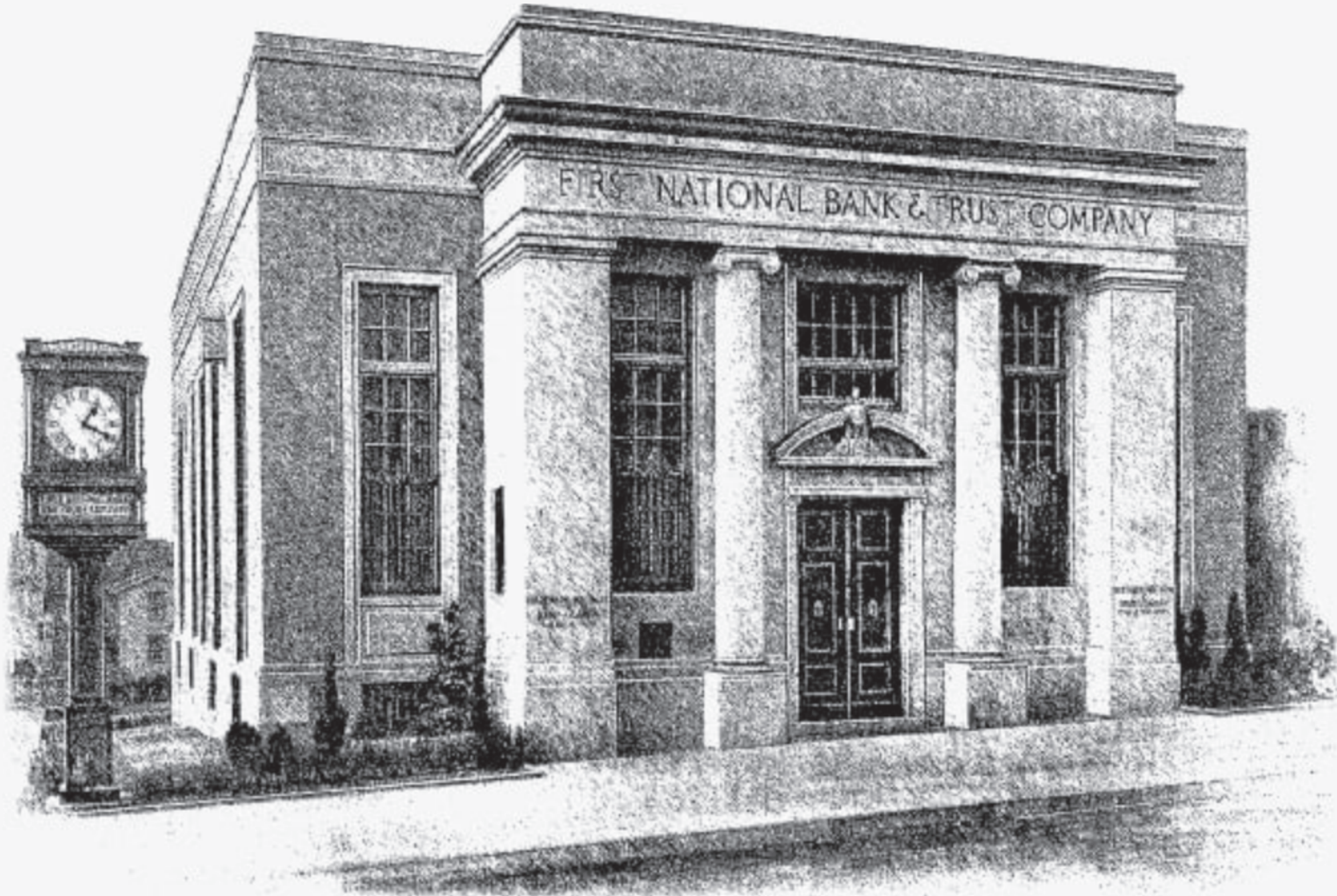


2025 ANNUAL REPORT



THE *First*[™]
NATIONAL BANK & TRUST CO.
— OF NEWTOWN —

FNB BANCORP, INC. and its wholly owned subsidiaries

FNB BANCORP, INC. AND SUBSIDIARIES

NEWTOWN, PENNSYLVANIA

Annual Report
December 31, 2025

NOTICE OF ANNUAL MEETING OF SHAREHOLDERS

THE ANNUAL MEETING OF SHAREHOLDERS OF FNB BANCORP, INC.
WILL BE HELD ON MAY 19, 2026 AT 10:00 A.M.
AT 40 SOUTH STATE STREET, NEWTOWN, PENNSYLVANIA



BANCORP, INC.

40 SOUTH STATE STREET P.O. BOX 158 NEWTOWN, PA 18940-0158

To Our Family of Shareholders, Customers, and Employees:

FNB Bancorp, Inc. and The First National Bank and Trust Company of Newtown delivered another year of strong financial and operational performance in 2025. Total assets reached \$1.143 billion, an increase from \$1.116 billion in 2024, reflecting the continued resilience and stability of our balance sheet. Deposit balances expanded by \$21.8 million, demonstrating sustained customer confidence, while investment securities declined to \$549.8 million as we reallocated capital to support elevated loan demand.

Loan growth remained a key driver of our results. Total loans increased by \$48.1 million, or 10.54%, marking broad-based expansion across our lending portfolio with particularly strong contributions from commercial banking. Net loans ended the year at \$501.3 million, compared with \$453.5 million the prior year. Momentum continued into the new year, with nearly \$10 million in new loan originations recorded in January 2026. Credit quality remains exemplary, supported by minimal delinquencies and virtually no non-performing assets.

Our capital position continues to significantly exceed regulatory standards. The Bank closed the year with a Tier 1 Leverage Ratio of 12.76%, Common Equity Tier 1 Ratio of 26.81%, and a Total Risk-Based Capital Ratio of 27.57%, underscoring our disciplined risk management and long-term financial strength.

Net income for 2025 totaled \$13.3 million, generating a 1.17% Return on Assets and a 15.15% Return on Equity. These results continue to outperform peer benchmarks and position the Bank for further margin and efficiency improvements as loan growth expands and operational initiatives mature.

We also made meaningful progress on our strategic technology agenda. A cornerstone of this effort will be the implementation of a modern wealth management platform for the first quarter of 2027. This platform will provide clients with real-time access to their accounts, robust financial planning tools, and enhanced communication capabilities. This investment will strengthen the client's experience and support the continued expansion of our advisory services.

During the year, we were pleased to welcome Timothy Ristow CFP®, Vice President and Senior Wealth Advisor to our Trust and Wealth team. His leadership and expertise will be instrumental as we advance the new platform and broaden our wealth management offerings.

At the same time, 2025 marked the retirement of several distinguished leaders whose dedication and service shaped our organization's growth and stability: Lindsay Deore-Lambert, Sandra DiTommaso, Elizabeth Gilson, and former Chairman John T. Parry. We thank each of them for their many contributions and lasting impact.

Succession planning remains a central priority for the Bank. We continue to invest in developing the next generation of banking professionals to ensure long-term continuity, leadership strength, and exceptional performance in the years ahead.

A handwritten signature in black ink, appearing to read 'Dan Schaffer', is written over a horizontal line.

Daniel J. Schaffer

President and Chairman

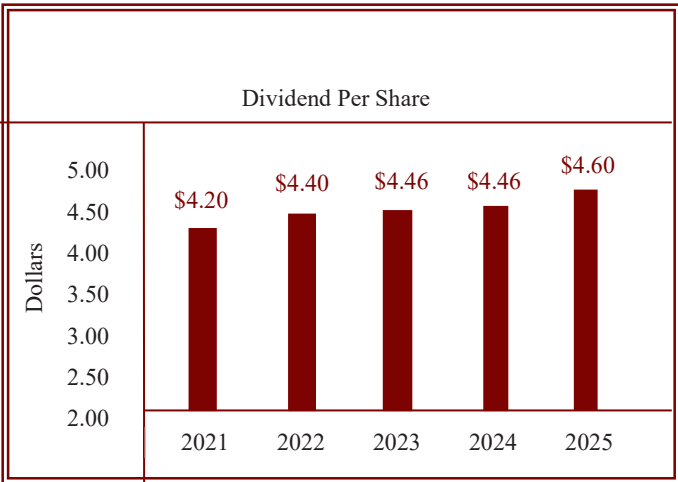
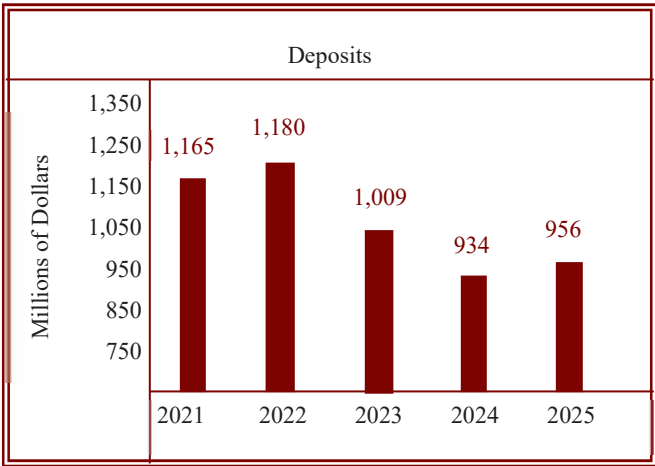
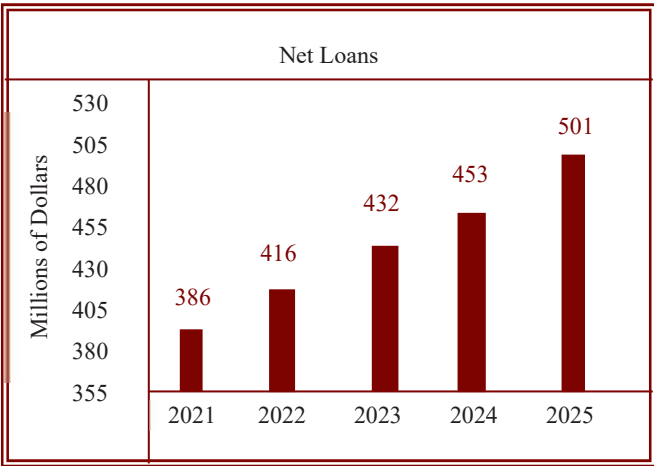
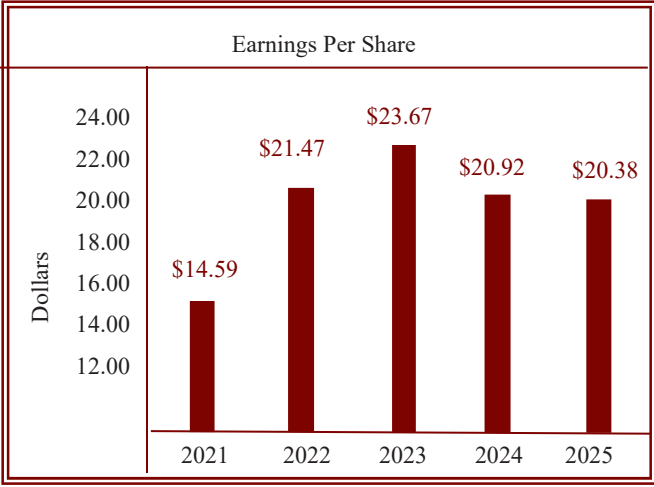
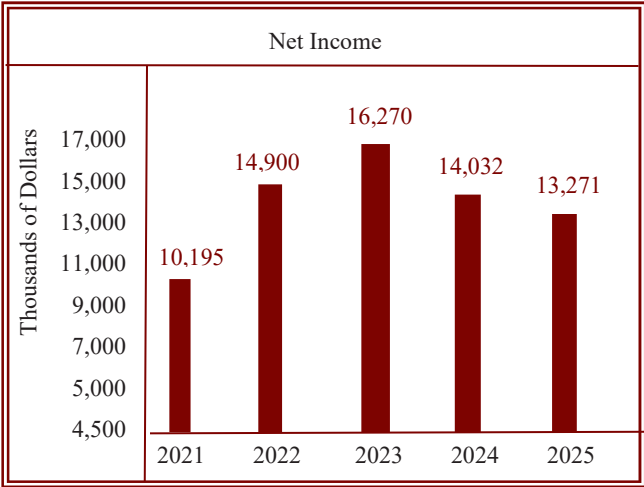
FNB Bancorp, Inc and Subsidiaries
Financial Highlights

(In thousands, except per share data)

