered into or evaluated after December 31, 2022. The amendments are elective and were effective upon issuance for all entities within the AgFirst District. Adoption of this guidance had no impact on the statements of financial condition and results of operations.

In January 2020, the FASB issued ASU 2020-01 Investments—Equity Securities (Topic 321), Investments—Equity Method and Joint Ventures (Topic 323), and Derivatives and Hedging (Topic 815): Clarifying the Interactions between Topic 321, Topic 323, and Topic 815. The amendments clarify certain interactions between the guidance on accounting for certain equity securities under Topic 321, the guidance on accounting for investments under the equity method in Topic 323, and the guidance in Topic 815. The Update could change how an entity accounts for an equity security under the measurement alternative or a forward contract or purchased option to purchase securities that, upon settlement of the forward contract or exercise of the purchased option, would be accounted for under the equity method of accounting or the fair value option in accordance with Topic 825, Financial Instruments. The amendments are intended to improve current GAAP by reducing diversity in practice and increasing comparability of the accounting for these interactions. For public business entities, the amendments are effective for fiscal years beginning after December 15, 2020, and interim periods within those fiscal years. Early adoption is permitted, including early adoption in an interim period. Evaluation of any possible effects the guidance may have on the statements of financial condition and results of operations is in progress.

In December 2019, the FASB issued ASU 2019-12 Income Taxes (Topic 740): Simplifying the Accounting for Income Taxes. The amendments simplify the accounting for income taxes by removing the following exceptions:

- Exception to the incremental approach for intraperiod tax allocation when there is a loss from continuing operations and income or a gain from other items (for example, discontinued operations or other comprehensive income),
- Exception to the requirement to recognize a deferred tax liability for equity method investments when a foreign subsidiary becomes an equity method investment,
- Exception to the ability not to recognize a deferred tax liability for a foreign subsidiary when a foreign equity method investment becomes a subsidiary, and
- Exception to the general methodology for calculating income taxes in an interim period when a year-to-date loss exceeds the anticipated loss for the year.

The amendments also simplify the accounting for income taxes by doing the following:

- Requiring that an entity recognize a franchise tax (or similar tax) that is partially based on income as an income-based tax and account for any incremental amount incurred as a non-income-based tax,
- Requiring that an entity evaluate when a step up in the tax basis of goodwill should be considered part of the business combination in which the book goodwill was originally recognized and when it should be considered a separate transaction,
- Specifying that an entity is not required to allocate the consolidated amount of current and deferred tax expense to a legal entity that is not subject to tax in its separate financial statements; however, an entity may elect to do so (on an entity-by-entity basis) for a legal entity that is both not subject to tax and disregarded by the taxing authority,
- Requiring that an entity reflect the effect of an enacted change in tax laws or rates in the annual effective tax rate computation in the interim period that includes the enactment date, and
- Making minor codification improvements for income taxes related to employee stock ownership plans and investments in qualified affordable housing projects accounted for using the equity method.

For public business entities, the amendments in this Update are effective for fiscal years, and interim periods within those fiscal years, beginning after December 15, 2020. Evaluation of any possible effects the guidance may have on the statements of financial condition and results of operations is in progress.

In April 2019, the FASB issued ASU 2019-04 Codification Improvements to Topic 326 Financial Instruments—Credit Losses, Topic 815 Derivatives and Hedging, and Topic 825 Financial Instruments. The amendments in this Update clarify, correct, and improve various aspects of the guidance in the following Updates related to financial instruments: ASU 2016-01 Financial Instruments—Overall (Subtopic 825-10): Recognition and Measurement of Financial Assets and Liabilities, ASU 2016-13 Financial Instruments—Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments, and ASU 2017-12 Derivatives and Hedging (Topic 815): Targeted Improvements to Accounting for Hedging Activities. The items addressed generally are not expected to have a significant effect on current accounting practice or to create a significant administrative cost for most entities. For entities that have not yet adopted the amendments in ASU 2016-13, the effective dates and transition requirements for the amendments related to this Update are the same as the effective dates and transition requirements in ASU 2016-13. The transition adjustment includes adjustments made as a result of an entity developing or amending its accounting policy upon adoption of the amendments in this Update for determining when accrued interest receivables are deemed uncollectible and written off. For entities that have adopted the amendments in ASU 2017-12 as of the issuance date of this Update, the effective date is as of the beginning of the first annual period beginning after the issuance date of this Update. For those entities, early adoption is permitted, including adoption on any date on or after the issuance of this Update. The amendments in this Update related to ASU 2016-01 are effective for fiscal years beginning after December 15, 2019, including interim periods within those fiscal years. Early adoption is permitted in any interim period following the issuance of this Update as long as the entity has adopted all of the amendments in ASU 2016-01. The amendments in this Update should be applied on a modified-retrospective transition basis by means of a cumulative-effect adjustment to the opening retained earnings balance in the statement of financial position as of the date an entity adopted all of the amendments in ASU 2016-01. Adoption of the guidance related to ASU 2016-01 and ASU 2017-12 did not have a material impact on the statements of financial condition or results of operations. Any possible effects the Credit Losses guidance may have on the statements of financial condition and results of operations will be evaluated along with implementation of ASU 2016-13.

In August 2018, the FASB issued ASU 2018-15 Intangibles—Goodwill and Other—Internal-Use Software (Subtopic 350-40): Customer's Accounting for Implementation Costs Incurred in a Cloud Computing Arrangement That Is a Service Contract. The amendments align the requirements for capitalizing implementation costs incurred in a hosting arrangement that is a service contract with the requirements for capitalizing implementation costs incurred to develop or obtain internal-use software (and hosting arrangements that include an internal use software license). The accounting for the service element of a hosting arrangement that is a service contract is not affected by the amendments in this Update. The guidance was effective for public business entities for fiscal years beginning after December 15, 2019, and interim periods within those fiscal years. The guidance was adopted on a prospective basis in 2020 and did not have a material impact on the statements of financial condition or results of operations.

In June 2016, the FASB issued ASU 2016-13 Financial Instruments—Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments. This Update, and subsequent clarifying guidance and amendments issued, is intended to improve financial reporting by requiring timelier recording of credit losses on financial instruments. It requires an organization to measure all expected credit losses for financial assets held at the reporting date. Financial institutions and other organizations will use forward-looking information to estimate their credit losses. Additionally, the ASU amends the accounting for credit losses on available-for-sale debt securities and purchased financial assets with credit deterioration. For public companies that are not SEC filers, it will take effect for fiscal years beginning after December 15, 2022, and interim periods within those fiscal years. Early adoption is permitted. Evaluation of any possible effects the guidance may have on the statements of financial condition and results of operations is in progress.

Recent Accounting Policy Elections: The Association made certain accounting policy elections related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act, and recent guidance and clarifications from the Farm Credit Administration (FCA).

In March 2020, the CARES Act, which provides relief from certain requirements under GAAP, was signed into law. Section 4013 of the CARES Act grants entities temporary relief from the accounting and disclosure requirements for troubled debt restructurings (TDRs) and if certain criteria are met these loan modifications may not need to be classified as TDRs. In response to the CARES Act, the FCA issued guidance allowing for temporary relief from accounting and disclosure requirements for TDRs. The Association adopted this relief for qualifying loan modifications. This TDR guidance applied to modifications made beginning March 1, 2020 and terminated on December 31, 2020.

The Association elected to account for lease concessions related to the effects of the COVID-19 pandemic, consistent with how those concessions would be accounted for under Topic 842, as though enforceable rights and obligations for those concessions had previously existed, regardless of whether they explicitly exist in the contract. Consequently, the Association will not analyze each contract to determine whether enforceable rights and obligations for concessions exist in the contract and will not apply the lease modification guidance in Topic 842 to those contracts. Any deferrals will be accounted for as variable lease payments. This election, from the FASB Staff interpretation of Topic 842, is only available for concessions related to the effects of the COVID-19 pandemic that do not result in a substantial increase in the rights of the lessor or the obligations of the lessee.

Note 3 — Loans and Allowance for Loan Losses

For a description of the Association's accounting for loans, including impaired loans, and the allowance for loan losses, see Note 2 subsection B above.

Credit risk arises from the potential inability of an obligor to meet its repayment obligation which exists in outstanding loans. The Association manages credit risk associated with lending activities through an assessment of the credit risk profile of an individual obligor. The Association sets its own underwriting standards and lending policies that provide direction to loan officers and are approved by the Board of Directors.

The credit risk management process begins with an analysis of the obligor's credit history, repayment capacity and financial position. Repayment capacity focuses on the obligor's ability to repay the obligation based on cash flows from operations or other sources of income, including non-farm income. Real estate mortgage loans must be secured by first liens on the real estate collateral. As required by FCA regulations, each institution that makes loans on a secured basis must have collateral evaluation policies and procedures.

