

Cheviot Financial Corp.  
Form 10-Q  
November 12, 2014

---

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D. C. 20549  
FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2014

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File No. 0-50529

CHEVIOT FINANCIAL CORP.  
(Exact name of registrant as specified in its charter)

Maryland  
(State or other jurisdiction of  
incorporation or  
organization)

90-0789920  
(I.R.S. Employer  
Identification Number)

3723 Glenmore Avenue, Cincinnati, Ohio 45211  
(Address of principal executive office)

Registrant's telephone number, including area code: (513) 661-0457

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Sections 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports) and (2) has been subject to such filing requirements for the past 90 days.

Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definition of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act. (Check one.)

Large accelerated filer  Accelerated filer  Non-accelerated filer

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Small business issuer

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes  No

As of November 12, 2014, the latest practicable date, 6,707,803 shares of the registrant's common stock, \$.01 par value, were issued and outstanding.

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Yes  No

INDEX

	Page
PART I - FINANCIAL INFORMATION	
Consolidated Statements of Financial Condition	3
Consolidated Statements of Earnings	4
Consolidated Statements of Comprehensive Income (Loss)	5
Consolidated Statements of Cash Flows	6
Notes to Consolidated Financial Statements	8
Management's Discussion and Analysis of Financial Condition and Results of Operations	34
Quantitative and Qualitative Disclosures about Market Risk	42
Controls and Procedures	42
PART II - OTHER INFORMATION	43
SIGNATURES	45

## Cheviot Financial Corp.

## CONSOLIDATED STATEMENTS OF FINANCIAL CONDITION

(In thousands, except share data)

	September 30, 2014 (Unaudited)	December 31, 2013
<b>ASSETS</b>		
Cash and due from banks	\$ 7,150	\$ 14,129
Federal funds sold	4,493	3,340
Interest-earning deposits in other financial institutions	4,655	4,643
Cash and cash equivalents	16,298	22,112
Investment securities available for sale – at fair value	144,289	153,942
Mortgage-backed securities available for sale - at fair value	17,902	9,361
Mortgage-backed securities held to maturity - at cost, approximate market value of \$2,872 and \$3,230 at September 30, 2014 and December 31, 2013, respectively	2,769	3,116
Loans receivable - net	334,434	336,134
Loans held for sale - at lower of cost or market	765	703
Real estate acquired through foreclosure - net	2,276	3,284
Office premises and equipment - at depreciated cost	11,008	11,505
Federal Home Loan Bank stock - at cost	8,651	8,651
Accrued interest receivable on loans	1,046	1,173
Accrued interest receivable on mortgage-backed securities	55	23
Accrued interest receivable on investments and interest-earning deposits	631	775
Goodwill	10,309	10,309
Core deposit intangible	425	540
Prepaid expenses and other assets	4,238	3,537
Bank-owned life insurance	15,844	15,733
Prepaid federal income taxes	267	1,284
Deferred federal income taxes	1,626	4,928
Total assets	\$ 572,833	\$ 587,110
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
Deposits	\$ 455,805	\$ 469,387
Advances from the Federal Home Loan Bank	15,444	19,261
Advances by borrowers for taxes and insurance	1,703	2,357
Accrued interest payable	60	71
Accounts payable and other liabilities	5,068	5,107

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Total liabilities	478,080		496,183
Shareholders' equity			
Preferred stock - authorized 5,000,000 shares, \$.01 par value; none issued			
Common stock - authorized 30,000,000 shares, \$.01 par value; 6,707,803 and 6,834,803 shares issued at September 30, 2014 and December 31, 2013	76		76
Additional paid-in capital	55,820		57,215
Shares acquired by stock benefit plans	(1,545	)	(1,574 )
Retained earnings - restricted	42,857		42,439
Accumulated comprehensive loss, unrealized losses on securities available for sale, net of related tax benefit	(2,455	)	(7,229 )
Total shareholders' equity	94,753		90,927
Total liabilities and shareholders' equity	\$ 572,833	\$	587,110

See accompanying notes to consolidated financial statements.