	December 31,				
	2025	2024	2023	2022	2021
Year-end					
Assets	\$ 1,143,084	\$ 1,115,594	\$ 1,137,954	\$ 1,263,649	\$ 1,308,927
Investment securities	549,770	575,108	621,255	660,337	672,074
Loans, net	501,250	453,468	432,309	415,507	385,676
Deposits	956,058	934,256	1,008,755	1,180,475	1,165,417
Stockholders' equity	106,429	72,597	60,028	37,070	100,033
Trust assets at fair value	1,111,042	959,321	855,116	773,928	882,139
For the year					
Interest income	\$ 37,123	\$ 35,444	\$ 36,360	\$ 32,722	\$ 27,588
Interest expense	3,697	3,943	1,263	1,090	1,003
Net interest income	33,426	31,501	35,097	31,632	26,585
Provision (release of) credit losses-loans	357	(372)	(78)	636	(1)
Provision (release of) credit losses off-balance-sheet commitments	174	39	(426)	-	-
Net interest income after provision for (release of) credit losses	32,894	31,834	35,601	30,996	26,586
Noninterest income	8,026	8,775	7,305	8,657	7,570
Noninterest expense	24,931	23,700	22,958	21,820	21,923
Income before income taxes	15,989	16,909	19,948	17,833	12,233
Income taxes	2,718	2,877	3,678	2,933	2,038
Net income	\$ 13,271	\$ 14,032	\$ 16,270	\$ 14,900	\$ 10,195
Cash dividends paid	\$ 2,988	\$ 2,982	\$ 3,057	\$ 3,048	\$ 2,927
Per share data					
Earnings per share - basic and diluted	\$ 20.38	\$ 20.92	\$ 23.67	\$ 21.47	\$ 14.59
Cash dividends	4.60	4.46	4.46	4.40	4.20
Stock price	332.50	312.25	294.25	260.25	233.50
Performance ratios					
Return on average assets	1.17%	1.25%	1.37%	1.13%	0.81%
Return on average equity	15.15%	21.52%	38.23%	26.12%	10.20%

FNB Bancorp, Inc. and Subsidiaries

Financial Highlights



FNB BANCORP, INC. AND SUBSIDIARIES
AUDITED CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
FNB Bancorp, Inc. and Subsidiaries
Newtown, Pennsylvania

Opinion

We have audited the accompanying consolidated financial statements of FNB Bancorp, Inc. and subsidiaries (the "Company"), which comprise the consolidated balance sheets as of December 31, 2025 and 2024; the related consolidated statements of income, comprehensive income, changes in stockholders' equity, and cash flows for the years then ended; and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

PITTSBURGH, PA

2009 Mackenzie Way • Suite 340
Cranberry Township, PA 16066
(724) 934-0344

PHILADELPHIA, PA

161 Washington Street • Suite 200
Conshohocken, PA 19428
(610) 278-9800

WHEELING, WV

980 National Road
Wheeling, WV 26003
(304) 233-5030

STEUBENVILLE, OH

511 N. Fourth Street
Steubenville, OH 43952
(304) 233-5030



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Information Included in Annual Report

Management is responsible for the other information included in the annual report. The other information comprises the Company's Financial Highlights and Letter to our Family of Shareholders, Customers, and Employees, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or whether the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Cranberry Township, Pennsylvania
March 6, 2026

FNB BANCORP, INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEET
(In thousands, except share and per share data)

	December 31,	
	2025	2024
ASSETS		
Cash and due from banks	\$ 20,145	\$ 15,611
Investment securities available for sale (at fair value, net of allowance for credit losses of \$0 for 2025 & 2024)	549,770	575,108
Loans	504,908	456,770
Less allowance for credit losses	3,658	3,302
Net loans	501,250	453,468
Premises and equipment	12,223	12,349
Bank-owned life insurance	20,449	19,963
Regulatory stock	2,625	2,355
Deferred income taxes	6,602	14,975
Net defined benefit obligation	21,368	13,080
Accrued interest and other assets	8,652	8,685
TOTAL ASSETS	\$ 1,143,084	\$ 1,115,594
LIABILITIES		
Deposits:		
Noninterest-bearing demand deposits	\$ 490,721	\$ 461,218
Interest-bearing demand deposits	75,004	72,777
Money market deposits	25,033	27,299
Savings	342,640	346,212
Time deposits	22,660	26,750
Total deposits	956,058	934,256
Short-term borrowings	74,310	102,849
Other liabilities	6,287	5,892
TOTAL LIABILITIES	1,036,655	1,042,997
STOCKHOLDERS' EQUITY		
Common stock - authorized, 10,000,000 shares of \$10 par value; issued 1,080,000 shares; outstanding 648,487 shares in 2025 and 662,593 shares in 2024	10,800	10,800
Additional paid-in-capital	1,400	1,400
Retained earnings	199,132	188,848
Accumulated other comprehensive loss	(38,318)	(66,377)
Treasury stock - at cost, 431,513 shares in 2025 and 417,407 shares in 2024	(66,585)	(62,074)
TOTAL STOCKHOLDERS' EQUITY	106,429	72,597
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 1,143,084	\$ 1,115,594

See accompanying notes to the consolidated financial statements.

FNB BANCORP, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF INCOME
(In thousands, except share and per share data)

	<u>Year Ended December 31,</u> 2025	<u>2024</u>
INTEREST AND DIVIDEND INCOME		
Loans, including fees	\$ 24,268	\$ 21,160
Investment securities:		
Taxable	11,611	13,238
Exempt from federal income tax	792	709
Other investment income	452	337
Total interest income	<u>37,123</u>	<u>35,444</u>
INTEREST EXPENSE		
Interest-bearing deposits	677	739
Short-term borrowings	3,020	3,204
Total interest expense	<u>3,697</u>	<u>3,943</u>
NET INTEREST INCOME	33,426	31,501
Provision for (release of) credit losses-loans	359	(372)
Provision for credit losses-off-balance-sheet commitments	172	39
Total provision (release of)	<u>531</u>	<u>(333)</u>
NET INTEREST INCOME AFTER (RELEASE OF) PROVISION FOR CREDIT LOSSES	<u>32,895</u>	<u>31,834</u>
OTHER INCOME		
Wealth management group	4,460	4,230
Service fees on deposit accounts	414	435
Investment securities gains, net	23	-
Other service charges and fees	2,408	2,350
Earnings on bank-owned life insurance	486	520
Death benefit from life insurance	-	1,022
Other	235	218
Total other income	<u>8,026</u>	<u>8,775</u>
OTHER EXPENSE		
Salaries and employee benefits	15,189	14,434
Occupancy and equipment	3,274	2,982
Data processing	2,248	2,166
Stationery and supplies	166	178
Advertising	274	207
Federal deposit insurance	438	494
Other	3,342	3,239
Total other operating expense	<u>24,931</u>	<u>23,700</u>
Income before income taxes	15,990	16,909
Income taxes	2,718	2,877
NET INCOME	<u>\$ 13,272</u>	<u>\$ 14,032</u>
EARNINGS PER SHARE - BASIC AND DILUTED	\$ 20.38	\$ 20.92
WEIGHTED-AVERAGE SHARES OUTSTANDING	651,240	670,803

See accompanying notes to the consolidated financial statements.

FNB BANCORP, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(In thousands)

	Year Ended December 31,	
	2025	2024
Net income	\$ 13,272	\$ 14,032
Other comprehensive income:		
Investment securities available for sale:		
Unrealized gain on available for sale securities	29,035	950
Tax effect	(6,096)	(199)
Reclassification adjustment for net gains realized in net income	(23)	-
Tax effect	5	-
Net of tax amount	22,921	751
Pension plan adjustment:		
Change in unrecognized pension benefit costs	6,504	5,836
Tax effect	(1,366)	(1,226)
Reclassification of net (gains) losses recognized in net income	-	49
Tax effect	-	(10)
Net of tax amount	5,138	4,649
Total other comprehensive income	28,059	5,400
Comprehensive income	\$ 41,331	\$ 19,432

See accompanying notes to the consolidated financial statements.

FNB BANCORP, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN STOCKHOLDERS' EQUITY
(In thousands, except share and per share data)

	Common Stock	Additional Paid-In Capital	Retained Earnings	Accumulated Other Comprehensive Loss	Treasury Stock	Total
Balance, December 31, 2023	\$ 10,800	\$ 1,400	\$ 177,798	\$ (71,777)	\$ (58,193)	\$ 60,028
Net income			14,032			14,032
Other comprehensive income				5,400		5,400
Purchase of 12,483 shares of treasury stock					(3,881)	(3,881)
Cash dividends declared (\$4.46 per share)			(2,982)			(2,982)
Balance, December 31, 2024	<u>\$ 10,800</u>	<u>\$ 1,400</u>	<u>\$ 188,848</u>	<u>\$ (66,377)</u>	<u>\$ (62,074)</u>	<u>\$ 72,597</u>
Net income			13,272			13,272
Other comprehensive income				28,059		28,059
Purchase of 14,106 shares of treasury stock					(4,511)	(4,511)
Cash dividends declared (\$4.60 per share)			(2,988)			(2,988)
Balance, December 31, 2025	<u>\$ 10,800</u>	<u>\$ 1,400</u>	<u>\$ 199,132</u>	<u>\$ (38,318)</u>	<u>\$ (66,585)</u>	<u>\$ 106,429</u>

See accompanying notes to the consolidated financial statements.

FNB BANCORP, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CASH FLOWS
(In thousands)

	Year Ended December 31,	
	2025	2024
OPERATING ACTIVITIES		
Net income	\$ 13,272	\$ 14,032
Adjustments to reconcile net income to net cash provided by operating activities:		
Release of credit losses	531	(333)
Depreciation	1,230	1,076
Investment securities gains, net	(23)	-
Amortization of investment security premiums and accretion of discounts, net	207	137
Deferred taxes	841	343
Earnings on bank-owned life insurance	(486)	(520)
Death benefit from bank-owned life insurance	-	(1,022)
Increase (decrease) in accrued interest receivable	(86)	333
Increase (decrease) in accrued interest payable	(27)	153
Decrease in accrued pension	(1,784)	4,311
Other, net	442	(6,125)
Net cash provided by operating activities	14,117	12,385
INVESTING ACTIVITIES		
Investment securities available for sale:		
Proceeds from maturities	48,743	46,962
Proceeds from sales	15,194	-
Purchases	(9,772)	-
Redemption of regulatory stock	30	36
Purchase of regulatory stock	(300)	(1,600)
Proceeds from banked-owned life insurance	-	3,783
Net increase in loans receivable	(48,137)	(20,787)
Purchase of premises and equipment, net	(1,104)	(2,279)
Net cash provided by investing activities	4,654	26,115
FINANCING ACTIVITIES		
Net decrease (increase) in demand and savings deposits	25,891	(68,915)
Net decrease in time deposits	(4,090)	(5,584)
(Repayments) advances of short-term borrowings	(28,539)	39,990
Cash dividends	(2,988)	(2,982)
Purchase of treasury stock	(4,511)	(3,881)
Net cash used for financing activities	(14,237)	(41,372)
Increase (decrease) in cash and cash equivalents	4,534	(2,872)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	15,611	18,483
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 20,145	\$ 15,611

See accompanying notes to the consolidated financial statements.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations and Basis of Presentation

FNB Bancorp, Inc. (“Bancorp”) is a one-bank holding company and the parent company of The First National Bank and Trust Company of Newtown (the “Bank”) and FNB Realty, Inc. (collectively, the “Company”). The Bank is an independent community bank providing retail and commercial banking services through its 11 branch offices in Central and Lower Bucks County in southeastern Pennsylvania.

The Company competes with other banking and financial institutions in certain markets, including financial institutions with resources substantially greater than its own. Commercial banks, savings banks, savings and loan associations, credit unions, and money market funds actively compete for savings and time deposits and for various types of loans. Such institutions, as well as consumer finance and insurance companies, may be considered competitors of the Bank with respect to one or more of the services it renders.

The Company and the Bank are subject to regulations of certain state and federal agencies. These agencies periodically examine the Company and the Bank for adherence to laws and regulations. As a consequence, the Bank’s business is particularly susceptible to being affected by state and federal legislation and regulations.

Basis of Presentation

The accounting and reporting policies of the Company and the Bank conform to U.S. generally accepted accounting principles (“GAAP”) and predominant practices within the banking industry. All significant intercompany balances and transactions have been eliminated.

Estimates

In preparing the consolidated financial statements, management is required to make certain estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the Consolidated Balance Sheet and the reported amounts of revenues and expenses during the reporting periods. Therefore, actual results could differ from those estimates.

The principal estimate that is particularly susceptible to change in the near term relates to the allowance for credit losses. The evaluation of the adequacy of the allowance for credit losses includes an analysis of the individual loans and overall risk characteristics and size of the different loan portfolios and takes into consideration current economic and market conditions, the capability of specific borrowers to pay specific loan obligations, as well as current loan collateral values. However, actual losses on specific loans, which are encompassed in the analysis, may vary from estimated losses.