The credit risk rating process for loans uses a two-dimensional structure, incorporating a 14-point probability of default scale (see further discussion in Note 2 subsection B above) and a separate scale addressing estimated percentage loss in the event of default. The loan rating structure incorporates borrower risk and transaction risk. Borrower risk is the risk of loss driven by factors intrinsic to the borrower. The transaction risk or facility risk is related to the structure of a credit (tenor, terms, and collateral).

The Association's loan portfolio, which includes purchased interests in loans, has been segmented by the following loan types as defined by the FCA:

- Real estate mortgage loans — loans made to full-time or part-time farmers secured by first lien real estate mortgages with maturities from five to thirty years. These loans may be made only in amounts up to 85 percent of the appraised value of the property taken as security or up to 97 percent of the appraised value if guaranteed by a federal, state, or other governmental agency. The actual percentage of loan-to-appraised value when loans are made is generally lower than the statutory required percentage.
- Production and intermediate-term loans — loans to full-time or part-time farmers that are not real estate mortgage loans. These loans fund eligible financing needs including operating inputs (such as labor, feed, fertilizer, and repairs), livestock, living expenses, income taxes, machinery or equipment, farm buildings, and other business-related expenses. Production loans may be made on a secured or unsecured basis and are most often made for a period of time that matches the borrower's normal production and marketing cycle, which is typically one year or less. Intermediate-term loans are made for a specific term, generally greater than one year and less than or equal to ten years.
- Loans to cooperatives — loans for any cooperative purpose other than for communication, power, and water and waste disposal.
- Processing and marketing loans — loans for operations to process or market the products produced by a farmer, rancher, or producer or harvester of aquatic products, or by a cooperative.
- Farm-related business loans — loans to eligible borrowers that furnish certain farm-related business services to farmers or ranchers that are directly related to their agricultural production.
- Rural residential real estate loans — loans made to individuals, who are not farmers, to purchase a single-family dwelling that will be the primary residence in open country, which may include a town or village that has a

population of not more than 2,500 persons. In addition, the loan may be to remodel, improve, or repair a rural home, or to refinance existing debt. These loans are generally secured by a first lien on the property.

- Communication loans — loans primarily to finance rural communication providers.
- Power loans — loans primarily to finance electric generation, transmission and distribution systems serving rural areas.
- Water and waste disposal loans — loans primarily to finance water and waste disposal systems serving rural areas.
- International loans — primarily loans or credit enhancements to other banks to support the export of U.S. agricultural commodities or supplies. The federal government guarantees a substantial portion of these loans.
- Lease receivables — the net investment for all finance leases such as direct financing leases, leveraged leases, and sales-type leases.
- Other (including Mission Related) — additional investments in rural America approved by the FCA on a program or a case-by-case basis. Examples of such investments include partnerships with agricultural and rural community lenders, investments in rural economic development and infrastructure, and investments in obligations and mortgage securities that increase the availability of affordable housing in rural America.

A summary of loans outstanding at period end follows:

	December 31, 2020	December 31, 2019	December 31, 2018
Real estate mortgage	$ 680,466	$ 588,424	$ 573,691
Production and intermediate-term	244,868	281,161	306,432
Loans to cooperatives	2,581	2,415	1,266
Processing and marketing	19,552	20,842	17,277
Farm-related business	5,296	1,539	1,372
Power and water/waste disposal	–	802	965
Rural residential real estate	11,738	9,140	6,807
International	1,887	1,885	1,887
Total loans	$ 966,388	$ 906,208	$ 909,697

A substantial portion of the Association's lending activities is collateralized and the Association's exposure to credit loss associated with lending activities is reduced accordingly.

The amount of collateral obtained, if deemed necessary upon extension of credit, is based on management's credit evaluation of the borrower. Collateral held varies, but typically includes farmland and income-producing property, such as crops and livestock, as well as receivables. Long-term real estate loans are collateralized by the first liens on the underlying real property. Federal regulations state that long-term real estate loans are not to exceed 85 percent (97 percent if guaranteed by a government agency) of the property's appraised value. However, a decline in a property's market value subsequent to loan origination or advances, or other actions necessary to protect the financial interest of the Association in the collateral, may result in loan to value ratios in excess of the regulatory maximum.

The Association may purchase or sell participation interests with other parties in order to diversify risk, manage loan volume, and comply with FCA regulations. The following tables present the principal balance of participation loans at periods ended:

	December 31, 2020							
	Within AgFirst District		Within Farm Credit System		Outside Farm Credit System		Total	
	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold
Real estate mortgage	$ 10,254	$ 61,120	$ 53	$ –	$ –	$ –	$ 10,307	$ 61,120
Production and intermediate-term	5,132	13,817	197	–	–	–	5,329	13,817
Loans to cooperatives	2,588	–	–	–	–	–	2,588	–
Processing and marketing	4,230	30,658	–	–	–	–	4,230	30,658
Farm-related business	–	–	60	–	–	–	60	–
International	1,893	–	–	–	–	–	1,893	–
Total	$ 24,097	$ 105,595	$ 310	$ –	$ –	$ –	$ 24,407	$ 105,595

	December 31, 2019							
	Within AgFirst District		Within Farm Credit System		Outside Farm Credit System		Total	
	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold
Real estate mortgage	$ 8,684	$ 10,102	$ –	$ –	$ –	$ –	$ 8,684	$ 10,102
Production and intermediate-term	5,127	15,060	165	–	–	–	5,292	15,060
Loans to cooperatives	2,424	–	–	–	–	–	2,424	–
Processing and marketing	5,590	92,453	–	–	–	–	5,590	92,453
Power and water/waste disposal	808	–	–	–	–	–	808	–
International	1,894	–	–	–	–	–	1,894	–
Total	$ 24,527	$ 117,615	$ 165	$ –	$ –	$ –	$ 24,692	$ 117,615

	December 31, 2018							
	Within AgFirst District		Within Farm Credit System		Outside Farm Credit System		Total	
	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold	Participations Purchased	Participations Sold
Real estate mortgage	$ 9,510	$ 7,868	$ –	$ –	$ –	$ –	$ 9,510	$ 7,868
Production and intermediate-term	5,212	14,514	296	–	–	–	5,508	14,514
Loans to cooperatives	1,273	–	–	–	–	–	1,273	–
Processing and marketing	5,155	74,665	–	–	–	–	5,155	74,665
Power and water/waste disposal	969	–	–	–	–	–	969	–
International	1,894	–	–	–	–	–	1,894	–
Total	$ 24,013	$ 97,047	$ 296	$ –	$ –	$ –	$ 24,309	$ 97,047

The recorded investment in a receivable is the face amount increased or decreased by applicable accrued interest and unamortized premium, discount, finance charges, or acquisition costs and may also reflect a previous direct write-down of the investment.

The following table shows loans and related accrued interest classified under the FCA Uniform Loan Classification System as a percentage of total loans and related accrued interest receivable by loan type as of:

	December 31,		
	2020	2019	2018
Real estate mortgage:			
Acceptable	96.10%	93.81%	93.55%
OAEM	2.47	3.80	4.68
Substandard/doubtful/loss	1.43	2.39	1.77
	100.00%	100.00%	100.00%
Production and intermediate-term:			
Acceptable	90.46%	88.25%	89.11%
OAEM	6.04	5.93	5.55
Substandard/doubtful/loss	3.50	5.82	5.34
	100.00%	100.00%	100.00%
Loans to cooperatives:			
Acceptable	100.00%	100.00%	100.00%
OAEM	–	–	–
Substandard/doubtful/loss	–	–	–
	100.00%	100.00%	100.00%
Processing and marketing:			
Acceptable	100.00%	100.00%	100.00%
OAEM	–	–	–
Substandard/doubtful/loss	–	–	–
	100.00%	100.00%	100.00%
Farm-related business:			
Acceptable	100.00%	100.00%	100.00%
OAEM	–	–	–
Substandard/doubtful/loss	–	–	–
	100.00%	100.00%	100.00%

	December 31,		
	2020	2019	2018
Power and water/waste disposal:			
Acceptable	–%	–%	100.00%
OAEM	–	100.00	–
Substandard/doubtful/loss	–	–	–
	–%	100.00%	100.00%
Rural residential real estate:			
Acceptable	97.77%	98.97%	99.22%
OAEM	2.11	0.20	0.64
Substandard/doubtful/loss	0.12	0.83	0.14
	100.00%	100.00%	100.00%
International:			
Acceptable	100.00%	100.00%	100.00%
OAEM	–	–	–
Substandard/doubtful/loss	–	–	–
	100.00%	100.00%	100.00%
Total loans:			
Acceptable	94.81%	92.23%	92.25%
OAEM	3.29	4.40	4.83
Substandard/doubtful/loss	1.90	3.37	2.92
	100.00%	100.00%	100.00%