## Cheviot Financial Corp.

## CONSOLIDATED STATEMENTS OF EARNINGS (UNAUDITED)

(In thousands, except per share data)

	Nine months ended September 30,		Three months ended September 30,	
	2014	2013	2014	2013
Interest income				
Loans	\$ 11,063	\$ 11,840	\$ 3,619	\$ 3,822
Mortgage-backed securities	199	136	87	54
Investment securities	2,326	2,357	778	712
Interest-earning deposits and other	267	290	89	94
Total interest income	13,855	14,623	4,573	4,682
Interest expense				
Deposits	2,279	2,780	741	894
Borrowings	413	548	127	171
Total interest expense	2,692	3,328	868	1,065
Net interest income	11,163	11,295	3,705	3,617
Provision for losses on loans	810	925	255	585
Net interest income after provision for losses on loans	10,353	10,370	3,450	3,032
Other income				
Rental	80	97	24	24
Gain on sale of real estate acquired through foreclosure	84	36	59	(32)
Loss on sale of office premises and equipment	-	(255)	-	-
Gain on sale of loans	414	434	247	9
Gain on sale of investment securities designated as available-for-sale	795	-	74	-
Earnings on bank-owned life insurance	349	362	116	121
Service fee income	1,171	1,125	399	388
Other operating	8	200	4	1
Total other income	2,901	1,999	923	511
General, administrative and other expense				
Employee compensation and benefits	4,288	4,760	1,406	1,437
Occupancy and equipment	1,080	1,236	348	405
Property, payroll and other taxes	840	1,058	271	331
Data processing	479	452	160	153
Legal and professional	638	660	174	167
Advertising	225	225	75	75

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

FDIC expense	308	338	92	120
ATM processing expense	282	289	99	104
Real estate owned impairment	547	448	54	192
Core deposit intangible amortization	115	159	34	47
Other operating	1,250	1,336	349	547
Total general, administrative and other expense	10,052	10,961	3,062	3,578
Earnings before income taxes	3,202	1,408	1,311	(35 )
Federal income taxes (benefit)				
Current	116	(246 )	(29 )	(138 )
Deferred	843	577	438	82
Total federal income taxes	959	331	409	(56 )
NET EARNINGS	\$2,243	\$1,077	\$902	\$21
EARNINGS PER SHARE				
Basic	\$.34	\$.15	\$.14	\$.00
Diluted	\$.34	\$.15	\$.14	\$.00
Dividends per common share	\$.27	\$.27	\$.09	\$.09

See accompanying notes to consolidated financial statements.

Cheviot Financial Corp.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS) (UNAUDITED)

For the nine and three months ended September 30, 2014 and 2013

(In thousands)

	For the nine months ended September 30,		For the three months ended September 30,	
	2014	2013	2014	2013
Net earnings for the period	\$2,243	\$1,077	\$902	\$21
Other comprehensive income (loss), net of tax expense (benefit):				
Unrealized holding gains (losses) on securities during the period, net of tax (benefits) expense of \$2,459 and \$(2,805) for the nine months ended September 30, 2014 and 2013, respectively, and \$38 and \$8 for the three months ended September 30, 2014 and 2013, respectively	4,774	(5,445)	) 75	16
Comprehensive income (loss)	\$7,017	\$(4,368)	) \$977	\$37
Accumulated comprehensive loss	\$(2,455)	) \$(4,845)	) \$(2,455)	) \$(4,845)

See accompanying notes to consolidated financial statements.



## Cheviot Financial Corp.

## CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED)

For the nine months ended September 30, 2014 and 2013

(In thousands)

	2014	2013
Cash flows from operating activities:		
Net earnings for the period	\$2,243	\$1,077
Adjustments to reconcile net earnings to net cash provided by (used in) operating activities:		
Amortization of premiums and discounts on investment and mortgage-backed securities, net	(11 )	(20 )
Depreciation	538	573
Charitable donation of real estate owned property	-	32
Amortization of deferred loan origination costs - net	47	(27 )
Amortization of intangible assets	115	159
Amortization of fair value adjustments	(341 )	(605 )
Proceeds from sale of loans in the secondary market	17,230	33,258
Loans originated for sale in the secondary market	(17,746 )	(36,953 )
Gain on sale of loans	(414 )	(434 )
Gain on sale of real estate acquired through foreclosure	(80 )	(36 )
Impairment on real estate acquired through foreclosure	557	448
Loss on sale of office premises and equipment	-	255
Gain on sale of investment securities designated as available-for-sale	(795 )	-
Net increase in cash surrender value of bank-owned life insurance	(348 )	(363 )
Amortization of expense related to stock benefit plans	45	40
Provision for losses on loans	810	925
Increase (decrease) in cash due to changes in:		
Accrued interest receivable on loans	127	94
Accrued interest receivable on mortgage-backed securities	(32 )	(5 )
Accrued interest receivable on investments and interest earning deposits	144	430
Prepaid expenses and other assets	(701 )	1,174
Accrued interest payable	(11 )	(15 )
Accounts payable and other liabilities	(113 )	(1,505 )
Federal income taxes		
Current	1,017	(241 )
Deferred	843	577
Net cash provided by (used in) operating activities	3,124	(1,162 )
Cash flows provided by (used in) investing activities:		
Principal repayments on loans	49,779	53,292
Loan disbursements	(48,501 )	(48,850 )
Purchase of investment securities – available for sale	(14,978 )	(80,928 )
Proceeds from maturity of investment securities – available for sale	30,000	106,175
Purchase of corporate securities	-	(1,920 )