Segment Reporting

ASC Topic 280 – Segment Reporting identifies operating segments as components of an enterprise which are evaluated regularly by the Company’s Chief Operating Decision Maker, (our Chief Executive Officer), in deciding how to develop strategy, allocate resources and assess performance.

While the Company monitors the revenue streams of the various products and services, operations are managed, and financial performance is evaluated on an entity-wide basis. The Company provides a variety of financial services to individuals and small businesses in Bucks County, PA communities through its branch network. Its primary deposit products are checking, savings and term certificate accounts, and its primary lending products are commercial, residential and construction mortgages, small business and consumer loans.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Segment Reporting (Continued)

Operating segments are aggregated into one segment, as operating results for all segments are similar. Accordingly, all the financial service operations are considered by management to be aggregated in one reportable operating segment, Community Banking.

The chief operating decision maker assesses performance and decides how to allocate resources based on net income that also is reported on the income statement as consolidated net income. Net income is used to monitor budget versus actual results.

The chief operating decision maker uses revenue streams and significant expenses to assess performance and evaluate return on assets and return on equity. The chief operating decision maker uses consolidated net income to benchmark the Company against its competitors. The benchmarking analysis and budget to actual results are used in assessing performance and in establishing compensation.

The accounting policies for the Community Banking segment are the same as those of our consolidated entity, which are described in Note 1. Information utilized in the performance assessment by the chief operating decision maker is consistent with the level of aggregation disclosed in the Consolidated Statement of Income. The measure of segment assets is reported on the balance sheet as total consolidated assets.

Investment Securities

Management determines the appropriate classification of debt securities at the time of purchase and re-evaluates such designation as of each balance sheet date.

Investment securities classified as available-for-sale are those securities that the Bank intends to hold for an indefinite period of time but not necessarily to maturity. Securities available-for-sale are carried at fair value. Any decision to sell a security classified as available-for-sale would be based on various factors, including significant movements in interest rates, changes in the maturity mix of the Bank's assets and liabilities, liquidity needs, regulatory capital considerations, and other similar factors. Unrealized gains or losses are reported as increases or decreases in other comprehensive income, net of the deferred tax effect. Realized gains or losses, determined on the basis of the cost of the specific securities sold, are included in earnings. Premiums and discounts are recognized in interest income using the interest method over the terms of the securities.

Allowance for Credit Losses – Available-for-Sale Securities

The Bank measures expected credit losses on available-for-sale debt securities when the Bank does not intend to sell, or when it is not more likely than not that it will be required to sell, the security before recovery of its amortized cost basis. If either of the criteria regarding intent or requirement to sell is met, the security's amortized cost basis is written down to fair value through income. For available-for-sale debt securities that do not meet the aforementioned criteria, the Bank evaluates whether the decline in fair value has resulted from credit losses or other factors. In making this assessment, the Bank considers the extent to which fair value is less than amortized cost, any changes to the rating of the security by a rating agency, and adverse conditions specifically related to the security, among other factors. If this evaluation indicates that a credit loss exists, the present value of cash flows expected to be collected from the security are compared to the amortized cost basis of the security. If the present value of cash flows expected to be collected is less than the amortized cost basis, a credit loss exists and an allowance for credit losses is recorded for the credit loss, equal to the amount that the fair value is less than the amortized cost basis. Economic forecast data is utilized to calculate the present value of expected cash flows. The Bank obtains its forecast data through a

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowance for Credit Losses – Available-for-Sale Securities (Continued)

subscription to a widely recognized and relied upon company who publishes various forecast scenarios. Management evaluates the various scenarios to determine a reasonable and supportable scenario, and utilizes a single scenario in the model. Any impairment that has not been recorded through an allowance for credit losses is recognized in other comprehensive income.

The allowance for credit losses on available-for-sale debt securities is included within investment securities available-for-sale on the consolidated balance sheet. Changes in the allowance for credit losses are recorded within provision for credit losses on the consolidated statement of income. Losses are charged against the allowance when the Bank believes the collectability of an available-for-sale security is in jeopardy or when either of the criteria regarding intent or requirement to sell is met.

Accrued interest receivable on available-for-sale debt securities totaled \$2.0 million at December 31, 2025 and \$2.1 million at December 31, 2024, and is included within accrued interest and other assets on the consolidated balance sheet. This amount is excluded from the estimate of expected credit losses. Available-for-sale debt securities are typically classified as nonaccrual when the contractual payment of principal or interest has become 90 days past due or management has serious doubts about the further collectability of principal or interest. When available-for-sale debt securities are placed on nonaccrual status, unpaid interest credited to income is reversed.

Regulatory Stock

Common stock of the Federal Home Loan Bank (“FHLB”) and Federal Reserve Bank represents ownership in institutions that are wholly owned by other financial institutions. These equity securities are accounted for at cost and are classified as regulatory stock.

The Bank is a member of the FHLB of Pittsburgh and, as such, is required to maintain a minimum investment in stock of the FHLB that varies with the level of advances outstanding with the FHLB. The stock is bought from and sold to the FHLB based upon its \$100 par value. The stock does not have a readily determinable fair value and, as such, is classified as regulatory stock, carried at cost, and evaluated for impairment by management. The stock’s value is determined by the ultimate recoverability of the par value rather than by recognizing temporary declines. The determination of whether the par value will ultimately be recovered is influenced by criteria such as the following: (1) the significance of the decline in net assets of the FHLB as compared with the capital stock amount and the length of time this situation has persisted; (2) commitments by the FHLB to make payments required by law or regulation and the level of such payments in relation to the operating performance; (3) the impact of legislative and regulatory changes on the customer base of the FHLB; and (4) the liquidity position of the FHLB. With consideration given to these factors, management concluded that the stock did not have any credit losses at December 31, 2025 or 2024.

Loans Receivable

Loans receivable that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are stated at their outstanding unpaid principal balances, net of an allowance for credit losses and any deferred fees or costs. Accrued interest receivable totaled \$1.3 million at December 31, 2025 and \$1.2 million at December 31, 2024, and was reported in accrued interest and other assets on the Consolidated Balance Sheet and is excluded from the estimate of credit losses. Interest income is accrued on the unpaid principal balance. Loan origination fees, net of certain direct origination costs, are deferred and recognized as an adjustment of the yield (interest income) of the related loans. The Bank is amortizing these amounts over the contractual life of the loan. Premiums and discounts on purchased loans are amortized as adjustments to interest income using the effective yield method.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Loans Receivable (Continued)

The loans receivable portfolio is segmented into real estate, commercial, industrial, agricultural, and other individual loans. Real estate loans consist of: one-to-four family, construction and commercial real estate loans.

For all classes of loans receivable, the accrual of interest is discontinued when the contractual payment of principal or interest has become 90 days past due or management has serious doubts about further collectability of principal or interest, even though the loan is currently performing. A loan may remain on accrual status if it is in the process of collection and is either guaranteed or well secured. When a loan is placed on nonaccrual status, unpaid interest credited to income in the current year is reversed and unpaid interest accrued in prior years is charged against the allowance for credit losses. Interest received on nonaccrual loans, including individually evaluated loans, generally is either applied against principal or reported as interest income on a cash basis, according to management's judgment as to the collectability of principal. Generally, loans are restored to accrual status when the obligation is brought current, has performed in accordance with the contractual terms for a reasonable period of time (generally six months), and the ultimate collectability of the total contractual principal and interest is no longer in doubt. The past-due status of all classes of loans receivable is determined based on contractual due dates for loan payments.

Allowance for Credit Losses – Loans

The allowance for credit losses ("ACL") is a valuation reserve established and maintained by charges against income and is deducted from the amortized cost basis of loans to present the net amount expected to be collected on the loans. Loans, or portions thereof, are charged-off against the ACL when they are deemed uncollectible. Expected recoveries do not exceed the aggregate of amounts previously charged-off and expected to be charged-off.

The ACL is an estimate of expected credit losses, measured over the contractual life of a loan, that considers our historical loss experience, current conditions and forecasts of future economic conditions. Determination of an appropriate ACL is inherently subjective and may have significant changes from period to period.

The methodology for determining the ACL has two main components: evaluation of expected credit losses for certain groups of homogeneous loans that share similar risk characteristics and evaluation of loans that do not share risk characteristics with other loans.

The allowance for credit losses is measured on a collective (pool) basis when similar risk characteristics exist. The Bank measures the allowance for credit losses using the historical loss method on all portfolio segments.

Historical credit loss experience is the basis for the estimation of expected credit losses. We apply historical loss rates to pools of loans with similar risk characteristics. The historical loss rate approach creates pools of loans (made up of individual loans) based on the loan segmentation. The loan pools are aggregated by origination year. Charge-offs, net of recoveries, are allocated by the year of charge-offs to each loan pool. An average life is prescribed to a pool of loans that were originated in a particular year. The actual charge-offs as percent of total loans are calculated for each historical year, and projected for future years for each year within the average life time horizon. The sum of the actual charge-offs and projected charge-offs are divided by the average amortized origination amount for each respective year. Those charge-off percentages are added together to obtain an aggregated historical loss percentage which is then multiplied by the outstanding loan balances to obtain a reserve requirement.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowance for Credit Losses – Loans (Continued)

After consideration of the historic loss calculation, management applies qualitative adjustments to reflect the current conditions and reasonable and supportable forecasts not already reflected in the historical loss information at the balance sheet date. Reasonable and supportable forecast adjustment is based on experience of the lending staff, lending policies and procedures, economic outlook and performance, and loan past due history. The reasonable and supportable period is the life of the loan as credit loss models used produce reasonable estimates of losses over the life of a loan. The qualitative adjustments for current conditions are based upon changes in lending policies and procedures, national and local economic conditions, lending management experience and asset quality.

The ACL for individual loans begins with the use of normal credit review procedures to identify whether a loan no longer shares similar risk characteristics with other pooled loans and therefore, should be individually assessed. We evaluate all loans that meet the following criteria: (1) when it is determined that foreclosure is probable, (2) substandard, doubtful and nonperforming loans when repayment is expected to be provided substantially through the operation or sale of the collateral, (3) when it is determined by management that a loan does not share similar risk characteristics with other loans. Specific reserves are established based on the following three acceptable methods for measuring the ACL: (1) the present value of expected future cash flows discounted at the loan's original effective interest rate, (2) the loan's observable market price, or (3) the fair value of the collateral when the loan is collateral dependent. Our individual loan evaluations consist primarily of the fair value of collateral method because most of our loans are collateral dependent. Collateral values are discounted to consider disposition costs when appropriate. A specific reserve is established or a charge-off is taken if the fair value of the loan is less than the loan balance.

The Bank's credit policies determine advance rates against the different forms of collateral that can be pledged against commercial loans. Typically, the majority of loans will be limited to a percentage of their underlying collateral values such as real estate values, equipment, eligible accounts receivable, and inventory. Individual loan advance rates may be higher or lower depending upon the financial strength of the borrower and/or term of the loan. The assets financed through commercial loans are used within the business for its ongoing operation. Repayment of these kinds of loans generally comes from the cash flow of the business or the ongoing conversions of assets. Commercial real estate loans include long-term loans financing commercial properties. Repayment of this kind of loan is dependent upon either the ongoing cash flow of the borrowing entity or the resale of or lease of the subject property. Commercial real estate loans typically require a loan-to-value ratio of not greater than 80 percent and vary in terms.

Residential mortgages and home equity loans are secured by the borrower's residential real estate in either a first or second lien position. Residential mortgages and home equity loans have varying loan rates depending on the financial condition of the borrower and the loan-to-value ratio. Residential mortgages have amortizations up to 30 years and home equity loans have maturities up to 25 years.

Consumer loans include installment loans, car loans, and overdraft lines of credit. The majority of these loans are unsecured.

Mortgage loans on one-to-four family properties and all consumer loans are large groups of smaller balance homogeneous loans and are measured for impairment collectively unless the loan is modified as a troubled debt restructuring. Loans that experience insignificant payment delays, which are defined as 90 days or less, generally are not classified as impaired. Management determines the significance of payment delays on a case-by-case basis taking into consideration all circumstances concerning the loan, the creditworthiness and payment history of the borrower, the length of the payment delay, and the amount of shortfall in relation to the principal and interest owed.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowance for Credit Losses – Loans (Continued)

The borrower's overall financial condition, repayment sources, guarantors, and value of collateral, if appropriate, are evaluated annually for commercial loans or when credit deficiencies arise, such as delinquent loan payments, for commercial and consumer loans. Credit quality risk ratings include regulatory classifications of special mention, substandard, doubtful, and loss. Loans classified as special mention have potential weaknesses that deserve management's close attention. If uncorrected, the potential weaknesses may result in deterioration of the repayment prospects. Loans classified as substandard have a well-defined weakness or weaknesses that jeopardize the liquidation of the debt. They include loans that are inadequately protected by the current sound net worth and paying capacity of the obligor or of the collateral pledged, if any. Loans classified as doubtful have all the weaknesses inherent in loans classified as substandard with the added characteristic that collection or liquidation in full, on the basis of current conditions and facts, is highly improbable. Loans classified as a loss are considered uncollectible and are charged to the allowance for loan losses. Loans not classified are rated pass.