The following tables provide an aging analysis of past due loans and related accrued interest as of:

	December 31, 2020				
	30 Through 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
Real estate mortgage	$ 2,945	$ 893	$ 3,838	$ 684,029	$ 687,867
Production and intermediate-term	772	4,392	5,164	243,404	248,568
Loans to cooperatives	–	–	–	2,581	2,581
Processing and marketing	–	–	–	19,669	19,669
Farm-related business	60	–	60	5,274	5,334
Rural residential real estate	287	1	288	11,483	11,771
International	–	–	–	1,889	1,889
Total	$ 4,064	$ 5,286	$ 9,350	$ 968,329	$ 977,679

	December 31, 2019				
	30 Through 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
Real estate mortgage	$ 3,837	$ 634	$ 4,471	$ 592,369	$ 596,840
Production and intermediate-term	2,382	4,922	7,304	278,842	286,146
Loans to cooperatives	–	–	–	2,415	2,415
Processing and marketing	–	–	–	20,929	20,929
Farm-related business	177	–	177	1,402	1,579
Power and water/waste disposal	–	–	–	802	802
Rural residential real estate	77	63	140	9,035	9,175
International	–	–	–	1,888	1,888
Total	$ 6,473	$ 5,619	$ 12,092	$ 907,682	$ 919,774

	December 31, 2018				
	30 Through 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
Real estate mortgage	$ 3,357	$ 245	$ 3,602	$ 578,862	$ 582,464
Production and intermediate-term	3,469	4,675	8,144	304,068	312,212
Loans to cooperatives	–	–	–	1,266	1,266
Processing and marketing	–	–	–	17,469	17,469
Farm-related business	–	–	–	1,388	1,388
Power and water/waste disposal	–	–	–	966	966
Rural residential real estate	70	4	74	6,758	6,832
International	–	–	–	1,891	1,891
Total	$ 6,896	$ 4,924	$ 11,820	$ 912,668	$ 924,488

Nonperforming assets (including related accrued interest) and related credit quality statistics were as follows:

	December 31,		
	2020	2019	2018
Nonaccrual loans:			
Real estate mortgage	$ 1,996	$ 2,504	$ 2,222
Production and intermediate-term	5,925	8,167	10,330
Rural residential real estate	15	76	9
Total	$ 7,936	$ 10,747	$ 12,561
Accruing restructured loans:			
Real estate mortgage	$ 17,895	$ 17,377	$ 13,451
Production and intermediate-term	9,070	10,377	13,781
Rural residential real estate	12	16	20
Total	$ 26,977	$ 27,770	$ 27,252
Accruing loans 90 days or more past due:			
Total	$ –	$ –	$ –
Total nonperforming loans	$ 34,913	$ 38,517	$ 39,813
Other property owned	307	2,527	2,673
Total nonperforming assets	$ 35,220	$ 41,044	$ 42,486
Nonaccrual loans as a percentage of total loans	0.82%	1.19%	1.38%
Nonperforming assets as a percentage of total loans and other property owned	3.64%	4.52%	4.66%
Nonperforming assets as a percentage of capital	13.76%	16.88%	17.88%

The following table presents information relating to impaired loans (including accrued interest) as defined in Note 2:

	December 31,		
	2020	2019	2018
Impaired nonaccrual loans:			
Current as to principal and interest	$ 2,325	$ 3,713	$ 4,685
Past due	5,611	7,034	7,876
Total	$ 7,936	$ 10,747	$ 12,561
Impaired accrual loans:			
Restructured	$ 26,977	$ 27,770	$ 27,252
Total	$ 26,977	$ 27,770	$ 27,252
Total impaired loans	$ 34,913	$ 38,517	$ 39,813
Additional commitments to lend	$ –	$ –	$ –

The following tables present additional impaired loan information at period end. Unpaid principal balance represents the contractual principal balance of the loan.

Impaired Loans	December 31, 2020 Recorded Investment	Unpaid Principal Balance	Related Allowance	Year Ended December 31, 2020 Average Impaired Loans	Interest Income Recognized on Impaired Loans
With a related allowance for credit losses:					
Real estate mortgage	$ 165	$ 193	$ 105	$ 173	$ 7
Production and intermediate-term	3,617	4,136	1,374	3,790	162
Rural residential real estate	–	–	–	–	–
Total	$ 3,782	$ 4,329	$ 1,479	$ 3,963	$ 169
With no related allowance for credit losses:					
Real estate mortgage	$ 19,726	$ 19,891	$ –	$ 20,670	$ 884
Production and intermediate-term	11,378	13,531	–	11,923	510
Rural residential real estate	27	29	–	28	1
Total	$ 31,131	$ 33,451	$ –	$ 32,621	$ 1,395
Total:					
Real estate mortgage	$ 19,891	$ 20,084	$ 105	$ 20,843	$ 891
Production and intermediate-term	14,995	17,667	1,374	15,713	672
Rural residential real estate	27	29	–	28	1
Total	$ 34,913	$ 37,780	$ 1,479	$ 36,584	$ 1,564

Impaired Loans	December 31, 2019 Recorded Investment	Unpaid Principal Balance	Related Allowance	Year Ended December 31, 2019 Average Impaired Loans	Interest Income Recognized on Impaired Loans
With a related allowance for credit losses:					
Real estate mortgage	$ 741	$ 842	$ 23	$ 762	$ 36
Production and intermediate-term	3,538	4,219	1,591	3,638	171
Farm-related business	–	–	–	–	–
Rural residential real estate	–	–	–	–	–
Total	$ 4,279	$ 5,061	$ 1,614	$ 4,400	$ 207
With no related allowance for credit losses:					
Real estate mortgage	$ 19,140	$ 19,147	$ –	$ 19,680	$ 924
Production and intermediate-term	15,006	17,957	–	15,431	725
Farm-related business	–	68	–	–	–
Rural residential real estate	92	94	–	95	4
Total	$ 34,238	$ 37,266	$ –	$ 35,206	$ 1,653
Total:					
Real estate mortgage	$ 19,881	$ 19,989	$ 23	$ 20,442	$ 960
Production and intermediate-term	18,544	22,176	1,591	19,069	896
Farm-related business	–	68	–	–	–
Rural residential real estate	92	94	–	95	4
Total	$ 38,517	$ 42,327	$ 1,614	$ 39,606	$ 1,860

Impaired Loans	December 31, 2018 Recorded Investment	Unpaid Principal Balance	Related Allowance	Year Ended December 31, 2018 Average Impaired Loans	Interest Income Recognized on Impaired Loans
With a related allowance for credit losses:					
Real estate mortgage	$ 148	$ 162	$ 14	$ 149	$ 7
Production and intermediate-term	5,312	5,742	1,337	5,357	242
Rural residential real estate	–	–	–	–	–
Total	$ 5,460	$ 5,904	$ 1,351	$ 5,506	$ 249
With no related allowance for credit losses:					
Real estate mortgage	$ 15,525	$ 15,854	$ –	$ 15,655	$ 708
Production and intermediate-term	18,799	21,166	–	18,953	858
Rural residential real estate	29	30	–	29	1
Total	$ 34,353	$ 37,050	$ –	$ 34,637	$ 1,567
Total:					
Real estate mortgage	$ 15,673	$ 16,016	$ 14	$ 15,804	$ 715
Production and intermediate-term	24,111	26,908	1,337	24,310	1,100
Rural residential real estate	29	30	–	29	1
Total	$ 39,813	$ 42,954	$ 1,351	$ 40,143	$ 1,816

A summary of changes in the allowance for loan losses and period end recorded investment in loans is as follows:

	Real Estate Mortgage	Production and Intermediate-term	Agribusiness*	Power and Water/Waste Disposal	Rural Residential Real Estate	International	Total
Activity related to the allowance for credit losses:							
Balance at December 31, 2019	$ 2,638	$ 4,698	$ 36	$ 15	$ 16	$ 1	$ 7,404
Charge-offs	(22)	(401)	–	–	(3)	–	(426)
Recoveries	10	576	69	–	–	–	655
Provision for loan losses	(56)	(979)	(31)	(15)	3	–	(1,078)
Balance at December 31, 2020	$ 2,570	$ 3,894	$ 74	$ –	$ 16	$ 1	$ 6,555
Balance at December 31, 2018	$ 2,987	$ 4,521	$ 57	$ 1	$ 14	$ 1	$ 7,581
Charge-offs	(1)	(544)	–	–	–	–	(545)
Recoveries	46	317	–	–	–	–	363
Provision for loan losses	(394)	404	(21)	14	2	–	5
Balance at December 31, 2019	$ 2,638	$ 4,698	$ 36	$ 15	$ 16	$ 1	$ 7,404
Balance at December 31, 2017	$ 2,763	$ 4,185	$ 38	$ 1	$ 7	$ 1	$ 6,995
Charge-offs	(2)	(791)	(68)	–	–	–	(861)
Recoveries	31	875	2	–	–	–	908
Provision for loan losses	195	252	85	–	7	–	539
Balance at December 31, 2018	$ 2,987	$ 4,521	$ 57	$ 1	$ 14	$ 1	$ 7,581
Allowance on loans evaluated for impairment:							
Individually	$ 105	$ 1,374	$ –	$ –	$ –	$ –	$ 1,479
Collectively	2,465	2,520	74	–	16	1	5,076
Balance at December 31, 2020	$ 2,570	$ 3,894	$ 74	$ –	$ 16	$ 1	$ 6,555
Individually	$ 23	$ 1,591	$ –	$ –	$ –	$ –	$ 1,614
Collectively	2,615	3,107	36	15	16	1	5,790
Balance at December 31, 2019	$ 2,638	$ 4,698	$ 36	$ 15	$ 16	$ 1	$ 7,404
Individually	$ 14	$ 1,337	$ –	$ –	$ –	$ –	$ 1,351
Collectively	2,973	3,184	57	1	14	1	6,230
Balance at December 31, 2018	$ 2,987	$ 4,521	$ 57	$ 1	$ 14	$ 1	$ 7,581
Recorded investment in loans evaluated for impairment:							
Individually	$ 29,425	$ 22,518	$ –	$ –	$ 27	$ –	$ 51,970
Collectively	658,442	226,050	27,584	–	11,744	1,889	925,709
Balance at December 31, 2020	$ 687,867	$ 248,568	$ 27,584	$ –	$ 11,771	$ 1,889	$ 977,679
Individually	$ 30,322	$ 30,009	$ –	$ –	$ 92	$ –	$ 60,423
Collectively	566,518	256,137	24,923	802	9,083	1,888	859,351
Balance at December 31, 2019	$ 596,840	$ 286,146	$ 24,923	$ 802	$ 9,175	$ 1,888	$ 919,774
Individually	$ 23,507	$ 32,753	$ –	$ –	$ 29	$ –	$ 56,289
Collectively	558,957	279,459	20,123	966	6,803	1,891	868,199
Balance at December 31, 2018	$ 582,464	$ 312,212	$ 20,123	$ 966	$ 6,832	$ 1,891	$ 924,488

**Includes the loan types: Loans to Cooperatives, Processing and marketing, and Farm-related business.*

A restructuring of a debt constitutes a troubled debt restructuring (TDR) if the creditor for economic or legal reasons related to the debtor's financial difficulties grants a concession to the debtor that it would not otherwise consider. The following tables present additional information about pre-modification and post-modification outstanding recorded investment and the effects of the modifications that occurred during the periods presented.

	Year Ended December 31, 2020				
Outstanding Recorded Investment	**Interest Concessions**	**Principal Concessions**	**Other Concessions**	**Total**	**Charge-offs**
Pre-modification:					
Real estate mortgage	$ 1,410	$ 3,145	$ –	$ 4,555	
Production and intermediate-term	5,516	3,129	–	8,645	
Farm-related business	–	165	–	165	
Total	$ 6,926	$ 6,439	$ –	$ 13,365	
Post-modification:					
Real estate mortgage	$ 1,427	$ 3,444	$ –	$ 4,871	$ –
Production and intermediate-term	5,528	3,156	–	8,684	(15)
Farm-related business	–	165	–	165	–
Total	$ 6,955	$ 6,765	$ –	$ 13,720	$ (15)

	Year Ended December 31, 2019				
Outstanding Recorded Investment	**Interest Concessions**	**Principal Concessions**	**Other Concessions**	**Total**	**Charge-offs**
Pre-modification:					
Real estate mortgage	$ –	$ 2,992	$ –	$ 2,992	
Production and intermediate-term	529	9,837	–	10,366	
Total	$ 529	$ 12,829	$ –	$ 13,358	
Post-modification:					
Real estate mortgage	$ –	$ 3,467	$ –	$ 3,467	$ –
Production and intermediate-term	531	10,452	–	10,983	(24)
Total	$ 531	$ 13,919	$ –	$ 14,450	$ (24)

	Year Ended December 31, 2018				
Outstanding Recorded Investment	**Interest Concessions**	**Principal Concessions**	**Other Concessions**	**Total**	**Charge-offs**
Pre-modification:					
Real estate mortgage	$ –	$ 4,467	$ –	$ 4,467	
Production and intermediate-term	653	10,134	–	10,787	
Total	$ 653	$ 14,601	$ –	$ 15,254	
Post-modification:					
Real estate mortgage	$ –	$ 4,956	$ –	$ 4,956	$ –
Production and intermediate-term	653	9,268	–	9,921	–
Total	$ 653	$ 14,224	$ –	$ 14,877	$ –

Interest concessions may include interest forgiveness and interest deferment. Principal concessions may include principal forgiveness, principal deferment, and maturity extension. Other concessions may include additional compensation received which might be in the form of cash or other assets. The majority of AgGeorgia's principal concessions are principal deferments. The post-modification balances for principal deferments may include fees that have been financed, which may cause the post-modification balances to be higher than the pre-modification balances.

The following table presents outstanding recorded investment for TDRs that occurred during the previous twelve months and for which there was a subsequent payment default during the period. Payment default is defined as a payment that was thirty days or more past due.

	Year Ended December 31,		
Defaulted troubled debt restructurings	**2020**	**2019**	**2018**
Real estate mortgage	$ 58	$	$ –
Production and intermediate-term	159	–	108
Total	$ 217	$ –	$ 108

The following table provides information at each period end on outstanding loans restructured in troubled debt restructurings. These loans are included as impaired loans in the impaired loan table.

	Total TDRs			Nonaccrual TDRs		
	December 31,			December 31,		
	2020	**2019**	**2018**	**2020**	**2019**	**2018**
Real estate mortgage	$ 18,306	$ 18,272	$ 14,677	$ 411	$ 895	$ 1,226
Production and intermediate-term	11,840	14,887	19,212	2,770	4,510	5,431
Rural residential real estate	12	16	20	–	–	–
Total loans	$ 30,158	$ 33,175	$ 33,909	$ 3,181	$ 5,405	$ 6,657
Additional commitments to lend	$ –	$ –	$ –			

Note 4 — Investments

Equity Investments in Other Farm Credit Institutions

Equity investments in other Farm Credit System institutions are generally nonmarketable investments consisting of stock and participation certificates, allocated surplus, and reciprocal investments in other institutions regulated by the FCA. These investments are carried at cost and evaluated for impairment based on the ultimate recoverability of the par value rather than by recognizing temporary declines in value.

The Association is required to maintain ownership in the Bank in the form of Class B or Class C stock as determined by the Bank. The Bank may require additional capital contributions to maintain its capital requirements. The Association's investment in the Bank totaled $8,862 for 2020, $9,760 for 2019 and $9,340 for 2018. The Association owned 3.29 percent of the issued stock of the Bank as of December 31, 2020 net of any reciprocal investment. As of that date, the Bank's assets totaled $36.3 billion and shareholders' equity totaled $2.5 billion. The Bank's earnings were $418 million for 2020. In addition, the

Association had investments of $1,354 related to other Farm Credit institutions at December 31, 2020.

Note 5 — Premises and Equipment

Premises and equipment consists of the following:

	December 31,		
	2020	2019	2018
Land	$ 2,305	$ 2,294	$ 2,279
Buildings and improvements	10,385	10,462	7,958
Furniture and equipment	4,603	4,293	4,328
	17,293	17,049	14,565
Less: accumulated depreciation	7,777	7,405	7,323
Total	$ 9,516	$ 9,644	$ 7,242

Note 6 — Debt

Notes Payable to AgFirst Farm Credit Bank

Under the Farm Credit Act, the Association is obligated to borrow only from the Bank, unless the Bank approves borrowing from other funding sources. The borrowing relationship is established with the Bank through a General Financing Agreement (GFA). The GFA utilizes the Association's credit and fiscal performance as criteria for establishing a line of credit on which the Association may draw funds. The GFA has a one year term which expires on December 31 and is renewable each year. The Association has no reason to believe the GFA will not be renewed upon expiration. The Bank, consistent with FCA regulations, has established limitations on the Association's ability to borrow funds based on specified factors or formulas relating primarily to credit quality and financial condition. At December 31, 2020, the Association's notes payable were within the specified limitations.