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Proceeds from the sale of corporate securities	2,715	-
Purchase of mortgage-backed securities – available for sale	(10,095 )	(4,977 )
Principal repayments on mortgage-backed securities – available for sale	1,509	1,136
Principal repayments on mortgage-backed securities – held to maturity	347	360
Proceeds from sale of real estate acquired through foreclosure	1,034	1,662
Additions to real estate acquired through foreclosure	-	(7 )
Proceeds from bank-owned life insurance	237	-
Proceeds from sale of office premises and equipment	-	1,167
Purchase of office premises and equipment	(41 )	(1,211 )
Net cash provided by investing activities	12,006	25,899
Cash flows provided by (used in) financing activities:		
Net decrease in deposits	(13,304 )	(18,736 )
Repayments on Federal Home Loan Bank advances	(3,750 )	(4,142 )
Advances by borrowers for taxes and insurance	(654 )	(660 )
Stock option expense, net	39	17
Common stock repurchased	(1,450 )	(8,560 )
Dividends paid on common stock	(1,825 )	(1,897 )
Net cash used in financing activities	(20,944 )	(33,978 )
Net decrease in cash and cash equivalents	(5,814 )	(9,241 )
Cash and cash equivalents at beginning of period	22,112	25,114
Cash and cash equivalents at end of period	\$16,298	\$15,873

See accompanying notes to consolidated financial statements.

Cheviot Financial Corp.

CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED) (CONTINUED)

For the nine months ended September 30, 2014 and 2013  
(In thousands)

	2014	2013
Supplemental disclosure of cash flow information:		
Cash paid during the period for:		
Federal income taxes	\$-	\$-
Interest on deposits and borrowings	\$2,703	\$3,343
Supplemental disclosure of noncash investing activities:		
Transfer of loans to real estate acquired through foreclosure	\$503	\$2,352
Recognition of mortgage servicing rights	\$104	\$242
Deferred gain on real estate acquired through foreclosure	\$4	\$7
See accompanying notes to consolidated financial statements.		

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the nine months ended September 30, 2014 and 2013

1. Basis of Presentation

Cheviot Financial Corp. (“Cheviot Financial” or the “Corporation”) is a savings and loan holding company, the principal asset of which consists of its ownership of Cheviot Savings Bank (the “Savings Bank”). The Savings Bank conducts a general banking business in southwestern Ohio which consists of attracting deposits and applying those funds primarily to the origination of real estate loans. The Savings Bank’s profitability is significantly dependent on net interest income, which is the difference between interest income from interest-earning assets and the interest expense paid on interest-bearing liabilities. Net interest income is affected by the relative amount of interest-earning assets and interest-bearing liabilities and the interest received or paid on these balances.

On January 18, 2012, Cheviot Financial completed a second step reorganization and sale of common stock. Prior to the completion of the second step conversion, Cheviot Financial was a federal corporation and mid-tier holding company. Following the reorganization Cheviot Financial is a Maryland corporation and the holding company of the Savings Bank.

The accompanying unaudited consolidated financial statements were prepared in accordance with instructions for Form 10-Q and, therefore, do not include information or footnotes necessary for a complete presentation of financial position, results of operations and cash flows in conformity with accounting principles generally accepted in the United States of America. Accordingly, these consolidated financial statements should be read in conjunction with the consolidated financial statements and notes thereto of Cheviot Financial included in the Annual Report on Form 10-K for the year ended December 31, 2013. However, in the opinion of management, all adjustments (consisting of only normal recurring accruals) which are necessary for a fair presentation of the consolidated financial statements have been included. The results of operations for the three or nine month period ended September 30, 2014 are not necessarily indicative of the results which may be expected for the entire year.