Allowance for Credit Losses on Off-Balance Sheet Credit Exposures

The Bank estimates expected credit losses over the contractual period in which the Bank is exposed to credit risk via a contractual obligation to extend credit, unless that obligation is unconditionally cancellable by the Bank. The allowance for credit losses on off-balance sheet credit exposures is adjusted through credit loss expense. The estimate includes consideration of the likelihood that funding will occur and an estimate of expected credit losses on commitments expected to be funded over its estimated life.

Accounting Pronouncements Adopted in 2025

During the year ended December 31, 2025, the Company adopted ASU 2023-09, "Improvements to Income Tax Disclosure", which expands the disclosure requirements for income taxes. The amendment in this update improves financial reporting by requiring disclosure of greater disaggregation of information in the income tax rate reconciliation. The amendment in this update also improves financial reporting by requiring disclosure of income taxes paid by jurisdiction to improve visibility of income taxes paid information. The adoption did not have a material impact on the Company's consolidated financial statements. See Note 9 Income Taxes for more information.

Premises and Equipment

Land is carried at cost. Premises and equipment, which include leasehold improvements, are stated at cost less accumulated depreciation and amortization. Depreciation is computed on the straight-line method over the estimated useful lives of the assets, which consist of 3 to 20 years for furniture, fixtures, and equipment and 3 to 40 years for office buildings and improvements. Leasehold improvements are amortized on a straight-line basis over the shorter of the remaining terms of the related leases or the estimated useful lives of the assets. Expenditures for maintenance and repairs are charged against income as incurred. Costs of major additions and improvements are capitalized.

Bank-Owned Life Insurance

The Company owns insurance on the lives of a certain group of key employees. The policies were purchased to help offset the increase in the costs of various fringe benefit plans including healthcare. The cash surrender value of these policies is included as an asset on the Consolidated Balance Sheet, and any increases in the cash surrender value are recorded as noninterest income on the Consolidated Statement of Income. In the event of the death of an insured individual under these policies, the Company would receive a death benefit, which would be recorded as noninterest income. When the death benefit occurs in a different year than the proceeds, the Company records them as a receivable.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pension Plan

Benefits are based upon years of service, the employee's compensation, and age at retirement. The Company's contribution is actuarially determined and is intended to meet the current and projected obligation on the plan.

Advertising Costs

The Company expenses advertising costs in the period in which they are incurred.

Wealth Management Group

Assets held by the Company in fiduciary or agency capacities for its customers are not included in the accompanying Consolidated Balance Sheet since such items are not assets of the Company. Operating income and expenses of the Wealth Management Group are included under their respective captions in the accompanying Consolidated Statement of Income. In accordance with industry practice, fees are recorded on the cash basis and approximate the fees which would have been recognized on the accrual basis.

Income Taxes

The Bancorp and the Bank file a consolidated federal income tax return. Deferred tax assets and liabilities are reflected at currently enacted income tax rates applicable to the period in which the deferred tax assets or liabilities are expected to be realized or settled. As changes in tax laws or rates are enacted, deferred tax assets and liabilities are adjusted through the provision for income taxes.

Earnings Per Share

The Company currently maintains a simple capital structure, thus there are no dilutive effects on earnings per share. Basic earnings per share are calculated utilizing net income as reported as the numerator and the weighted-average shares outstanding as the denominator.

Comprehensive Income

The Company is required to present comprehensive income in a full set of general-purpose financial statements for all periods presented. Other comprehensive loss consists of unrealized holding gains and losses on the available for sale securities portfolio and changes to the pension obligation related to actuarial losses and prior service costs. The Company reports the effects of other comprehensive income on the Consolidated Statement of Comprehensive Income.

Statement of Cash Flows

For purposes of reporting cash flows, cash and cash equivalents include cash on hand, amounts due from banks, overnight deposits.

Cash paid for interest in 2025 and 2024 was \$3,726 and \$3,789 respectively. Federal income tax payments totaled \$2,200 in 2025 and \$1,975 in 2024, and state income taxes totaled \$36 in 2025 and \$71 in 2024.

The Bank had \$1,007 non-cash activities in 2024, in cash surrender value receivable.

The Bank had \$943 in initial right-of-use asset and \$943 in initial lease liability in 2025. The Bank had no recognition of initial right-of-use asset or lease liability in 2024.

(Continued)

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Treasury Stock

Purchases of the Company's treasury stock are recorded at cost.

Transfers of Financial Assets

Transfers of financial assets are accounted for as sales when control over the assets has been surrendered. Control over transferred assets is deemed to be surrendered when: (1) the assets have been isolated from the Company; (2) the transferee obtains the right (free of conditions that constrain it from taking advantage of that right) to pledge or exchange the transferred assets; and (3) the Company does not maintain effective control over the transferred assets through an agreement to repurchase them before their maturity or the ability to unilaterally cause the holder to return specific assets.

Reclassification of Comparative Amounts

Certain comparative amounts for the prior year have been reclassified to conform to current-year classifications. Such classifications had no effect on net income or stockholders' equity.

NOTE 2 – REVENUE RECOGNITION

The core principle of Topic 606, *Revenue from Contracts with Customers*, is that an entity recognize revenue at an amount that reflects the consideration to which the entity expects to be entitled in exchange for transferring goods or services to a customer. Topic 606 requires entities to exercise more judgment when considering the terms of a contract than under Topic 605, *Revenue Recognition*. Topic 606 applies to all contracts with customers to provide goods or services in the ordinary course of business, except for contracts that are specifically excluded from its scope.

Topic 606 does not apply to revenue associated with interest income on financial instruments, including loans and securities. Additionally, certain noninterest income streams such as income from bank owned life insurance, and investment securities gains and losses are out of scope of Topic 606. The Company has evaluated the nature of its contracts with customers and determined that further disaggregation beyond what is presented in the Consolidated Statement of Income was not necessary.

Wealth Management Group Fees

Wealth management income is primarily comprised of fees earned from the management and administration of trusts and other customer assets. The Company's performance obligation for management and administration is generally satisfied over time and the resulting fees are recognized monthly, based upon the month-end market value of the assets under management and the applicable fee rate. Payment is generally received a few days after month end through a direct charge to the customers' accounts.

Service Fees on Deposit Accounts

Topic 606 is applicable to noninterest revenue streams such as service charges on deposit accounts which consists of monthly service fees, wire transfer fees, ATM fees, and other deposit account related fees. The Company's performance obligation for account analysis fees and monthly service fees is generally satisfied and the related revenue recognized, over the period in which the service is provided. Other deposit account related fees are largely transactional based, and therefore, revenue is recognized upon completion of transaction.

(Continued)

NOTE 2 – REVENUE RECOGNITION (Continued)

Other Service Charges and Fees

Other service charges and income represent exchange fees earned from debit and credit cardholder transactions. The fees consist of charges assessed from debit card use. Fees earned from credit card use are based on a percentage of the underlying transaction value. All of these fees are recognized concurrently with the delivery of services on a daily basis.

Other Income

Other Income within the scope of Topic 606 is primarily comprised of safe deposit box rents. Safe deposit box rental fees are charged to the customer on an annual basis and recognized upon receipt of payment. The Company determined that since rentals and renewals occur fairly consistently over time, revenue is recognized on a basis consistent with the duration of the performance obligation.

The following table other income, segregated by revenue streams in-scope and out of scope of Topic 606, for the years ended December 31,

Other Income	2025	2024
Wealth management group	\$ 4,460	\$ 4,230
Service fees on deposit accounts	414	435
Other service charges and fees:		
VISA check card	1,843	1,859
Other fees	565	491
Other	235	218
Total other income (in-scope Topic 606)	7,517	7,233
Total other income (out of scope Topic 606)	509	1,542
Total other income	\$ 8,026	\$ 8,775

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NOTE 3 - INVESTMENT SECURITIES

The amortized cost, gross unrealized gains and losses, and fair value of investment securities available for sale at December 31 are summarized as follows:

	2025			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
U.S. treasury securities	\$ 4,846	\$ 6	\$ (47)	\$ 4,805
U.S. government agency securities	235,330	17	(13,270)	222,077
Obligations of states and political subdivisions	55,527	297	(2,825)	52,999
Mortgage-backed securities of government-sponsored entities	309,427	290	(39,828)	269,889
Total	<u>\$ 605,130</u>	<u>\$ 610</u>	<u>\$ (55,970)</u>	<u>\$ 549,770</u>
	2024			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
U.S. treasury securities	\$ 4,817	\$ -	\$ (214)	\$ 4,603
U.S. government agency securities	254,919	48	(24,586)	230,381
Obligations of states and political subdivisions	50,157	-	(4,888)	45,269
Mortgage-backed securities of government-sponsored entities	349,587	222	(54,954)	294,855
Total	<u>\$ 659,480</u>	<u>\$ 270</u>	<u>\$ (84,642)</u>	<u>\$ 575,108</u>

(Continued)

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NOTE 3 – INVESTMENT SECURITIES (Continued)

The following table shows the Company’s gross unrealized losses and fair value, aggregated by investment category and length of time that the individual securities have been in a continuous unrealized loss position for which an allowance for credit loss has not been recorded, at December 31, 2025 and 2024.

	Number of Securities	2025					
		Less than Twelve Months		Twelve Months or Greater		Total	
		Fair Value	Gross Unrealized Losses	Fair Value	Gross Unrealized Losses	Fair Value	Gross Unrealized Losses
U.S. treasury securities	1	\$ -	\$ -	\$ 2,837	\$ (47)	\$ 2,837	\$ (47)
U.S. government agency securities	96	-	-	220,025	(13,270)	220,025	(13,270)
Obligations of states and political subdivisions	50	620	(12)	42,225	(2,813)	42,845	(2,825)
Mortgage-backed securities of government-sponsored entities	242	-	-	263,652	(39,828)	263,652	(39,828)
Total	389	\$ 620	\$ (12)	\$ 528,739	\$ (55,958)	\$ 529,359	\$ (55,970)

	Number of Securities	2024					
		Less than Twelve Months		Twelve Months or Greater		Total	
		Fair Value	Gross Unrealized Losses	Fair Value	Gross Unrealized Losses	Fair Value	Gross Unrealized Losses
U.S. treasury securities	2	\$ -	\$ -	\$ 4,603	\$ (214)	\$ 4,603	\$ (214)
U.S. government agency securities	106	2,384	(23)	222,896	(24,563)	225,280	(24,586)
Obligations of states and political subdivisions	55	565	(10)	44,704	(4,878)	45,269	(4,888)
Mortgage-backed securities of government-sponsored entities	250	-	-	284,474	(54,954)	284,474	(54,954)
Total	413	\$ 2,949	\$ (33)	\$ 556,677	\$ (84,609)	\$ 559,626	\$ (84,642)

At December 31, 2025, the fair value of available-for-sale securities in an unrealized loss position for which an allowance for credit losses has not been recorded was \$529.4 million, including unrealized losses of \$56.0 million. These holdings comprised of (1) 1 U.S. treasury securities, (2) 96 U.S. government agency securities, (3) 50 state and political subdivision bonds and (4) 242 mortgage-backed securities, which are U.S. government entities and are either explicitly or implicitly guaranteed by the U.S. government, are highly rated by major rating agencies and have a long history of no losses. The Corporation does not intend to sell the securities in an unrealized loss position and is unlikely to be required to sell these securities before a recovery of fair value, which may be maturity. The Corporation concluded that the decline in fair value of these securities was not indicative of a credit loss.

At December 31, 2024, the fair value of available-for-sale securities in an unrealized loss position for which an allowance for credit losses has not been recorded was \$559.6 million, including unrealized losses of \$84.6 million. These holdings comprised of (1) 2 U.S. treasury securities, (2) 106 U.S. government agency securities, (3) 55 state and political subdivision bonds and (4) 250 mortgage-backed securities, which are U.S. government entities and are either explicitly or implicitly guaranteed by the U.S. government, are highly rated by major rating agencies and have a long history of no losses. The Corporation does not intend to sell the securities in an unrealized loss position and is unlikely to be required to sell these securities before a recovery of fair value, which may be maturity. The Corporation concluded that the decline in fair value of these securities was not indicative of a credit loss.

(Continued)

NOTE 3 – INVESTMENT SECURITIES (Continued)

The amortized cost and fair value of debt securities by contractual maturity at December 31, 2025, are shown below. Expected maturities will differ from contractual maturities because borrowers may have the right to call or prepay obligations with or without call or prepayment penalties.