The Association's indebtedness to the Bank represents borrowings by the Association to fund its earning assets. This indebtedness is collateralized by a pledge of substantially all of the Association's assets and the terms of the revolving lines of credit are governed by the GFA. Interest rates on both variable and fixed rate advances are generally established loan-by-loan based on the Bank's marginal cost of funds, capital position, operating costs and return objectives. In the event of prepayment of any portion of a fixed rate advance, the Association may incur a prepayment penalty in accordance with the terms of the GFA and which will be included in interest expense. The interest rate is periodically adjusted by the Bank based upon agreement between the Bank and the Association.

The weighted average interest rates on the variable rate advances were 1.44 percent for LIBOR-based loans and 1.57 percent for Prime-based loans, and the weighted average remaining maturities were 4.7 years and 0.8 years, respectively, at December 31, 2020. The weighted-average interest rate on the fixed rate and adjustable rate mortgage (ARM) loans which are match funded by the Bank was 2.60 percent, and the weighted average remaining maturity was 11.3 years at December 31, 2020. The weighted-average interest rate on all interest-bearing notes payable was 2.48 percent and the weighted-average remaining maturity was 10.1 years at December 31, 2020. Gross notes payable consist of approximately 11.52 percent variable rate and 88.48 percent fixed rate portions, representing a match-funding of the Association's loan volume at December 31, 2020. The weighted average maturities described above are related to matched-funded loans. The Direct Note itself has an annual maturity as prescribed in the GFA.

Note 7 — Members' Equity

A description of the Association's capitalization requirements, protection mechanisms, regulatory capitalization requirements and restrictions, and equities are provided below:

A. **Capital Stock and Participation Certificates:** In accordance with the Farm Credit Act and the Association's capitalization bylaws, each borrower is required to invest in Class C stock for agricultural loans, or participation certificates in the case of rural home and farm-related business loans, as a condition of borrowing. The initial borrower investment, through either purchase or transfer, must be in an amount equal to 2.0 percent or $1 thousand, whichever is less. The Board of Directors may increase the amount of investment if necessary to meet the Association's capital needs. Loans designated for sale or sold into the Secondary Market on or after April 16, 1996 will have no voting stock or participation certificate purchase requirement if sold within 180 days following the date of designation.

   The borrower acquires ownership of the capital stock or participation certificates at the time the loan is made, but usually does not make a cash investment. The aggregate par value is generally added to the principal amount of the related loan obligation. The Association retains a first lien on the stock or participation certificates owned by borrowers. Retirement of such equities will generally be at the lower of par or book value, and repayment of a loan does not automatically result in retirement of the corresponding stock or participation certificates.

B. **Regulatory Capitalization Requirements and Restrictions:** An FCA regulation empowers it to direct a transfer of funds or equities by one or more System institutions to another System institution under specified circumstances. The Association has not been called upon to initiate any transfers and is not aware of any proposed action under this regulation.

   There are currently no prohibitions in place that would prevent the Association from retiring stock, distributing earnings, or paying dividends per the statutory and regulatory restrictions, and the Association has no reason to believe any such restrictions may apply in the future.

   The capital regulations ensure that the System's capital requirements are comparable to the Basel III framework and the standardized approach that the federal banking regulatory agencies have adopted. Regulatory ratios include common equity tier 1 (CET1) capital, tier 1 capital, and total capital risk-based ratios. The regulations also include a tier 1 leverage ratio and unallocated retained earnings (URE) and URE equivalents (UREE) leverage ratio. The permanent capital ratio (PCR) remains in effect.

The ratios are calculated using three-month average daily balances, in accordance with FCA regulations, as follows:

- The CET1 capital ratio is the sum of statutory minimum purchased borrower stock, other required borrower stock held for a minimum of 7 years, allocated equities held for a minimum of 7 years or not subject to revolvement, unallocated retained earnings, and paid-in capital, less certain regulatory required deductions including the amount of investments in other System institutions, divided by average risk-adjusted assets.
- The tier 1 capital ratio is CET1 capital plus non-cumulative perpetual preferred stock, divided by average risk-adjusted assets.
- The total capital ratio is tier 1 capital plus other required borrower stock held for a minimum of 5 years, subordinated debt and limited-life preferred stock greater than 5 years to maturity at issuance subject to certain limitations, and allowance for loan losses and reserve for unfunded commitments under certain limitations less certain investments in other System institutions under the corresponding deduction approach, divided by average risk-adjusted assets.
- The permanent capital ratio is all at-risk borrower stock, any allocated excess stock, unallocated retained earnings, paid-in capital, subordinated debt and preferred stock subject to certain limitations, less certain investments in other System institutions, divided by PCR risk-adjusted assets.
- The tier 1 leverage ratio is tier 1 capital, divided by average total assets less regulatory deductions to tier 1 capital.
- The URE and UREE leverage ratio is unallocated retained earnings, paid-in capital, and allocated surplus not subject to revolvement less certain regulatory required deductions including the amount of allocated investments in other System institutions divided by average total assets less regulatory deductions to tier 1 capital.

The following sets forth the regulatory capital ratios:

Ratio	Minimum Requirement	Capital Conservation Buffer*	Minimum Requirement with Capital Conservation Buffer	Capital Ratios as of December 31, 2020	2019	2018
Risk-adjusted ratios:						
CET1 Capital	4.5%	2.5%	7.0%	23.82%	23.38%	23.03%
Tier 1 Capital	6.0%	2.5%	8.5%	23.82%	23.38%	23.03%
Total Capital	8.0%	2.5%	10.5%	24.48%	24.20%	23.84%
Permanent Capital	7.0%	0.0%	7.0%	23.97%	23.57%	23.21%
Non-risk-adjusted ratios:						
Tier 1 Leverage	4.0%	1.0%	5.0%	24.22%	24.05%	23.61%
URE and UREE Leverage	1.5%	0.0%	1.5%	17.64%	17.15%	16.36%

* *Includes fully phased-in capital conservation buffers which became effective January 1, 2020.*

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

C. **Description of Equities:** The Association is authorized to issue or have outstanding Class D Preferred Stock, Classes C Common Stock, and Class C Participation Certificates and such other classes of equity as may be provided for in amendments to the bylaws in such amounts as may be necessary to conduct the Association's business. All stock and participation certificates have a par or face value of five dollars ($5.00) per share.

The Association had the following shares outstanding at December 31, 2020:

Class	Protected	Shares Outstanding Number	Aggregate Par Value
C Common/Voting	No	865,607	$ 4,328
C Participation Certificates/Nonvoting	No	37,328	187
Total Capital Stock and Participation Certificates		902,935	$ 4,515

At-risk common stock and participation certificates are retired at the sole discretion of the Board at book value not to exceed par or face amounts, provided the minimum capital adequacy standards established by the Board are met.

Retained Earnings

The Association maintains an unallocated retained earnings account and an allocated retained earnings account. The minimum aggregate amount of these two accounts is determined by the Board. At the end of any fiscal year, if the retained earnings accounts otherwise would be less than the minimum amount determined by the Board as necessary to maintain adequate capital reserves to meet the commitments of the Association, the Association shall apply earnings for the year to the unallocated retained earnings account in such amounts as may be determined necessary by the Board. Unallocated retained earnings are maintained for each borrower to permit liquidation on a patronage basis.

The Association maintains an allocated retained earnings account consisting of earnings held and allocated to borrowers on a patronage basis. In the event of a net loss for any fiscal year, such allocated retained earnings account will be subject to full impairment in the order specified in the bylaws beginning with the most recent allocation.

The Association has a first lien and security interest on all retained earnings account allocations owned by any borrowers, and all distributions thereof, as additional collateral for their indebtedness to the Association. When the debt of a borrower is in default or is in the process of final liquidation by payment or otherwise, the Association, upon approval of the Board, may order any and all retained earnings account allocations owned by such borrower to be applied on the indebtedness.

Allocated equities shall be retired solely at the discretion of the Board, provided that minimum capital standards established by the FCA and the Board are met.

At December 31, 2020, allocated members' equity consisted of $71,535 of qualified distributions. Nonqualified distributions are tax deductible only when redeemed.

Dividends

The Association may declare non-cumulative dividends on its capital stock and participation certificates provided the dividend rate does not exceed 8 percent of the par value of the respective capital stock and participation certificates. Such dividends may be paid solely on Class D Preferred Stock or on all classes of stock and participation certificates.

The rate of dividends on Classes C Common Stock and participation certificates shall be at the same rate per share.