Cheviot Financial evaluates subsequent events through the date of filing with the Securities and Exchange Commission.

2. Principles of Consolidation

The accompanying consolidated financial statements as of and for the three and nine months ended September 30, 2014 and 2013 include the accounts of the Corporation and its wholly-owned subsidiary, the Savings Bank. All significant intercompany items have been eliminated.

3. Liquidity and Capital Resources

Liquidity describes the ability to meet the financial obligations that arise in the ordinary course of business. Liquidity is primarily needed to meet the borrowing and deposit withdrawal requirements of customers and to fund current and planned expenditures. The Corporation’s primary sources of funds are deposits, scheduled amortization and prepayments of loan principal and mortgage-backed securities, maturities and calls of securities and funds provided by

operations. In addition, the Corporation may borrow from the Federal Home Loan Bank of Cincinnati. At September 30, 2014 and December 31, 2013, the Corporation had \$15.4 million and \$19.3 million, respectively, in outstanding borrowings from the Federal Home Loan Bank of Cincinnati and had the capacity to increase such borrowings at those dates by approximately \$132.8 million and \$121.1 million, respectively.

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

3. Liquidity and Capital Resources (continued)

Loan repayments and maturing securities are a relatively predictable source of funds. However, deposit flows, calls of securities and prepayments of loans and mortgage-backed securities are strongly influenced by interest rates, general and local economic conditions and competition in the marketplace. These factors reduce the predictability of these sources of funds.

The Corporation's primary investing activities are the origination of one- to four-family real estate loans, commercial real estate, construction and consumer loans, and the purchase of securities. For the nine months ended September 30, 2014, loan originations including amounts sold in the secondary market totaled \$66.2 million, compared to \$85.8 million for the nine months ended September 30, 2013.

Total deposits decreased \$13.6 million during the nine months ended September 30, 2014, while total deposits decreased \$19.2 million during the nine months ended September 30, 2013. Deposit flows are affected by the level of interest rates, the interest rates and products offered by competitors and other factors.

The following table sets forth information regarding the Corporation's obligations and commitments to make future payments under contracts as of September 30, 2014.

	Less than 1 year (In thousands)	Payments due by period			Total
		More than 1-3 years	More than 3-5 years	More than 5 years	
Contractual obligations:					
Advances from the Federal Home Loan Bank	\$632	\$11,051	\$1,451	\$2,310	\$15,444
Certificates of deposit	126,189	62,524	26,442	135	215,290
Lease obligations	123	198	122	159	602
Purchase of leased facility	575	-	-	-	575
Amount of loan commitments and expiration per period:					
Commitments to originate one- to four-family loans					
Home equity lines of credit	1,354	-	-	-	1,354
Commercial lines of credit	26,529	-	-	-	26,529
Undisbursed loans in process	1,153	-	-	-	1,153
	5,289	-	-	-	5,289
Total contractual obligations	\$161,844	\$73,773	\$28,015	\$2,604	\$266,236

Cheviot Financial is committed to maintaining a strong liquidity position and management monitors the Corporation's liquidity position on a daily basis. The Corporation anticipates that it will have sufficient funds to meet current funding commitments. Based on deposit retention experience and current pricing strategy, it's anticipated that a significant portion of maturing time deposits will be retained.

At September 30, 2014 and 2013, we exceeded all of the applicable regulatory capital requirements. Core (Tier 1) capital was \$79.2 million and \$77.9 million, or 14.1% and 13.5% of total assets at September 30, 2014 and 2013, respectively. In order to be classified as "well-capitalized" under federal banking regulations, the Savings Bank was required to have core capital of at least \$34.4 million, or 6.0% of assets as of September 30, 2014. To be classified as a well-capitalized bank, the Savings Bank must also have a ratio of total risk-based capital to risk-weighted assets of at least 10.0%. At September 30, 2014 and 2013, the Savings Bank had a total risk-based capital ratio of 25.6% and 25.5%, respectively.

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the six months ended September 30, 2014 and 2013

4. Earnings Per Share

Basic earnings per share is computed based upon the weighted-average common shares outstanding during the period, less shares in the ESOP that are unallocated and not committed to be released plus shares in the ESOP that have been allocated. Weighted-average common shares deemed outstanding gives effect to 168,300 and 208,251 unallocated shares held by the ESOP for the nine months ended September 30, 2014 and 2013, respectively.