	Available for Sale	
	Amortized Cost	Fair Value
Due in one year or less (2026)	\$ 49,459	\$ 48,208
Due after one year through five years (2027 - 2030)	226,766	213,054
Due after five years through ten years (2031 - 2035)	63,944	61,056
Due after ten years (2036 and beyond)	264,961	227,452
Total	<u>\$ 605,130</u>	<u>\$ 549,770</u>

Proceeds from sales of investment securities were \$15,194 and \$0 during 2025 and 2024, respectively. Gross gains on 2025 and 2024 sales were \$250 and \$0, respectively. Gross losses on 2025 and 2024 sales were \$227 and \$0, respectively.

Investment securities with carrying values of \$275,206 and \$288,121 at December 31, 2025 and 2024, respectively, were pledged to secure public deposits and borrowings and for other purposes as provided by law.

The entire Bank's investment portfolio is classified as available for sale and rated above investment grade. Based on payment status, rating and management's evaluation of securities, no ACL was required for securities at December 31, 2025 or 2024.

NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES

Loans receivable by portfolio segment at December 31, are summarized as follows:

	2025	2024
Real estate:		
One-to-four family	\$ 265,245	\$ 231,259
Construction	13,510	7,202
Commercial	158,706	151,397
Commercial, industrial, and agricultural	64,073	62,661
Individual, other	3,196	3,951
Total	<u>504,730</u>	<u>456,470</u>
Net deferred loan costs	178	300
Allowance for credit losses	<u>(3,658)</u>	<u>(3,302)</u>
Net loans	<u>\$ 501,250</u>	<u>\$ 453,468</u>

The Company's primary business activity is with customers located within its local trade area. Commercial, residential, consumer, and agricultural loans are granted. At December 31, 2025 and 2024, the Company had approximately \$207 million and \$181 million, respectively, of outstanding loans to real estate agents, brokers, and property managers in southeastern Pennsylvania and neighboring communities. At December 31, 2025 and 2024, the company also had approximately \$42 million and \$38 million, respectively, of outstanding loans to utilities. Although, the Company has a diversified loan portfolio at December 31, 2025 and 2024, loans outstanding to individuals and businesses are dependent upon the local economic conditions in its immediate trade area.

(Continued)

NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Allowance for Credit Losses and Recorded Investment in Financial Receivables

The following table presents the activity in the allowance for credit losses by portfolio segment for the year ended December 31:

	2025					
	1-4 Family Real Estate	Construction Real Estate	Commercial Real Estate	Commercial, Industrial & Agricultural	Individual	Total
Allowance for credit losses:						
Beginning balance	\$ 1,745	\$ 121	\$ 1,101	\$ 317	\$ 18	\$ 3,302
Charge-offs	-	-	-	-	-	-
Recoveries	-	-	-	-	(3)	(3)
Provision (release of)	92	235	34	1	(3)	359
Total	\$ 1,837	\$ 356	\$ 1,135	\$ 318	\$ 12	\$ 3,658
	2024					
	1-4 Family Real Estate	Construction Real Estate	Commercial Real Estate	Commercial, Industrial & Agricultural	Individual	Total
Allowance for credit losses:						
Beginning balance	\$ 2,201	\$ 323	\$ 911	\$ 225	\$ 14	\$ 3,674
Charge-offs	-	-	-	-	(2)	(2)
Recoveries	-	-	-	-	2	2
Provision (release of)	(456)	(202)	190	92	4	(372)
Total	\$ 1,745	\$ 121	\$ 1,101	\$ 317	\$ 18	\$ 3,302

Credit Quality Indicators

The Bank categorizes loans into risk categories based on relevant information about the ability of borrowers to service their debt such as: current financial information, historical payment experience, credit documentation, public information, and current economic trends, among other factors. The Bank analyzes loans individually to classify the loans as to credit risk. This analysis includes non-homogeneous loans, such as commercial real estate, commercial construction, and commercial and industrial loans. This analysis is performed on a quarterly basis. The Bank uses the following definitions for risk rating:

Pass. Loans which are protected by the current net worth and paying capacity of the obligor or by the value of the underlying collateral.

Special Mention. Loans classified as special mention have a potential weakness that deserves management's close attention. If left uncorrected, these potential weaknesses may result in deterioration of the repayment prospects for the loan or of the institution's credit position at some future date.

Substandard. Loans classified as substandard are inadequately protected by the current net worth and paying capacity of the obligor or of the collateral pledged, if any. Loans so classified have a well-defined weakness or weaknesses that jeopardize the liquidation of the debt. They are characterized by the distinct possibility that the institution will sustain some loss if the deficiencies are not corrected.

Doubtful. Loans classified as doubtful have all the weaknesses inherent in those classified as substandard, with the added characteristic that the weaknesses make collection or liquidation in full, on the basis of currently existing facts, conditions, and values, highly questionable and improbable.

(Continued)

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NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Credit Quality Indicators (Continued)

Loss. Loans classified as loss are considered uncollectible, or of such value that continuance as an asset is not warranted.

Based on the most recent analysis performed, the following tables present the recorded investment in non-homogeneous loans by internal risk rating system as of December 31:

	2025						Revolving Loans Amortized Cost Basis	Revolving Loans Converted to Term	Total
	Term Loans Amortized Cost Basis by Origination Year								
	2025	2024	2023	2022	2021	Prior			
Commercial real estate									
Risk Rating									
Pass	\$ 14,872	\$ 9,934	\$ 7,160	\$ 20,852	\$ 11,335	\$ 80,796	\$ 10,701	\$ -	\$ 155,650
Special Mention	-	-	-	-	-	-	-	-	-
Substandard	-	-	-	2,502	554	-	-	-	3,056
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 14,872</u>	<u>\$ 9,934</u>	<u>\$ 7,160</u>	<u>\$ 23,354</u>	<u>\$ 11,889</u>	<u>\$ 80,796</u>	<u>\$ 10,701</u>	<u>\$ -</u>	<u>\$ 158,706</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction									
Risk Rating									
Pass	\$ 9,665	\$ 3,740	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,510
Special Mention	-	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 9,665</u>	<u>\$ 3,740</u>	<u>\$ 105</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,510</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial, industrial & agricultural									
Risk Rating									
Pass	\$ 3,465	\$ 12,244	\$ 2,590	\$ 11,942	\$ 20,021	\$ 11,262	\$ 2,549	\$ -	\$ 64,073
Special Mention	-	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 3,465</u>	<u>\$ 12,244</u>	<u>\$ 2,590</u>	<u>\$ 11,942</u>	<u>\$ 20,021</u>	<u>\$ 11,262</u>	<u>\$ 2,549</u>	<u>\$ -</u>	<u>\$ 64,073</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RISK RATING									
Pass	\$ 28,002	\$ 25,918	\$ 9,855	\$ 32,794	\$ 31,356	\$ 92,058	\$ 13,250	\$ -	\$ 233,233
Special Mention	-	-	-	-	-	-	-	-	-
Substandard	-	-	-	2,502	554	-	-	-	3,056
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 28,002</u>	<u>\$ 25,918</u>	<u>\$ 9,855</u>	<u>\$ 35,296</u>	<u>\$ 31,910</u>	<u>\$ 92,058</u>	<u>\$ 13,250</u>	<u>\$ -</u>	<u>\$ 236,289</u>

(Continued)

FNB Bancorp, Inc. and Subsidiaries
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NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Credit Quality Indicators (Continued)

	2024						Revolving Loans Amortized Cost Basis	Revolving Loans Converted to Term	Total
	Term Loans Amortized Cost Basis by Origination Year								
	2024	2023	2022	2021	2020	Prior			
Commercial real estate									
Risk Rating									
Pass	\$ 9,825	\$ 7,697	\$ 22,453	\$ 15,078	\$ 7,799	\$ 76,291	\$ 4,626	\$ -	\$ 143,769
Special Mention	-	-	-	-	-	4,796	281	-	5,077
Substandard	-	-	1,974	-	-	577	-	-	2,551
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 9,825</u>	<u>\$ 7,697</u>	<u>\$ 24,427</u>	<u>\$ 15,078</u>	<u>\$ 7,799</u>	<u>\$ 81,664</u>	<u>\$ 4,907</u>	<u>\$ -</u>	<u>\$ 151,397</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction									
Risk Rating									
Pass	\$ 3,786	\$ 362	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,640
Special Mention	-	-	-	-	-	2,562	-	-	2,562
Substandard	-	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 3,786</u>	<u>\$ 362</u>	<u>\$ 492</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,562</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,202</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial, industrial & agricultural									
Risk Rating									
Pass	\$ 10,777	\$ 3,741	\$ 12,266	\$ 21,322	\$ 7,876	\$ 5,247	\$ 1,376	\$ -	\$ 62,605
Special Mention	-	-	-	42	14	-	-	-	56
Substandard	-	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 10,777</u>	<u>\$ 3,741</u>	<u>\$ 12,266</u>	<u>\$ 21,364</u>	<u>\$ 7,890</u>	<u>\$ 5,247</u>	<u>\$ 1,376</u>	<u>\$ -</u>	<u>\$ 62,661</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RISK RATING									
Pass	\$ 24,388	\$ 11,800	\$ 35,211	\$ 36,400	\$ 15,675	\$ 81,538	\$ 6,002	\$ -	\$ 211,014
Special Mention	-	-	-	42	14	7,358	281	-	7,695
Substandard	-	-	1,974	-	-	577	-	-	2,551
Doubtful	-	-	-	-	-	-	-	-	-
Total	<u>\$ 24,388</u>	<u>\$ 11,800</u>	<u>\$ 37,185</u>	<u>\$ 36,442</u>	<u>\$ 15,689</u>	<u>\$ 89,473</u>	<u>\$ 6,283</u>	<u>\$ -</u>	<u>\$ 221,260</u>

(Continued)

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NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Credit Quality Indicators (Continued)

The Bank monitors the credit risk profile by payment activity for residential and consumer loan classes. Loans past due 90 days or more and loans on nonaccrual status are considered nonperforming. Nonperforming loans are reviewed monthly. The following tables present the amortized cost in residential and consumer loans based on payment activity under:

	2025						Revolving Loans Amortized Cost Basis	Revolving Loans Converted to Term	Total
	Term Loans Amortized Cost Basis by Origination Year								
	2025	2024	2023	2022	2021	Prior			
One-to-four family									
Payment performance									
Performing	\$ 49,620	\$ 33,441	\$ 25,057	\$ 40,232	\$ 39,904	\$ 67,855	\$ 6,182	\$ -	\$ 262,291
Nonperforming	149	-	359	216	1,963	-	267	-	2,954
Total	<u>\$ 49,769</u>	<u>\$ 33,441</u>	<u>\$ 25,416</u>	<u>\$ 40,448</u>	<u>\$ 41,867</u>	<u>\$ 67,855</u>	<u>\$ 6,449</u>	<u>\$ -</u>	<u>\$ 265,245</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Individual, other									
Payment performance									
Performing	\$ 1,571	\$ 584	\$ 170	\$ 583	\$ 107	\$ 181	\$ -	\$ -	\$ 3,196
Nonperforming	-	-	-	-	-	-	-	-	-
Total	<u>\$ 1,571</u>	<u>\$ 584</u>	<u>\$ 170</u>	<u>\$ 583</u>	<u>\$ 107</u>	<u>\$ 181</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,196</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL									
Payment performance									
Performing	\$ 51,191	\$ 34,025	\$ 25,227	\$ 40,815	\$ 40,011	\$ 68,036	\$ 6,182	\$ -	\$ 265,487
Nonperforming	149	-	359	216	1,963	-	267	-	2,954
Total	<u>\$ 51,340</u>	<u>\$ 34,025</u>	<u>\$ 25,586</u>	<u>\$ 41,031</u>	<u>\$ 41,974</u>	<u>\$ 68,036</u>	<u>\$ 6,449</u>	<u>\$ -</u>	<u>\$ 268,441</u>

(Continued)

FNB Bancorp, Inc. and Subsidiaries
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NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Credit Quality Indicators (Continued)