Dividends may not be declared if, after recording the liability, the Association would not meet its capital adequacy standards. No dividends were declared by the Association for any of the periods included in these Consolidated Financial Statements.

Patronage Distributions

Prior to the beginning of any fiscal year, the Board, by adoption of a resolution, may obligate the Association to distribute to borrowers on a patronage basis all or any portion of available net earnings for such fiscal year or for that and subsequent fiscal years. Patronage distributions are based on the proportion of the borrower's interest to the amount of interest earned by the Association on its total loans unless another proportionate patronage basis is approved by the Board.

If the Association meets its capital adequacy standards after making the patronage distributions, the patronage distributions may be in cash, authorized stock of the Association, allocations of earnings retained in an allocated members' equity account, or any one or more of such forms of distribution. Patronage distributions of the Association's earnings may be paid on either a qualified or nonqualified basis, or a combination of both, as determined by the Board. A minimum of 20 percent of the total qualified patronage distribution to any borrower for any fiscal year shall always be paid in cash.

Transfer

Class D Preferred, Class C Common Stock and Class C Participation Certificates may be transferred to persons or entities eligible to purchase or hold such equities.

Impairment

Any net losses recorded by the Association shall first be applied against unallocated members' equity. To the extent that such losses would exceed unallocated members' equity, such losses would be applied consistent with the Association's bylaws and distributed pro rata to each share and/or unit outstanding in the class, in the following order:

a) ***First,*** allocated surplus in its entirety, with application to most recent allocation first and then in reverse order until all allocated surplus has been exhausted;
b) ***Second,*** Class C Common Stock and Class C Participation Certificates issued and outstanding, pro rata until such stock is fully impaired;
c) ***Third,*** Class D Preferred Stock issued and outstanding, if any.

Impairments shall be considered as being applied pro rata to each share and/or unit outstanding in the class.

Liquidation

In the event of liquidation or dissolution of the Association, any assets of the Association remaining after payment of retirement of all liabilities should be distributed to the holders of the outstanding stock and participation certificates in the following order:

a) ***First,*** to the holders of Class D Preferred Stock until an amount equal to the aggregate par value of all shares of said stock then issued and outstanding has been distributed to such holders;
b) ***Second,*** pro rata to the holders of Class C Common Stock and Class C Participation Certificates, until an amount equal to the aggregate par value or face amount of all such shares or units then issued and outstanding has been distributed to such holders;
c) ***Third,*** to the holders of allocated surplus pro rata, on the basis of oldest allocations first, until an amount equal to the total account has been distributed to the holders;
d) ***Fourth,*** all unallocated surplus issued after May 4, 1995 (the effective date of this bylaw amendment) shall be distributed to the holders of Class C Stock and Class C Participation Certificates on a patronage basis;
e) ***Fifth,*** any remaining assets of the Association after such distribution shall be distributed ratably to the holders of all classes of stock and participation certificates.;

All distributions to the holders of any class of stock and/or participation certificate holders shall be made pro rata in proportion to the number of shares or units of such class of stock or participation certificates held by such holders.

E. **Accumulated Other Comprehensive Income (AOCI):**

Changes in Accumulated Other Comprehensive income by Component *(a)*

	For the Year Ended December 31,					
	2020		2019		2018	
Employee Benefit Plans:						
Balance at beginning of period	$	(752)	$	(924)	$	(1,501)
Other comprehensive income before reclassifications		(284)		(271)		134
Amounts reclassified from AOCI		537		443		443
Net current period OCI		253		172		577
Balance at end of period	$	(499)	$	(752)	$	(924)

Reclassifications Out of Accumulated Other Comprehensive Income *(b)*

	For the Year Ended December 31,						
	2020		2019		2018		Income Statement Line Item
Defined Benefit Pension Plans:							
Periodic pension costs	$	(537)	$	(443)	$	(443)	See Note 9.
Amounts reclassified	$	(537)	$	(443)	$	(443)	

(a) Amounts in parentheses indicate debits to AOCI.
(b) Amounts in parentheses indicate debits to profit/loss.

Note 8 — Fair Value Measurement

Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability in an orderly transaction between market participants in the principal or most advantageous market for the asset or liability.

Accounting guidance establishes a hierarchy for disclosure of fair value measurements to maximize the use of observable inputs, that is, inputs that reflect the assumptions market participants would use in pricing an asset or liability based on market data obtained from sources independent of the reporting entity. The hierarchy is based upon the transparency of inputs to the valuation of an asset or liability as of the measurement date. A financial instrument's categorization within the hierarchy tiers is based upon the lowest level of input that is significant to the fair value measurement.

Estimating the fair value of the Association's equity investments in the Bank and other Farm Credit institutions is not practicable because the stock is not traded. The net investment is a requirement of borrowing from the Bank and is carried at cost.

The classifications within the fair value hierarchy (See Note 2) are as follows:

Level 1
Assets held in trust funds, related to deferred compensation plans are classified as Level 1. The trust funds include investments in securities that are actively traded and have quoted net asset value prices that are directly observable in the marketplace. These funds may be redeemed on any business day on which the New York Stock Exchange is open for regular trading.

For cash, the carrying value is primarily utilized as a reasonable estimate of fair value.

Level 2
The Association had no Level 2 assets and liabilities measured at fair value on a recurring basis.

Level 3
Because no active market exists for the Association's accruing loans, fair value is estimated by discounting the expected future cash flows using the Association's current interest rates at which similar loans currently would be made to borrowers with similar credit risk. The loan portfolio is segregated into pools of loans with homogeneous characteristics based upon repricing and credit risk. Expected future cash flows and interest rates reflecting appropriate credit risk are separately determined for each individual pool.

Fair values of loans in a nonaccrual status are estimated to be the carrying amount of the loan less specific reserves. Certain loans evaluated for impairment under FASB guidance have fair values based upon the underlying collateral, as the loans were collateral-dependent. Specific reserves were established for these loans when the value of the collateral, less estimated cost to sell, was less than the principal balance of the loan. 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.

Notes payable are segregated into pricing pools according to the types and terms of the loans (or other assets) which they fund. Fair value of the notes payable is estimated by discounting the anticipated cash flows of each pricing pool using the current rate that would be charged for additional borrowings. For purposes of this estimate it is assumed the cash flow on the notes is equal to the principal payments on the Association's loan receivables. This assumption implies that earnings on the Association's interest margin are used to fund operating expenses and capital expenditures.

Other property owned is classified as a Level 3 asset. The fair value is generally determined using formal appraisals of each individual property. These assets are held for sale. Costs to sell represent transaction costs and are not included as a component of the fair value of other property owned. Other property owned consists of real and personal property acquired through foreclosure or deed in lieu of foreclosure and is carried as an asset held for sale, which is generally not its highest and best use. These properties are part of the Association's credit risk mitigation efforts, not its ongoing business. In addition, FCA regulations require that these types of property be disposed of within a reasonable period of time.

For commitments to extend credit, the estimated market value of off-balance-sheet commitments is minimal since the committed rate approximates current rates offered for commitments with similar rate and maturity characteristics; therefore, the related credit risk is not significant.

There were no Level 3 assets and liabilities measured at fair value on a recurring basis for the periods presented. The Association had no transfers of assets or liabilities into or out of Level 1 or Level 2 during the periods presented.

Fair values are estimated at each period end date for assets and liabilities measured at fair value on a recurring basis. Other Financial Instruments are not measured at fair value in the statement of financial position, but their fair values are estimated as of each period end date. The following tables summarize the carrying amounts of these assets and liabilities at period end, and their related fair values.