	For the nine months ended September 30,		For the three months ended September 30,	
	2014	2013	2014	2013
Weighted-average common shares outstanding (basic)	6,599,772	6,942,409	6,539,499	6,628,648
Dilutive effect of assumed exercise of stock options	65,168	6,798	62,530	6,819
Weighted-average common shares outstanding (diluted)	6,664,940	6,949,207	6,602,029	6,635,467

5. Stock Option Plan

On April 23, 2013, the Corporation approved a Stock Incentive Plan. During the nine months ended September 30, 2014, 400,000 stock options were granted subject to a five year vesting period.

The Corporation follows FASB Accounting Standard Codification Topic 718 (ASC 718), "Compensation – Stock Compensation," for its stock option plans, and accordingly, the Corporation recognizes the expense of these grants as required. Stock-based employee compensation costs pertaining to stock options is reflected as a net increase in equity, for both any new grants, as well as for all unvested options outstanding at December 31, 2005, in both cases using the fair values established by usage of the Black-Scholes option pricing model, expensed over the vesting period of the underlying option.

The Corporation elected the modified prospective transition method in applying ASC 718. Under this method, the provisions of ASC 718 apply to all awards granted or modified after the date of adoption, as well as for all unvested options outstanding at December 31, 2005. The compensation cost recorded for unvested equity-based awards is based on their grant-date fair value. For the nine months ended September 30, 2014, the Corporation recorded \$29,000 in after-tax compensation cost for equity-based awards that vested during the nine months ended September 30, 2014. The Corporation has \$609,000 unrecognized pre-tax compensation cost related to non-vested equity-based awards granted under its stock incentive plan as of September 30, 2014, which is expected to be recognized over a weighted-average vesting period of approximately 2.1 years.



Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

5. Stock Option Plan (continued)

A summary of the status of the Corporation's stock options plan as of September 30, 2014 and the year ended December 31, 2013 as well as the changes during the period then ended are presented below:

	Nine months ended September 30, 2014		Year ended December 31, 2013	
	Shares	Weighted- average exercise price	Shares	Weighted- average exercise price
Outstanding at beginning of period	369,939	\$ 12.80	370,339	\$ 12.80
Granted	400,000	12.48	-	-
Exercised	-	-	-	-
Forfeited	-	-	(400 )	8.30
Outstanding at end of period	769,939	\$ 12.63	369,939	\$ 12.80
Options exercisable at period-end	363,791	\$ 12.74	359,177	\$ 12.91
Options expected to be exercisable at year-end	363,791		359,177	
Fair value of options granted		1.56		NA

The following information applies to options outstanding at September 30, 2014:

Number outstanding	769,939
Exercise price	\$8.30 - \$15.90
Weighted-average exercise price	\$12.63
Weighted-average remaining contractual life	5.6 years

The expected term of options is based on evaluations of historical and expected future employee exercise behavior. The risk free interest rate is based upon the U.S. Treasury rates at the date of grant with maturity dates approximately equal to the expected life at the grant date. Volatility is based upon the historical volatility of the Corporation's stock.

The fair value of each option granted is estimated on the date of the grant using the modified Black-Scholes options-pricing model with the following weighted-average assumptions used for the grant during 2014, dividend

yield of 2.88%; expected volatility of 14.25%; risk-free interest rates of 2.55%; and expected lives of 10 years.

The effects of expensing stock options are reported in “cash provided by financing activities” in the Consolidated Statements of Cash Flows.

Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 6. Investment and Mortgage-backed Securities

The amortized cost, gross unrealized gains, gross unrealized losses and estimated fair values of investment securities at September 30, 2014 and December 31, 2013 are shown below.

	September 30, 2014			
	Amortized cost	Gross unrealized gains (In thousands)	Gross unrealized losses	Estimated fair value
Available for Sale:				
U.S. Government agency securities	\$145,077	\$13	\$3,988	\$141,102
Municipal obligations	3,033	154	-	3,187
	\$148,110	\$167	\$3,988	\$144,289
	December 31, 2013			
	Amortized cost	Gross unrealized gains (In thousands)	Gross unrealized losses	Estimated fair value
Available for Sale:				
U.S. Government agency securities	\$160,063	\$-	\$11,714	\$148,349
Municipal obligations	3,035	83	103	3,015
Corporate securities	1,920	658	-	2,578
	\$165,018	\$741	\$11,817	\$153,942

Unrealized gross gains and losses on investments and mortgage backed securities are shown on the Corporation's consolidated financial as an adjustment to shareholders' equity.