	2024						Revolving Loans Amortized Cost Basis	Revolving Loans Converted to Term	Total
	Term Loans Amortized Cost Basis by Origination Year								
	2024	2023	2022	2021	2020	Prior			
One-to-four family									
Payment performance									
Performing	\$ 34,018	\$ 28,209	\$ 44,690	\$ 45,729	\$ 17,398	\$ 57,280	\$ 3,873	\$ -	\$ 231,197
Nonperforming	-	-	-	-	-	-	62	-	62
Total	<u>\$ 34,018</u>	<u>\$ 28,209</u>	<u>\$ 44,690</u>	<u>\$ 45,729</u>	<u>\$ 17,398</u>	<u>\$ 57,280</u>	<u>\$ 3,935</u>	<u>\$ -</u>	<u>\$ 231,259</u>
Current period gross charge-offs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Individual, other									
Payment performance									
Performing	\$ 1,297	\$ 182	\$ 2,040	\$ 172	\$ 43	\$ 217	\$ -	\$ -	\$ 3,951
Nonperforming	-	-	-	-	-	-	-	-	-
Total	<u>\$ 1,297</u>	<u>\$ 182</u>	<u>\$ 2,040</u>	<u>\$ 172</u>	<u>\$ 43</u>	<u>\$ 217</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,951</u>
Current period gross charge-offs	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
TOTAL									
Payment performance									
Performing	\$ 35,315	\$ 28,391	\$ 46,730	\$ 45,901	\$ 17,441	\$ 57,497	\$ 3,873	\$ -	\$ 235,148
Nonperforming	-	-	-	-	-	-	62	-	62
Total	<u>\$ 35,315</u>	<u>\$ 28,391</u>	<u>\$ 46,730</u>	<u>\$ 45,901</u>	<u>\$ 17,441</u>	<u>\$ 57,497</u>	<u>\$ 3,935</u>	<u>\$ -</u>	<u>\$ 235,210</u>

(Continued)

NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Age Analysis of Past-Due Loans by Class

Following are tables which include an aging analysis of the recorded investment of past-due loans as of December 31:

	2025					
	30-59 Days	60-89 Days	90 Days	Total Past	Total	Total
	Past Due	Past Due	or Greater	Due	Current	Loans
One-to-four family real estate	\$ 59	\$ -	\$ -	\$ 59	\$ 265,186	\$ 265,245
Construction real estate	-	-	-	-	13,510	13,510
Commercial real estate	190	-	-	190	158,516	158,706
Commercial, industrial, and agricultural	-	-	-	-	64,073	64,073
Individual	2	-	-	2	3,194	3,196
Total	\$ 251	\$ -	\$ -	\$ 251	\$ 504,479	\$ 504,730

	2024					
	30-59 Days	60-89 Days	90 Days	Total Past	Total	Total
	Past Due	Past Due	or Greater	Due	Current	Loans
One-to-four family real estate	\$ 97	\$ -	\$ -	\$ 97	\$ 231,162	\$ 231,259
Construction real estate	-	-	-	-	7,202	7,202
Commercial real estate	-	-	-	-	151,397	151,397
Commercial, industrial, and agricultural	21	-	-	21	62,640	62,661
Individual	-	-	-	-	3,951	3,951
Total	\$ 118	\$ -	\$ -	\$ 118	\$ 456,352	\$ 456,470

The following table provides the amortized cost on loans on non-accrual status and loans past due over 90 days and still accruing interest as of December 31:

	2025				
	Nonaccrual with no ACL	Nonaccrual with ACL	Total Nonaccrual	Loans Past Due Over 90 Days Still Accruing	Total Nonperforming
One-to-four-family real estate	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -

	2024				
	Nonaccrual with no ACL	Nonaccrual with ACL	Total Nonaccrual	Loans Past Due Over 90 Days Still Accruing	Total Nonperforming
One-to-four-family real estate	\$ 62	\$ -	\$ 62	\$ -	\$ 62
Total	\$ 62	\$ -	\$ 62	\$ -	\$ 62

(Continued)

NOTE 4 – LOANS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES (Continued)

Age Analysis of Past-Due Loans by Class (Continued)

Management individually evaluates loans which are 90 days or more past due. Larger commercial loans and commercial real estate loans which are 90 days or more past due are selected for impairment testing. These loans are analyzed to determine if it is probable that all amounts will not be collected according to the contractual terms of the loan agreement. If management determines that the value of the individually evaluated loan is less than the recorded investment in the loan (net of previous charge-offs, deferred loan fees or costs, and unamortized premium or discount), impairment is recognized through an allowance estimate or a charge-off to the allowance.

A loan is considered to be collateral-dependent when the borrower is experiencing financial difficulty and repayment is expected to be provided substantially through the sale or operation of the collateral. For all classes of loans deemed collateral-dependent, the Bank elected the practical expedient to estimate credit losses based on the collateral's fair value less cost to sell. Substantially all the collateral supporting collateral-dependent loans consists of real estate. There were no collateral-dependent loans at December 31, 2025.

Modifications to Borrowers Experiencing Financial Difficulty

Occasionally, the Bank modifies loans to borrowers in financial distress by providing applicable – principal forgiveness, term extension, or an other-than-insignificant payment delay. When Principal forgiveness is provided, the amount of forgiveness is charged-off against the allowance for credit losses.

In some cases, the Bank provides multiple types of concessions on the loan. Typically, one type of concession, such as a term extension, is granted initially. If the borrower continues to experience financial difficulty, another concession, such as principal forgiveness, may be granted.

The Bank did not have any modified loans to borrowers in financial distress during the year ended December 31, 2025 or 2024.

NOTE 5 - PREMISES AND EQUIPMENT

Major classifications of premises and equipment at December 31 are summarized as follows:

	<u>2025</u>	<u>2024</u>
Land	\$ 4,130	\$ 4,130
Buildings and improvements	18,176	17,038
Furniture, fixtures, and equipment	<u>16,669</u>	<u>16,727</u>
	38,975	37,895
Less accumulated depreciation	<u>26,752</u>	<u>25,546</u>
Total	<u>\$ 12,223</u>	<u>\$ 12,349</u>

Depreciation charged to operations was \$1,230 and \$1,076 in 2025 and 2024 , respectively.

NOTE 6 - DEPOSITS

The scheduled maturities of certificates of deposit and individual retirement accounts at December 31, 2025, are \$13,457, \$3,919, \$2,547, \$1,620, and \$1,117 during 2026, 2027, 2028, 2029, and 2030, respectively.

The Bank has no time deposit accounts of \$250 or more at December 31, 2025 and 2024.

NOTE 7 - SHORT-TERM BORROWINGS

Short-term borrowings are for the purpose of meeting short-term liquidity needs. Short-term borrowings at December 31, 2025 were \$34.3 million of repurchase agreements, no overnight advances with the Federal Reserve Bank and \$40.0 million of a FHLB short term advance. Short-term borrowings at December 31, 2024 were \$35.8 million of repurchase agreements, \$27.0 million of an overnight advance with the Federal Reserve Bank and \$40.0 million of a FHLB short term advance. The Bank has short-term obligations and FHLB borrowings. The outstanding balance and related information at December 31, are summarized as follows:

	<u>2025</u>	<u>2024</u>
Balance at year-end	\$ 74,310	\$ 102,849
Maximum amount outstanding at any month-end	104,571	115,961
Average balance outstanding during the year	94,494	89,233
Weighted-average interest rate:		
As of year-end	2.59%	3.38%
Paid during the year	3.20%	3.59%

The average balance outstanding during the year represents the daily average. Average interest rates represent interest expense divided by the related average balance.

The Bank's maximum borrowing capacity under the credit arrangement with the FHLB as of December 31, 2025, is approximately \$280.4 million, of which \$40.0 million was outstanding in the form of advances and \$40.0 million was outstanding in the form of letters of credit at December 31, 2025. FHLB advances are secured by a blanket security agreement that includes the Company's FHLB stock, as well as certain residential mortgage loans.

The Bank utilizes securities sold under agreements to repurchase to facilitate the needs of our customers. We monitor collateral levels on a continuous basis. We may be required to provide additional collateral based on the fair value of the underlying securities. Securities pledged as collateral under repurchase agreements are maintained with our safekeeping agents.

All the repurchase agreements have overnight maturities. The fair value of pledged securities consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
Securities pledged for repurchase agreements		
U.S. treasury securities	\$ 4,806	\$ 4,603
U.S. government agency securities	<u>68,740</u>	<u>59,538</u>
Total collateral pledged	<u>\$ 73,546</u>	<u>\$ 64,141</u>
Gross amount of recognized liabilities for repurchase agreements	\$ 34,310	\$ 35,849

NOTE 8 - COMMITMENTS AND CONTINGENCIES

In the normal course of business, there are various commitments that are not reflected in the accompanying consolidated financial statements. These instruments involve, to varying degrees, elements of credit and interest rate risk in excess of the amount recognized in the Consolidated Balance Sheet. The Company's exposure to credit loss in the event of nonperformance by the other parties to the financial instruments is represented by the contractual amounts disclosed. Losses, if any, are charged to the allowance for credit losses.

Management minimizes its exposure to credit loss under these commitments by subjecting them to credit approval review procedures and collateral requirements as deemed necessary.

The off-balance sheet commitments consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
Commitments to extend credit	\$ 114,433	\$ 98,405
Standby letters of credit and financial guarantees	<u>3,924</u>	<u>1,707</u>
Total	<u>\$ 118,357</u>	<u>\$ 100,112</u>

Commitments to extend credit are agreements to lend to a customer as long as there is no violation of any condition established in the loan agreement. These commitments consist primarily of available commercial and personal lines of credit and loans approved but not yet funded. The amount of collateral obtained, as deemed necessary, is based upon management's credit evaluation in compliance with the lending policy guidelines. Since many of the credit line commitments are expected to expire without being fully drawn upon, the total contractual amounts do not necessarily represent future funding requirements.

Allowance for credit losses (ACL) for off-balance sheet commitments at December 31, 2025 and 2024 was \$389 and \$215, respectively. The methodology for determining the ACL is based on the evaluation of homogeneous groups of similar loans and the historical usage rate of these commitments.

Standby letters of credit and financial guarantees represent conditional commitments issued to guarantee the performance of a customer to a third party. The coverage period for these instruments is typically a one-year period with renewal option subject to prior approval by management. Fees earned from the issuance of these letters are recognized over the coverage period. For secured letters of credit, the collateral is typically real estate or Bank deposit instruments.

The Company grants commercial, residential, and individual loans throughout the central and lower Bucks County area. Although the Company has a diversified loan portfolio as of December 31, 2025 and 2024, a substantial portion of its debtors' ability to honor their contracts is dependent upon the local economic sector.

NOTE 8 - COMMITMENTS AND CONTINGENCIES (Continued)

Lease Commitments

The Company utilizes leases for four of its locations. As of December 31, 2025 and 2024, right of use assets representing operating leases amounted to \$3.0 million and \$2.3 million, respectively; and have remaining lease terms of 1 to 12 years. On the Consolidated Balance Sheet the lease assets are included in the accrued interest and other assets category and the lease liabilities are included in other liabilities. As of December 31, 2025 and 2024, the company had no financing leases. Lease costs incurred were entirely operating lease costs with approximate rent payments being made. As of December 31, 2025 and 2024, the weighted average term for operating leases are 10 years and 12 years, respectively; and the weighted average discount rate of 3.08% and 3.15%, respectively. The following table displays the undiscounted cash flows due related to operating leases as of December 31, 2025, along with a reconciliation to the lease liability recorded on the December 31, 2025 balance sheet:

Undiscounted cash flows due within:	Operating Lease Payments:
2026	\$ 373
2027	376
2028	379
2029	380
2030	401
Thereafter	<u>2,008</u>
Total payments	\$ 3,917
Impact of present value discount	\$ (958)
Lease liability	\$ 3,051

Rent expense charged to operations was \$622 and \$668 in 2025 and 2024, respectively.

Litigations

Management is not aware of any litigation that would have a material adverse effect on the consolidated financial position of the Company. There are no proceedings pending other than the ordinary routine litigation incident to the business of the Company and its subsidiaries. In addition, no material proceedings are pending or are known to be threatened or contemplated against the Company or its subsidiaries by governmental authorities.

NOTE 9 - INCOME TAXES

The provision for income taxes is summarized as follows:

	<u>2025</u>	<u>2024</u>
Current	\$ 1,877	\$ 2,534
Deferred	841	343
Total	<u>\$ 2,718</u>	<u>\$ 2,877</u>

(Continued)

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NOTE 9 – INCOME TAXES (Continued)

The tax effects of deductible and taxable temporary differences that give rise to significant portions of the deferred tax assets and deferred tax liabilities, respectively, at December 31 are as follows:

	<u>2025</u>	<u>2024</u>
DEFERRED TAX ASSETS:		
Allowance for credit losses	\$ 683	\$ 688
Unrealized loss on securities available for sale	11,626	17,718
Provision for loan commitment	73	49
Lease liability	654	536
Other	-	433
DEFERRED TAX LIABILITIES:		
Deferred loan origination fees, net	(401)	(388)
Premises and equipment	(858)	(731)
ROU assets	(635)	(517)
Accrued pension obligation	(283)	(74)
Accrued pension costs	(3,005)	(2,599)
Prepaid expenses	(146)	(140)
Other	(1,106)	-
Net deferred tax asset	<u>\$ 6,602</u>	<u>\$ 14,975</u>

No valuation allowance was established for the deferred tax assets at December 31, 2025 or 2024, in view of certain tax strategies and anticipated future taxable income as evidenced by the Company's earning potential.