	December 31, 2020				
	Total Carrying Amount	Level 1	Level 2	Level 3	Total Fair Value
Recurring Measurements					
Assets:					
Assets held in trust funds	$ 1,793	$ 1,793	$ –	$ –	$ 1,793
Recurring Assets	$ 1,793	$ 1,793	$ –	$ –	$ 1,793
Liabilities:					
Recurring Liabilities	$ –	$ –	$ –	$ –	$ –
Nonrecurring Measurements					
Assets:					
Impaired loans	$ 2,303	$ –	$ –	$ 2,303	$ 2,303
Other property owned	307	–	–	342	342
Nonrecurring Assets	$ 2,610	$ –	$ –	$ 2,645	$ 2,645
Other Financial Instruments					
Assets:					
Cash	$ 310	$ 310	$ –	$ –	$ 310
Loans	957,530	–	–	972,603	972,603
Other Financial Assets	$ 957,840	$ 310	$ –	$ 972,603	$ 972,913
Liabilities:					
Notes payable to AgFirst Farm Credit Bank	$ 729,253	$ –	$ –	$ 734,360	$ 734,360
Other Financial Liabilities	$ 729,253	$ –	$ –	$ 734,360	$ 734,360

	December 31, 2019				
	Total Carrying Amount	Level 1	Level 2	Level 3	Total Fair Value
Recurring Measurements					
Assets:					
Assets held in trust funds	$ 1,696	$ 1,696	$ –	$ –	$ 1,696
Recurring Assets	$ 1,696	$ 1,696	$ –	$ –	$ 1,696
Liabilities:					
Recurring Liabilities	$ –	$ –	$ –	$ –	$ –
Nonrecurring Measurements					
Assets:					
Impaired loans	$ 2,665	$ –	$ –	$ 2,665	$ 2,665
Other property owned	2,527	–	–	2,845	2,845
Nonrecurring Assets	$ 5,192	$ –	$ –	$ 5,510	$ 5,510
Other Financial Instruments					
Assets:					
Cash	$ 32	$ 32	$ –	$ –	$ 32
Loans	896,326	–	–	904,638	904,638
Other Financial Assets	$ 896,358	$ 32	$ –	$ 904,638	$ 904,670
Liabilities:					
Notes payable to AgFirst Farm Credit Bank	$ 683,143	$ –	$ –	$ 683,535	$ 683,535
Other Financial Liabilities	$ 683,143	$ –	$ –	$ 683,535	$ 683,535

	December 31, 2018				
	Total Carrying Amount	Level 1	Level 2	Level 3	Total Fair Value
Recurring Measurements					
Assets:					
Assets held in trust funds	$ 1,540	$ 1,540	$ –	$ –	$ 1,540
Recurring Assets	$ 1,540	$ 1,540	$ –	$ –	$ 1,540
Liabilities:					
Recurring Liabilities	$ –	$ –	$ –	$ –	$ –
Nonrecurring Measurements					
Assets:					
Impaired loans	$ 4,109	$ –	$ –	$ 4,109	$ 4,109
Other property owned	2,673	–	–	2,902	2,902
Nonrecurring Assets	$ 6,782	$ –	$ –	$ 7,011	$ 7,011
Other Financial Instruments					
Assets:					
Cash	$ 133	$ 133	$ –	$ –	$ 133
Loans	898,007	–	–	890,670	890,670
Other Financial Assets	$ 898,140	$ 133	$ –	$ 890,670	$ 890,803
Liabilities:					
Notes payable to AgFirst Farm Credit Bank	$ 695,597	$ –	$ –	$ 685,169	$ 685,169
Other Financial Liabilities	$ 695,597	$ –	$ –	$ 685,169	$ 685,169

Uncertainty in Measurements of Fair Value

Discounted cash flow or similar modeling techniques are generally used to determine the recurring fair value measurements for Level 3 assets and liabilities. Use of these techniques requires determination of relevant inputs and assumptions, some of which represent significant unobservable inputs as indicated in the tables that follow. Accordingly, changes in these unobservable inputs may have a significant impact on fair value.

Certain of these unobservable inputs will (in isolation) have a directionally consistent impact on the fair value of the instrument for a given change in that input. Alternatively, the fair value of the instrument may move in an opposite direction for a given change in another input. Where multiple inputs are used within the valuation technique of an asset or liability, a change in one input in a certain direction may be offset by an opposite change in another input having a potentially muted impact to the overall fair value of that particular instrument. Additionally, a change in one unobservable input may result in a change to another unobservable input (that is, changes in certain inputs are interrelated with one another), which may counteract or magnify the fair value impact.

Inputs to Valuation Techniques

Management determines the Association's valuation policies and procedures. The Bank performs the majority of the Association's valuations, and its valuation processes are calibrated annually by an independent consultant. The fair value measurements are analyzed on a quarterly basis. For other valuations, documentation is obtained for third party information, such as pricing, and periodically evaluated alongside internal information and pricing that is available.

Quoted market prices are generally not available for the instruments presented below. Accordingly fair values are based on judgments regarding anticipated cash flows, future expected loss experience, current economic conditions, risk characteristics of various financial instruments, and other factors. These estimates involve uncertainties and matters of judgment, and therefore cannot be determined with precision. Changes in assumptions could significantly affect the estimates.

Quantitative Information about Recurring and Nonrecurring Level 3 Fair Value Measurements

	Fair Value	Valuation Technique(s)	Unobservable Input	Range
Impaired loans and other property owned	$ 2,645	Appraisal	Income and expense	*
			Comparable sales	*
			Replacement costs	*
			Comparability adjustments	*

** Ranges for this type of input are not useful because each collateral property is unique.*

Information about Other Financial Instrument Fair Value Measurements

	Valuation Technique(s)	Input
Cash	Carrying value	Par/principal and appropriate interest yield
Loans	Discounted cash flow	Prepayment forecasts
		Probability of default
		Loss severity
Notes payable to AgFirst Farm Credit Bank	Discounted cash flow	Prepayment forecasts
		Probability of default
		Loss severity

Note 9 — Employee Benefit Plans

The Association participates in three District sponsored qualified benefit plans. These plans include a multiemployer defined benefit pension plan, the AgFirst Farm Credit Retirement Plan, which is a final average pay plan (FAP Plan). In addition, the Association participates in a multiemployer defined benefit other postretirement benefits plan (OPEB Plan), the Farm Credit Benefits Alliance (FCBA) Retiree and Disabled Medical and Dental Plan, and a defined contribution 401(k) plan (401(k) Plan), the FCBA 401(k) Plan. The risks of participating in these multiemployer plans are different from single employer plans in the following aspects:

1. Assets contributed to multiemployer plans by one employer may be used to provide benefits to employees of other participating employers.
2. If a participating employer stops contributing to the plan, the unfunded obligations of the plan may be borne by the remaining participating employers.
3. If the Association chooses to stop participating in some of its multiemployer plans, the Association may be required to contribute to eliminate the underfunded status of the plan.

The District's multiemployer plans are not subject to ERISA and no Form 5500 is required. As such, the following information is neither available for nor applicable to the plans:

1. The Employer Identification Number (EIN) and three-digit Pension Plan Number
2. The most recent Pension Protection Act (PPA) zone status. Among other factors, plans in the red zone are generally less than 65 percent funded, plans in the yellow zone are less than 80 percent funded, and plans in the green zone are at least 80 percent funded.
3. The "FIP/RP Status" indicating whether a financial improvement plan (FIP) or a rehabilitation plan (RP) is either pending or has been implemented.
4. The expiration date(s) of collective-bargaining agreement(s).

The FAP Plan covers employees hired prior to January 1, 2003 and includes other District employees that are not employees of the Association. It is accounted for as a multiemployer plan. The related net benefit plan obligations are not included in the Association's Balance Sheets but are included in the Combined Balance Sheets for the AgFirst District. FAP Plan expenses included in employee benefit costs on the Association's Statements of Comprehensive Income were $2,302 for 2020, $2,169 for 2019, and $2,794 for 2018. At December 31, 2020, 2019, and 2018, the total liability balance for the FAP Plan was $114,449, $129,713, and $94,491, respectively. The FAP Plan was 89.63 percent, 87.55 percent, and 89.56 percent funded to the projected benefit obligation as of December 31, 2020, 2019, and 2018, respectively.

In addition to providing pension benefits, the Association provides certain medical and dental benefits for eligible retired employees through the OPEB Plan. Substantially all of the Association employees may become eligible for the benefits if they reach early retirement age while working for the Association. Early retirement age is defined as a minimum of age 55 and 10 years of service. Employees hired after December 31, 2002, and employees who separate from service between age 50 and age 55, are required to pay the full cost of their retiree health insurance coverage. Employees who retire subsequent to December 1, 2007 are no longer provided retiree life insurance benefits. The OPEB Plan includes other Farm Credit System employees that are not employees of the Association or District and is accounted for as a multiemployer plan. The related net benefit plan obligations are not included in the Association's Balance Sheets but are included in the Combined Statement of Condition for the Farm Credit System. The OPEB Plan is unfunded with expenses paid as incurred. Postretirement benefits other than pensions included in employee benefit costs on the Association's Statements of Comprehensive Income were $654 for 2020, $647 for 2019, and $631 for 2018. The total AgFirst District liability balance for the OPEB Plan presented in the Farm Credit System Combined Statement of Condition was $219,990, $209,531, and $181,820 at December 31, 2020, 2019, and 2018, respectively.