The amortized cost of investment securities at September 30, 2014, by contractual term to maturity, are shown below.

	September 30, 2014 (In thousands)
Less than one year	\$ 12,991
One to five years	42,941
Five to ten years	72,205
More than ten years	19,973
	\$ 148,110



Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 6. Investment and Mortgage-backed Securities (continued)

The amortized cost, gross unrealized gains, gross unrealized losses and estimated fair values of mortgage-backed securities at September 30, 2014 and December 31, 2013 are shown below.

	Amortized cost	September 30, 2014 Gross unrealized holding gains Gross unrealized holding losses (In thousands)		Estimated fair value
Available for sale:				
Federal Home Loan Mortgage Corporation adjustable-rate participation certificates	\$10,259	\$26	\$39	\$10,246
Federal National Mortgage Association adjustable-rate participation certificates	5,254	46	2	5,298
Government National Mortgage Association adjustable-rate participation certificates	2,288	70	-	2,358
	\$17,801	\$142	\$41	\$17,902
Held to maturity:				
Federal Home Loan Mortgage Corporation adjustable-rate participation certificates	\$212	\$6	\$-	\$218
Federal National Mortgage Association adjustable-rate participation certificates	157	2	-	159
Government National Mortgage Association adjustable-rate participation certificates	2,400	95	-	2,495
	\$2,769	\$103	\$-	\$2,872
	Amortized cost	December 31, 2013 Gross unrealized holding gains Gross unrealized holding losses (In thousands)		Estimated fair value
Available for sale:				
Federal Home Loan Mortgage Corporation adjustable-rate participation certificates	\$677	\$34	\$1	\$710
	5,940	40	36	5,944

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Federal National Mortgage Association adjustable-rate participation certificates				
Government National Mortgage Association adjustable-rate participation certificates	2,622	85	-	2,707
	\$9,239	\$159	\$37	\$9,361

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

6. Investment and Mortgage-backed Securities (continued)

	Amortized cost	December 31, 2013		Estimated fair value
		Gross unrealized holding gains	Gross unrealized holding losses	
(In thousands)				
Held to maturity:				
Federal Home Loan Mortgage Corporation adjustable-rate participation certificates	\$253	\$8	\$-	\$261
Federal National Mortgage Association adjustable-rate participation certificates	212	6	-	218
Government National Mortgage Association adjustable-rate participation certificates	2,651	100	-	2,751
	\$3,116	\$114	\$-	\$3,230

The amortized cost of mortgage-backed securities, including those designated as available for sale, at September 30, 2014, by contractual terms to maturity, are shown below. Expected maturities will differ from contractual maturities because borrowers may generally prepay obligations without prepayment penalties.

	September 30, 2014 (In thousands)
Due in one year or less	\$823
Due in one year through five years	3,467
Due in five years through ten years	4,756
Due in more than ten years	11,524
	\$20,570

The table below indicates the length of time individual securities have been in a continuous unrealized loss position at September 30, 2014:

Description of	Less than 12 months		12 months or longer		Total	
	Number of	Fair	Number of	Fair	Number of	Fair
		Unrealized		Unrealized		Unrealized

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

securities	investments	value	losses	investments	value	losses	investments	value	losses
	(Dollars in thousands)								
U.S. Government agency securities	1	\$ 4,987	\$ 13	24	\$ 126,123	\$ 3,975	25	\$ 131,110	\$ 3,988
Municipal obligations	-	-	-	-	-	-	-	-	-
Mortgage-backed securities	15	9,795	39	12	110	2	27	9,905	41
Total temporarily impaired securities	16	\$ 14,782	\$ 52	36	\$ 126,233	\$ 3,977	52	\$ 141,015	\$ 4,029



Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

6. Investment and Mortgage-backed Securities (continued)

Management does not intend to sell any of the debt securities with an unrealized loss and does not believe that it is more likely than not that the Corporation will be required to sell a security in an unrealized loss position prior to a recovery in value. The decline in the fair value is primarily due to an increase in market interest rates. The fair values are expected to recover as securities approach maturity dates. The Corporation has evaluated these securities and has determined that the decline in their values is temporary.