The reconciliation between the federal statutory rate and the Company's effective income tax rate is as follows:

	<u>2025</u>		<u>2024</u>	
	Amount	% of Pretax Income	Amount	% of Pretax Income
Provision at statutory rate	\$ 3,752	21.0 %	\$ 3,550	21.0 %
Effect of tax-exempt income	(166)	(0.9)	(350)	(2.1)
Other	(868)	(4.9)	(323)	(1.9)
Total income taxes, and effective rate	<u>\$ 2,718</u>	<u>15.2 %</u>	<u>\$ 2,877</u>	<u>17.0 %</u>

U.S. generally accepted accounting principles prescribe a recognition threshold and a measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. Benefits from tax positions should be recognized in the financial statements only when it is more likely than not that the tax position will be sustained upon examination by the appropriate taxing authority that would have full knowledge of all relevant information. A tax position that meets the more-likely-than-not recognition threshold is measured at the largest amount of benefit that is greater than 50 percent likely of being realized upon ultimate settlement. Tax positions that previously failed to meet the more-likely-than-not recognition threshold should be recognized in the first subsequent financial reporting period in which that threshold is met. Previously recognized tax positions that no longer meet the more-likely-than-not recognition threshold should be derecognized in the first subsequent financial reporting period in which that threshold is no longer met.

There is currently no liability for uncertain tax positions and no known unrecognized tax benefits. The Company recognizes, when applicable, interest and penalties related to unrecognized tax benefits in the provision for income taxes in the Consolidated Statement of Income. The Company's federal and state income tax returns for taxable years through 2020 have been closed for purposes of examination by the Internal Revenue Service and the Pennsylvania Department of Revenue.

NOTE 10 – RELATED PARTY TRANSACTIONS

In the ordinary course of business, the Bank has granted loans to officers, directors, and their affiliates. As of December 31, 2025 and 2024, annual activity consisted of the following:

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 2,335	\$ 2,178
Originations	717	699
Repayment of Principal	<u>(549)</u>	<u>(542)</u>
Balance, end of year	<u>\$ 2,503</u>	<u>\$ 2,335</u>

NOTE 11 – EMPLOYEE BENEFITS

The Bank offers a noncontributory defined benefit pension plan covering all eligible employees. The Bank’s policy is to fund pension benefits as accrued.

Plan assets are managed by the Wealth Management Group of the Bank. The primary objectives of the investments are to provide enough cash flow to meet the obligations of current retirees while also growing the portfolio to meet the obligations of those individuals who are still actively employed.

The fund will be invested primarily in equities, bonds, and money market funds. The equities will include issues that are both domestic and foreign. To diversify the portfolio further, the fund will maintain positions in both large and small companies. The bonds will be primarily investment grade; however, economic circumstances may justify the use of below investment grade securities from time to time. Any cash reserve will be invested in a highly rated dollar-for-dollar money market mutual fund.

Current Asset Allocation

The Bank’s pension plan weighted-average asset allocations at December 31, 2025 and 2024, by asset category are as follows:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	10.55 %	17.50 %
U.S. treasury & notes	11.31	6.28
Common stock	47.77	46.06
Mutual funds	26.39	22.84
Other bonds	<u>3.98</u>	<u>7.32</u>
Total	<u>100.00 %</u>	<u>100.00 %</u>

(Continued)

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NOTE 11 – EMPLOYEE BENEFITS (Continued)

Current Asset Allocation (Continued)

The following table sets forth the plan's funded status and amounts recognized in the Company's Consolidated Balance Sheet at December 31:

	<u>2025</u>	<u>2024</u>
Change in benefit obligation:		
Benefit obligation at beginning of year	\$ 36,636	\$ 37,844
Service cost	1,056	1,020
Interest cost	1,845	1,673
Benefit payments	(2,847)	(1,101)
Actuarial (loss) gain	(3,331)	(2,800)
Settlements	-	-
Benefit obligation at end of year	<u>33,359</u>	<u>36,636</u>
Change in plan assets:		
Fair value of plan assets at beginning of year	49,716	43,465
Employer contribution	1,500	1,500
Benefit payments	(2,847)	(1,101)
Actual return on plan assets	6,358	5,852
Settlements	-	-
Fair value of plan assets at end of year	<u>54,727</u>	<u>49,716</u>
Funded status	<u>\$ 21,368</u>	<u>\$ 13,080</u>
	<u>2025</u>	<u>2024</u>
Amounts recognized in accumulated other comprehensive loss consist of:		
Net (gain) loss	\$ (6,855)	\$ (351)
Prior service costs	-	-
Total	<u>\$ (6,855)</u>	<u>\$ (351)</u>

The accumulated benefit obligation for the defined benefit pension plan was \$24,026 and \$27,263 at December 31, 2025 and 2024, respectively.

	<u>2025</u>	<u>2024</u>
Projected benefit obligation	\$ 33,359	\$ 36,636
Accumulated benefit obligation	24,026	27,263
Fair value of plan assets	54,727	49,716

(Continued)

FNB Bancorp, Inc. and Subsidiaries
Notes to Consolidated Financial Statements
December 31, 2025 and 2024
(In thousands, except per share data and percentages)

NOTE 11 – EMPLOYEE BENEFITS (Continued)

Components of Net Periodic Benefit Cost

	<u>2025</u>	<u>2024</u>
Net periodic benefit cost recognized for year:		
Service cost	\$ 1,056	\$ 1,020
Interest cost	1,845	1,673
Expected return on plan assets	(3,184)	(2,816)
Amortization of net loss	-	49
Net periodic benefit cost	<u>\$ (283)</u>	<u>\$ (74)</u>

Assumptions

The weighted-average assumptions used to determine net periodic benefit cost determined at the beginning of the plan year for the years ended December 31:

	<u>2025</u>	<u>2024</u>
Weighted-average assumptions for year:		
Post retirement discount rate	4.85%	4.70%
Rate of compensation increases	5.00%	5.00%
Expected long-term rate of return on plan assets	6.50%	6.50%

The weighted-average assumptions used to determine benefit obligations at December 31:

	<u>2025</u>	<u>2024</u>
Weighted-average assumptions at end of year:		
Post retirement discount rate	4.70%	5.36%
Rate of compensation increases	5.00%	5.00%

(Continued)

NOTE 11 - EMPLOYEE BENEFITS (Continued)

Assumptions (Continued)

The following table sets forth by level, within the fair value hierarchy, the plan's assets at fair value as of December 31, 2025 and 2024:

	December 31, 2025			Total
	Level I	Level II	Level III	
Assets:				
Cash and cash equivalents	\$ 5,776	\$ -	\$ -	\$ 5,776
U.S. treasury & notes	6,187	-	-	6,187
Common stock	26,145	-	-	26,145
Mutual funds	14,444	-	-	14,444
Other bonds	250	1,925	-	2,175
Total assets at fair value	<u>\$ 52,802</u>	<u>\$ 1,925</u>	<u>\$ -</u>	<u>\$ 54,727</u>

	December 31, 2024			Total
	Level I	Level II	Level III	
Assets:				
Cash and cash equivalents	\$ 8,699	\$ -	\$ -	\$ 8,699
U.S. treasury & notes	3,121	-	-	3,121
Common stock	22,898	-	-	22,898
Mutual funds	11,356	-	-	11,356
Other bonds	85	3,557	-	3,642
Total assets at fair value	<u>\$ 46,159</u>	<u>\$ 3,557</u>	<u>\$ -</u>	<u>\$ 49,716</u>

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2025 or 2024.

Cash and Cash Equivalents, Common Stock, Preferred Stock, and U.S. Government Agencies and Treasury Notes

Valued at the closing price reported on the active market on which the individual securities are traded.

Mutual Funds

Valued at the daily closing price as reported by fund. Mutual funds held by the Plan are open-end mutual funds that are registered with the Securities and Exchange Commission. These funds are required to publish their daily net asset value (NAV) and to transact at that price. The mutual funds held by the Plan are deemed to be actively traded.

(Continued)

NOTE 11 - EMPLOYEE BENEFITS (Continued)

Municipal Bonds

The fair value is estimated using the quoted market price for similar securities.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the plan believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Cash Flows

The Bank's 2026 contribution to its defined benefit plan is expected to be \$1.5 million.

Expected benefit payments for the next ten years:

2026	\$ 637
2027	724
2028	843
2029	962
2030	1,144
2031 through 2035	8,647
	<u>\$ 12,957</u>

The expected long-term rate of return on plan assets of 6.50 percent is based on current expectations for future average returns applied to the plan's target allocation. For fixed income securities, future average returns are based on current yields, adjusted for expected increases in short to intermediate yields. For equities, future average returns are derived using a dividend discount model and historical volatility. Expected long-term average real returns for fixed income securities are in the 1 to 3 percent range. Expected long-term average real returns for equities are in the 6 to 8 percent range. Expected long-term average inflation is in the 2 to 3 percent range. The expected average long-term rate of return on plan assets is determined to be between 6.5 percent and 8.5 percent.

401(k) Employee Contribution Plan

The Bank has a 401(k) plan covering eligible employees. The plan provides a safe harbor contribution in an amount equal to 3% of a participant's compensation. The Bank may elect, in any plan year, to make an additional matching contribution in an amount determined by the Board of Directors. The maximum amount of such additional matching contribution will equal 100 percent of pretax compensation. Contributions charged to operations were \$273 and \$261 for the years ended December 31, 2025 and 2024.

NOTE 12 - REGULATORY MATTERS

Loans

Federal law prevents the Company from borrowing from the Bank unless the loans are secured by specific obligations. Further, such secured loans are limited in amount to 10 percent of the Bank's capital surplus.

(Continued)

NOTE 12 – REGULATORY MATTERS (Continued)

Dividends

The Bank is subject to a dividend restriction that generally limits the amount of dividends that can be paid by a national bank. Prior approval of the Office of the Comptroller of the Currency (“OCC”) is required if the total of all dividends declared by a national bank in any calendar year exceeds net profits, as defined for the year, combined with its retained net profits for the two preceding calendar years less any required transfers to surplus. Using this formula, the amount available for payment of dividends by the Bank in 2026, without approval of the OCC, approximates \$13,076 plus 2026 net profits retained up to the date of the dividend declaration.

Capital Requirements

The Bank is subject to various regulatory capital requirements administered by the federal banking agencies. Failure to meet minimum capital requirements can initiate certain mandatory-and possibly additional discretionary-actions by regulators that, if undertaken, could have a direct material effect on the Bank’s financial statements. Under capital adequacy guidelines and the regulatory framework for prompt corrective action, the Bank must meet specific capital guidelines that involve quantitative measures of the Bank’s assets, liabilities, and certain off-balance-sheet items as calculated under U.S. GAAP, regulatory reporting requirements, and regulatory capital standards. The Bank’s capital amounts and classification are also subject to qualitative judgments by the regulators about components, risk weightings, and other factors.

Quantitative measures established by regulatory capital standards to ensure capital adequacy require the Bank to maintain minimum amounts and ratios (set forth in the following table) of total and Tier I capital to risk-weighted assets, common equity Tier I capital to total risk-weighted assets and of Tier I capital to average assets. Management believes, as of December 31, 2025, that the Bank meets all capital adequacy requirements to which it is subject.

As of December 31, 2025, the most recent notification from the OCC categorized the Bank as well capitalized under the regulatory framework for prompt corrective action. To be categorized as well capitalized the Bank must maintain minimum total risk-based capital, Tier 1 risk-based capital, common equity Tier 1 risk-based capital, and Tier 1 leverage ratios as set forth in the table. There are no conditions or events since that notification that management believes have changed the institution’s category.

The following table sets forth the Bank’s capital position and minimum requirements as of December 31. The capital position of the Company does not differ significantly from the Bank’s capital position.