The Association also participates in the 401(k) Plan, which qualifies as a 401(k) plan as defined by the Internal Revenue Code. For employees hired on or prior to December 31, 2002, the Association contributes $0.50 for each $1.00 of the employee's first 6.00 percent of contribution (based on total compensation) up to the maximum employer contribution of 3.00 percent of total compensation. For employees hired on or after January 1, 2003, the Association contributes $1.00 for each $1.00 of the employee's first 6.00 percent of contribution up to the maximum employer contribution of 6.00 percent of total compensation. Employee deferrals are not to exceed the maximum deferral as determined and adjusted by the Internal Revenue Service. The 401(k) Plan costs are expensed as funded. Employer contributions to this plan included in salaries and employee benefit costs were $704, $651, and $557 for the years ended December 31, 2020, 2019, and 2018, respectively. Beginning in 2015, contributions include an additional 3.00 percent of eligible compensation for employees hired after December 31, 2002.

FASB guidance further requires the determination of the fair value of plan assets and recognition of actuarial gains and losses, prior service costs or credits, and transition assets or obligations as a component of AOCI. Under the guidance, these amounts are subsequently recognized as components of net periodic benefit costs over time. For 2020, 2019, and 2018, $253, $172 and $577 has been recognized as net credits to AOCI to reflect these elements.

Additional information for the above may be found in the Notes to the Annual Information Statement of the Farm Credit System.

In addition to the multiemployer plans described above, the Association sponsors nonqualified supplemental retirement and 401(k) plans. The supplemental retirement plan is unfunded and had a projected benefit obligation of $2,496 and a net under-funded status of $2,496 at December 31, 2020. Assumptions used to determine the projected benefit obligation as of December 31, 2020 included a discount rate of 2.60 percent. The expenses of these nonqualified plans included in noninterest expenses were $653, $560, and $553 for 2020, 2019, and 2018, respectively.

Note 10 — Related Party Transactions

In the ordinary course of business, the Association enters into loan transactions with officers and directors of the Association, their immediate families and other organizations with which such persons may be associated. Such loans are subject to special approval requirements contained in the FCA regulations and are made on the same terms, including interest rates, amortized schedule and collateral, as those prevailing at the time for comparable transactions with unaffiliated borrowers.

Total loans to such persons at December 31, 2020 amounted to $16,436. During 2020, $10,196 of new loans were made and repayments totaled $10,513. In the opinion of management, none of these loans outstanding at December 31, 2020 to senior officers or directors as defined in FCA regulations involved more than a normal risk of collectibility.

Note 11 — Commitments and Contingencies

From time to time, legal actions are pending against the Association in which claims for money damages are asserted. On at least a quarterly basis, the Association assesses its liabilities and contingencies in connection with outstanding legal proceedings utilizing the latest information available. While the outcome of legal proceedings is inherently uncertain, on the basis of information presently available, management, after consultation with legal counsel, is of the opinion that the ultimate liability, if any, from these actions, would not be material in relation to the financial position of the Association. Because it is not probable that the Association will incur a loss or the loss is not estimable, no liability has been recorded for any claims that may be pending.

In the normal course of business, the Association may participate in financial instruments with off-balance-sheet risk to satisfy the financing needs of its borrowers. These financial instruments may include commitments to extend credit or letters of credit.

The instruments involve, to varying degrees, elements of credit risk in excess of the amount recognized in the financial statements. Commitments to extend credit are agreements to lend to a borrower as long as there is not a violation of any condition established in the contract. Commercial letters of credit are agreements to pay a beneficiary under conditions specified in the letter of credit. Commitments and letters of credit generally have fixed expiration dates or other termination clauses and may require payment of a fee.

Since many of these commitments are expected to expire without being drawn upon, the total commitments do not necessarily represent future cash requirements. However, these credit-related financial instruments have off-balance-sheet credit risk because their amounts are not reflected on the Consolidated Balance Sheets until funded or drawn upon. The credit risk associated with issuing commitments and letters of credit is substantially the same as that involved in extending loans to borrowers and management applies the same credit policies to these commitments. Upon fully funding a commitment, the credit risk amounts are equal to the contract amounts, assuming that borrowers fail completely to meet their obligations and the collateral or other security is of no value. The amount of collateral obtained, if deemed necessary upon extension of credit, is based on management's credit evaluation of the borrower. At December 31, 2020, $105,807 of commitments to extend credit and no commercial letters of credit were outstanding.

The Association also participates in standby letters of credit to satisfy the financing needs of its borrowers. These letters of credit are irrevocable agreements to guarantee payments of specified financial obligations. At December 31, 2020, standby letters of credit outstanding totaled $77 with expiration dates ranging from January 19, 2021 to December 12, 2022. The maximum potential amount of future payments that may be required under these guarantees was $77.

Note 12 — Income Taxes

The provision (benefit) for income taxes follows:

	Year Ended December 31,		
	2020	2019	2018
Current:			
Federal	$ 1	$ 3	$ 8
State	1	1	3
	$ 2	$ 4	$ 11
Deferred:			
Federal	–	–	–
State	–	–	–
		–	–
Total provision (benefit) for income taxes	$ 2	$ 4	$ 11

The provision (benefit) for income tax differs from the amount of income tax determined by applying the applicable U.S. statutory federal income tax rate to pretax income as follows:

	December 31,		
	2020	2019	2018
Federal tax at statutory rate	$ 5,893	$ 4,592	$ 4,659
State tax, net	1	1	1
Effect of non-taxable FLCA subsidiary	(2,233)	(929)	(2,353)
Patronage distributions	(3,293)	(3,722)	(2,251)
Change in valuation allowance	(448)	71	(69)
Deferred tax rate change	–	–	–
Other	82	(9)	24
Provision (benefit) for income taxes	$ 2	$ 4	$ 11

Deferred tax assets and liabilities are comprised of the following at:

	December 31,		
	2020	2019	2018
Deferred income tax assets:			
Allowance for loan losses	$ 676	$ 899	$ 908
Other property owned writedown	–	101	–
Annual leave	250	280	273
Nonaccrual loan interest	516	668	630
Pensions and other postretirement benefits	25	20	16
Depreciation	42	8	96
Gross deferred tax assets	1,509	1,976	1,923
Less: valuation allowance	(1,487)	(1,936)	(1,865)
Gross deferred tax assets, net of valuation allowance	22	40	58
Deferred income tax liabilities:			
Pensions and other postretirement benefits	–	–	–
Depreciation	–	–	–
Loan origination fees	(22)	(40)	(58)
Gross deferred tax liability	(22)	(40)	(58)
Net deferred tax asset (liability)	$ –	$ –	$ –

At December 31, 2020, deferred income taxes have not been provided by the Association on approximately $5.9 million of patronage refunds received from the Bank prior to January 1, 1993. Such refunds, distributed in the form of stock, are subject to tax only upon conversion to cash. The tax liability related to future conversions is not expected to be material.

The Association recorded a valuation allowance of $1,487, $1,936 and $1,865 as of December 31, 2020, 2019 and 2018, respectively. The Association will continue to evaluate the realizability of these deferred tax assets and adjust the valuation allowance accordingly.

There were no uncertain tax positions identified related to the current year and the Association has no unrecognized tax benefits at December 31, 2020 for which liabilities have been established. The Association recognizes interest and penalties, if any, related to unrecognized tax benefits as a component of income tax expense.

The tax years that remain open for federal and major state income tax jurisdictions are 2017 and forward.

Note 13 — Additional Financial Information

Quarterly Financial Information (Unaudited)

	2020				
	First	Second	Third	Fourth	Total
Net interest income	$ 8,421	$ 8,263	$ 8,263	$ 8,470	$ 33,417
Provision for (reversal of allowance for) loan losses	(267)	(348)	(214)	(249)	(1,078)
Noninterest income (expense), net	(3,336)	(3,203)	(3,562)	3,667	(6,434)
Net income	$ 5,352	$ 5,408	$ 4,915	$ 12,386	$ 28,061

	2019				
	First	Second	Third	Fourth	Total
Net interest income	$ 7,833	$ 8,139	$ 8,647	$ 8,443	$ 33,062
Provision for (reversal of allowance for) loan losses	(563)	600	311	(343)	5
Noninterest income (expense), net	(2,995)	(4,165)	(3,528)	(504)	(11,192)
Net income	$ 5,401	$ 3,374	$ 4,808	$ 8,282	$ 21,865

	2018				
	First	Second	Third	Fourth	Total
Net interest income	$ 7,424	$ 7,641	$ 7,971	$ 8,325	$ 31,361
Provision for (reversal of allowance for) loan losses	46	168	221	104	539
Noninterest income (expense), net	(3,028)	(4,149)	(3,452)	1,545	(9,084)
Net income	$ 4,350	$ 3,324	$ 4,298	$ 9,766	$ 21,738

Note 14 — Subsequent Events

The Association evaluated subsequent events and determined there were none requiring disclosure through March 11, 2021, which was the date the financial statements were issued.

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