7. Income Taxes

The Corporation uses an asset and liability approach to accounting for income taxes. The asset and liability approach requires the recognition of deferred tax assets and liabilities for the expected future tax consequences of temporary differences between the carrying amounts and the tax bases of assets and liabilities. Deferred tax assets are recognized if it is more likely than not that a future benefit will be realized. The Corporation accounts for income taxes in accordance with Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") 740, Income Taxes, which prescribes the recognition and measurement criteria related to tax positions taken or expected to be taken in a tax return.

The Corporation's principal temporary differences between financial income and taxable income result mainly from different methods of accounting for Federal Home Loan Bank stock dividends, the general loan loss allowance, deferred compensation, stock benefit plans and fair value adjustments arising from the First Franklin acquisition. The Corporation has approximately \$1.5 million of net operating losses to carryforward for the next 20 years. These losses are subject to the Internal Revenue Code Section 382 limitations which allow approximately \$1.5 million of the losses on an annual basis to offset current year taxable income.

The Corporation recognizes the financial statement benefit of a tax position only after determining that the relevant tax authority would more likely than not sustain the position following an audit. For tax positions meeting the more-likely-than-not threshold, the amount recognized in the financial statements is the largest benefit that has a greater than 50 percent likelihood of being realized upon ultimate settlement with the relevant tax authority. At adoption date, January 1, 2007, the Corporation applied the standard to all tax positions for which the statute of limitations remained open and was not required to record any liability for unrecognized tax benefits as that date. There have been no material changes in unrecognized tax benefits since January 1, 2007. The known tax attributes which can influence the Corporation's effective tax rate is the utilization of net operating loss carryforwards subject to the limitations under Internal Revenue Code Section 382.

The Corporation is subject to income taxes in the U.S. federal jurisdiction, as well as various state jurisdictions. Tax regulations within each jurisdiction are subject to the interpretation of the related tax laws and regulations and require significant judgment to apply. With few exceptions, the Corporation is no longer subject to U.S. federal, state and local, or non U.S. income tax examinations by tax authorities for the years before 2011.

The Corporation will recognize, if applicable, interest accrued related to unrecognized tax liabilities in interest expense and penalties in operating expenses.

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 7. Income Taxes (continued)

Federal income tax on earnings differs from that computed at the statutory corporate tax rate for the periods ended September 30, 2014 and 2013:

	2014		2013	
	(Dollars in thousands)			
Federal income taxes at statutory rate of 34%	\$1,089		\$479	
Increase (decrease) in taxes resulting primarily from:				
Stock compensation	17		8	
Nontaxable interest income	(29	)	(29	)
Cash surrender value of life insurance	(119	)	(123	)
Other	1		(4	)
Federal income taxes per financial statements	\$959		\$331	
Effective tax rate	30.0	%	23.5	%

## 8. Fair Value of Financial Instruments

Fair value information about financial instruments, whether or not recognized in the balance sheet, for which it is practical to estimate the value, is based upon the characteristics of the instruments and relevant market information. Financial instruments include cash, evidence of ownership in an entity or contracts that convey or impose on an entity the contractual right or obligation to either receive or deliver cash for another financial instrument. These fair value estimates are based on relevant market information and information about the financial instruments. Fair value estimates are intended to represent the price for which an asset could be sold or liability could be settled. However, given there is no active market or observable market transactions identical to many of the Corporation's financial instruments, estimates of many of these fair values are based upon observable inputs which are subjective in nature, involve uncertainties and matters of significant judgment, and therefore, cannot be determined with precision. Changes in assumptions could significantly affect the estimated values.

The following methods and assumptions were used by the Corporation in estimating its fair value disclosures for financial instruments at September 30, 2014:

**Cash and cash equivalents:** The carrying amounts presented in the consolidated statements of financial condition for cash and cash equivalents are deemed to approximate fair value.

**Investment and mortgage-backed securities:** For investment and mortgage-backed securities, fair value is deemed to equal the quoted market price.

Loans receivable: The loan portfolio was segregated into categories with similar characteristics, such as one-to four-family residential, multi-family residential and commercial real estate. These loan categories were further delineated into fixed-rate and adjustable-rate loans. The fair values for the resultant loan categories were computed via discounted cash flow analysis, using current interest rates offered for loans with similar terms to borrowers of similar credit quality. For loans on deposit accounts, fair values were deemed to equal the historic carrying values. The historical carrying amount of accrued interest on loans is deemed to approximate fair value.