(Continued)

NOTE 12 – REGULATORY MATTERS (Continued)

Capital Requirements (Continued)

	2025		2024	
	Amount	Ratio	Amount	Ratio
Total capital (to risk-weighted assets)				
Actual	\$ 147,391	27.57%	\$ 139,707	27.53%
For capital adequacy purposes	42,766	8.00%	40,597	8.00%
To be well capitalized	53,457	10.00%	50,746	10.00%
Tier I capital (to risk-weighted assets)				
Actual	\$ 143,345	26.81%	\$ 136,193	26.84%
For capital adequacy purposes	32,074	6.00%	30,448	6.00%
To be well capitalized	42,766	8.00%	40,597	8.00%
Common equity Tier I capital (to risk-weighted assets)				
Actual	\$ 143,345	26.81%	\$ 136,193	26.84%
For capital adequacy purposes	24,056	4.50%	22,836	4.50%
To be well capitalized	34,747	6.50%	32,985	6.50%
Tier I capital (to average assets)				
Actual	\$ 143,345	12.76%	\$ 136,193	12.11%
For capital adequacy purposes	44,945	4.00%	44,997	4.00%
To be well capitalized	56,181	5.00%	56,246	5.00%

NOTE 13 - FAIR VALUE MEASUREMENTS

The following disclosures show the hierarchal disclosure framework associated with the level of pricing observations utilized in measuring assets and liabilities at fair value. The three broad levels defined by U.S. generally accepted accounting principles are as follows:

- Level I: Quoted prices are available in active markets for identical assets or liabilities as of the reported date.
- Level II: Pricing inputs are other than the quoted prices in active markets, which are either directly or indirectly observable as of the reported date. The nature of these assets and liabilities includes items for which quoted prices are available but traded less frequently and items that are fair-valued using other financial instruments, the parameters of which can be directly observed.
- Level III: Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable.

This hierarchy requires the use of observable market data when available.

(Continued)

NOTE 13 - FAIR VALUE MEASUREMENTS (Continued)

The following tables present the assets reported on the Consolidated Balance Sheet at their fair value as of December 31, 2025 and 2024 and indicate the fair value hierarchy of the valuation techniques utilized by the Company to determine such fair value.

	December 31, 2025			
	Level I	Level II	Level III	Total
Assets measured on a recurring basis:				
Investment securities available for sale:				
U.S. treasury securities	\$ 4,805	\$ -	\$ -	\$ 4,805
U.S. government agency securities	-	222,077	-	222,077
Obligations of states and political subdivisions	-	52,999	-	52,999
Mortgage-backed securities of government-sponsored entities	-	269,889	-	269,889
Total securities available for sale	<u>\$ 4,805</u>	<u>\$ 544,965</u>	<u>\$ -</u>	<u>\$ 549,770</u>

	December 31, 2024			
	Level I	Level II	Level III	Total
Assets measured on a recurring basis:				
Investment securities available for sale:				
U.S. treasury securities	\$ 4,603	\$ -	\$ -	\$ 4,603
U.S. government agency securities	-	230,381	-	230,381
Obligations of states and political subdivisions	-	45,269	-	45,269
Mortgage-backed securities of government-sponsored entities	-	294,855	-	294,855
Total securities available for sale	<u>\$ 4,603</u>	<u>\$ 570,505</u>	<u>\$ -</u>	<u>\$ 575,108</u>

There were no assets measured at fair value on a non-recurring basis at December 31, 2025 and 2024.

Investment Securities

The fair value of investment securities is equal to the available quoted market price. If no quoted market price is available, fair value is estimated using the quoted market price for similar securities.

NOTE 14 - FAIR VALUE DISCLOSURE OF FINANCIAL INSTRUMENTS

The estimated fair values of the Company's financial instruments not required to be reported fair value at December 31 are as follows:

	2025				Total Fair Value
	Carrying Value	Level I	Level II	Level III	
Financial assets:					
Cash and due from banks (1)	\$ 20,145	\$ 20,145	\$ -	\$ -	\$ 20,145
Net loans	501,250	-	-	485,243	485,243
Accrued interest receivable (1)	3,346	3,346	-	-	3,346
Bank-owned life insurance (1)	20,449	20,449	-	-	20,449
Regulatory stock (1)	2,625	2,625	-	-	2,625
Financial liabilities:					
Deposits	\$ 956,058	933,398	\$ -	\$ 21,878	955,276
Short-term borrowings (1)	74,310	74,310	-	-	74,310
Accrued interest payable (1)	147	147	-	-	147

(1) *This financial instrument is carried at cost at December 31, 2025, which approximates the fair value of the instrument.*

	2024				Total Fair Value
	Carrying Value	Level I	Level II	Level III	
Financial assets:					
Cash and due from banks (1)	\$ 15,611	\$ 15,611	\$ -	\$ -	\$ 15,611
Net loans	453,468	-	-	407,729	407,729
Accrued interest receivable (1)	3,260	3,260	-	-	3,260
Bank-owned life insurance (1)	19,963	19,963	-	-	19,963
Regulatory stock (1)	2,355	2,355	-	-	2,355
Financial liabilities:					
Deposits	\$ 934,256	\$ 907,506	\$ -	\$ 25,513	\$ 933,019
Short-term borrowings (1)	102,849	102,849	-	-	102,849
Accrued interest payable (1)	174	174	-	-	174

(1) *This financial instrument is carried at cost at December 31, 2024, which approximates the fair value of the instrument.*

NOTE 15 – ACCUMULATED OTHER COMPREHENSIVE LOSS

The activity in accumulated other comprehensive loss, net of tax, for the year ended December 31, 2025 and 2024, is as follows:

	Accumulated Other Comprehensive Loss ^{(1) (2)}		
	Defined Benefit Pension Plan	Unrealized Gains (Losses) on Securities Available for Sale	Total
Balance at December 31, 2024	\$ 276	\$ (66,653)	\$ (66,377)
Other comprehensive income before reclassifications	5,138	22,939	28,077
Amounts reclassified from accumulated other comprehensive loss	-	(18)	(18)
Period change	5,138	22,921	28,059
Balance at December 31, 2025	<u>\$ 5,414</u>	<u>\$ (43,732)</u>	<u>\$ (38,318)</u>
	Accumulated Other Comprehensive Loss ^{(1) (2)}		
	Defined Benefit Pension Plan	Unrealized Gains (Losses) on Securities Available for Sale	Total
Balance at December 31, 2023	\$ (4,373)	\$ (67,404)	\$ (71,777)
Other comprehensive income before reclassifications	4,610	751	5,361
Amounts reclassified from accumulated other comprehensive loss	39	-	39
Period change	4,649	751	5,400
Balance at December 31, 2024	<u>\$ 276</u>	<u>\$ (66,653)</u>	<u>\$ (66,377)</u>

(1) All amounts are net of tax.

(2) Negative amounts represent debits to accumulated other comprehensive income (loss) and positive amounts represent credits.

(Continued)

FNB Bancorp, Inc. and Subsidiaries
Notes to Consolidated Financial Statements
December 31, 2025 and 2024
(In thousands, except per share data and percentages)

NOTE 15 - ACCUMULATED OTHER COMPREHENSIVE LOSS (Continued)

The following table presents the amounts reclassified from accumulated other comprehensive loss for the periods ending December 31, 2025 and 2024.

Details about Accumulated Other Comprehensive Loss Components	Amt Reclassified from Accumulated Other Comprehensive Loss for the Year Ended December 31, 2025 ⁽³⁾	Amt Reclassified from Accumulated Other Comprehensive Loss for the Year Ended December 31, 2024 ⁽³⁾	Affected Line Item in the Consolidated Statement of Income
Securities available for sale ⁽¹⁾ :			
Net securities (losses) gains reclassified into earnings	\$ 23	\$ -	Investment securities losses, net
Related income tax expense	<u>(5)</u>	<u>-</u>	Income taxes
Net effect on accumulated other comprehensive loss for the period	<u>18</u>	<u>-</u>	
Defined benefit pension plan ⁽²⁾ :			
Amortization of net loss and prior service costs	-	(49)	Other expenses
Related income tax expense	<u>-</u>	<u>10</u>	Income taxes
Net effect on accumulated other comprehensive loss for the period	<u>-</u>	<u>(39)</u>	
Total reclassifications for the period	<u>\$ 18</u>	<u>\$ (39)</u>	

- (1) *For additional details related to unrealized gains on securities and related amounts reclassified from accumulated other comprehensive loss see Note 3, "Investment Securities."*
- (2) *Included in the computation of net periodic pension cost. See Note 11, "Employee Benefits" for additional detail.*
- (3) *Amounts in parenthesis indicate expenses and positive amounts indicate income on the consolidated statement of income.*

NOTE 16 - SUBSEQUENT EVENTS

The Company has reviewed events occurring through March 06, 2026, the date the financial statements were issued, and no subsequent events occurred requiring accrual or disclosure.

FNB BANCORP**Officers and Directors**

John T. Parry^	Chairman
Daniel J. Schaffer	President/Chairman
Donna J. Wengiel	Secretary
Mark J. Klein*	Assistant Secretary
John M. Callaghan*	
Constance M. Furman	
Glenn P. Willard*	
Charles F. Siegfried+	

THE FIRST NATIONAL BANK AND TRUST COMPANY**Directors**

John M. Callaghan*
 Constance M. Furman+
 Mark J. Klein*
 John T. Parry+
 Daniel J. Schaffer+
 Donna J. Wengiel+
 Glenn P. Willard*
 Charles F. Siegfried+

FNB REALTY**Officers and Directors**

John T. Parry^	Chairman
Daniel J. Schaffer	President/Chairman
Donna J. Wengiel	Secretary
Mark J. Klein	Assistant Secretary
John M. Callaghan	
Constance M. Furman	
Glenn P. Willard	
Charles F. Siegfried+	

WEALTH MANAGEMENT GROUP

Richard N. Edwards	Vice President
Sandy L. Cairnes	Vice President
Timothy Ristow	Vice President
Matthew J. Prybella	Assistant Vice President
Linda K. Miller	Corporate Officer
William Chu	Corporate Officer
Roshani Vyas	Corporate Officer

OFFICERS

John T. Parry^	Chairman
Daniel J. Schaffer	President/Chairman & CEO
Donna J. Wengiel	Secretary
Mark J. Klein	Assistant Secretary
Constance M. Furman	Exec. Vice President
Charles F. Siegfried	Exec. Vice President CFO
Milissa J. Lenahan	Sr. Vice President
Glen W. Valentine	Sr. Vice President
Christopher L. Berg	Vice President & COO
Jaclyn Parry Bogert	Vice President
Michelle K. Byrne	Vice President
Brian M. Hughes	Vice President
Margaret M. Young	Vice President
Andrew Andrijwskyj	Assistant Vice President
Sean Andris	Assistant Vice President
David P. Carson	Assistant Vice President
Robert Charlton	Assistant Vice President
Kevin D. Dalton	Assistant Vice President
Jason A. Drum	Assistant Vice President
Zachary Fox	Assistant Vice President
Heather L. Goeke	Assistant Vice President
Charmaine E. Harvey	Assistant Vice President
Barbara Kass	Assistant Vice President
Heidi L. Keebler	Assistant Vice President
Ryan J. Luby	Assistant Vice President
Allison Prybella	Assistant Vice President
Joseph A. Schofield	Assistant Vice President
Theresa L. Vanderpool	Assistant Vice President
Antoni Zygarowicz	Assistant Vice President
Krsten Ziminski	Assistant Vice President
Eileen Austin	Corporate Officer
Jeffrey R. Carter	Corporate Officer
Tracie DeYoung	Corporate Officer
Bradley A. Kuder	Corporate Officer
Ryan T. Morris	Corporate Officer
Ginger Oettinger	Corporate Officer
Kathryn Palopoli	Corporate Officer
Ernest T. Pellegrino II	Corporate Officer
Nancy Roberts	Corporate Officer
Donna M. Rossi	Corporate Officer
Karla R. Sooby	Corporate Officer
Sarah Wakelee	Corporate Officer
Sandra L. Weasner	Corporate Officer

^Retired 12/31/2025

*Audit Committee Member

+Trust Committee Member

The Property, Investment and Loan committees are comprised of all Board Members

LOCATIONS

NEWTOWN
(Corporate Headquarters)
40 South State Street, Newtown, PA 18940
215-860-9100

DOYLESTOWN
Park Terrace Office Center
275 South Main Street, Doylestown, PA 18901
215-340-0500

FAIRLESS HILLS
Deon Square Shopping Center
500 Oxford Valley Road, Fairless Hills, PA 19030
215-547-6410

JAMISON
2370 York Road, Jamison, PA 18929
215-343-9366

LANGHORNE
201 South Bellevue Avenue, Langhorne, PA 19047
215-757-1577

RICHBORO
832 Second Street Pike, Richboro, PA 18954
215-355-8211

SOLEBURY
Routes 179 and 202, New Hope, PA 18938
215-862-2600

WARMINSTER
Center Point Place
910 West Street Road, Warminster, PA 18974
215-442-1544

WASHINGTON CROSSING
1121-1 General Washington Memorial Blvd.
Washington Crossing, PA 18977
215-493-4088

WRIGHTSTOWN
Route 413 and Windybush Road
Wrightstown, PA 18940
215-598-7101

YARDLEY ROAD
773 Newtown-Yardley Road, Newtown, PA 18940
215-968-3884

WEALTH
MANAGEMENT GROUP
34 South State Street, Newtown, PA 18940
215-968-4872

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Monday – Friday 3pm to 10pm

THE *First*TM
NATIONAL BANK & TRUST CO.
— OF NEWTOWN —