Federal Home Loan Bank stock: The carrying amount presented in the consolidated statements of financial condition is deemed to approximate fair value.

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 8. Fair Value of Financial Instruments (continued)

Deposits: The fair value of passbook accounts and money market demand deposits is deemed to approximate the amount payable on demand at September 30, 2014. Fair values for fixed-rate certificates of deposit have been estimated using a discounted cash flow calculation using the interest rates currently offered for deposits of similar remaining maturities.

Advances from the Federal Home Loan Bank: The fair value of these advances is estimated using the rates currently offered for similar advances of similar remaining maturities or, when available, quoted market prices.

Advances by Borrowers for Taxes and Insurance: The carrying amount of advances by borrowers for taxes and insurance is deemed to approximate fair value.

Commitments to extend credit: For fixed-rate loan commitments, the fair value estimate considers the difference between current levels of interest rates and committed rates. At September 30, 2014, the fair value of the derivative loan commitments was not material.

## 9. Disclosures about Fair Value of Assets and Liabilities

The estimated fair values of the Company's financial instruments are as follows:

	September 30, 2014		December 31, 2013	
	Carrying value	Fair value	Carrying value	Fair value
	(In thousands)			
Financial assets				
Cash and cash equivalents	\$16,298	\$16,298	\$22,112	\$22,112
Investment securities	144,289	144,289	153,942	153,942
Mortgage-backed securities	20,671	20,774	12,477	12,591
Loans receivable – net and loans held for sale	335,199	355,689	336,837	362,066
Accrued interest receivable	1,732	1,732	1,971	1,971
Federal Home Loan Bank stock	8,651	8,651	8,651	8,651
	\$526,840	\$547,433	\$535,990	\$561,333
Financial liabilities				
Deposits	\$455,805	\$455,206	\$469,387	\$468,417
Advances from the Federal Home Loan Bank	15,444	15,609	19,261	20,207
Accrued interest payable	60	60	71	71
Advances by borrowers for taxes and insurance	1,703	1,703	2,357	2,357

\$473,012	\$472,578	\$491,076	\$491,052
-----------	-----------	-----------	-----------

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

9. Disclosures about Fair Value of Assets and Liabilities (continued)

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A three-level hierarchy exists for fair value measurements based upon the inputs to the valuation of an asset or liability.

Level 1 Quoted prices in active markets for identical assets or liabilities.

Level 2 Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3 Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

Fair value methods and assumptions are set forth below for each type of financial instrument.

Securities available for sale: Fair value on available for sale securities was based upon a market approach. Securities which are fixed income instruments that are not quoted on an exchange, but are traded in active markets, are valued using prices obtained from our custodian, which used third party data service providers and classified as level 2 assets. Management compares the fair values to another third party report for reasonableness. Available for sale securities includes U.S. agency securities, municipal bonds and mortgage-backed agency securities.

	Total	Quoted prices in active markets for identical assets (Level 1) (In thousands)	Significant other observable inputs (Level 2)	Significant other unobservable inputs (Level 3)
Securities available for sale at September 30, 2014:				
U.S. Government agency securities	\$ 141,102	-	\$ 141,102	-
Municipal obligations	3,187	-	3,187	-
Mortgage-backed securities	17,902	-	17,902	-

Securities available for sale at December 31, 2013:

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

U.S. Government agency securities	\$	148,349	-	\$	148,349	-
Municipal obligations		3,015	-		3,015	-
Corporate Securities		2,578	-		2,578	-
Mortgage-backed securities		9,361	-		9,361	-

The Corporation is predominately an asset-based lender with real estate serving as collateral on a substantial majority of loans. Loans which are deemed to be impaired are primarily valued on a nonrecurring basis at the fair values of the underlying real estate collateral. Such fair values are obtained using independent appraisals based on comparable sales, which the Corporation considers to be Level 2 inputs. The aggregate carrying amount of impaired loans, including loans acquired from Franklin Savings with a fair value discount, at September 30, 2014 and December 31, 2013 were approximately \$15.6 million and \$16.5 million, respectively.



## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 9. Disclosures about Fair Value of Assets and Liabilities (continued)

The Corporation has real estate acquired through foreclosure totaling \$2.3 million and \$3.3 million at September 30, 2014 and December 31, 2013, respectively. Real estate acquired through foreclosure is carried at the lower of the cost or fair value less estimated selling expenses at the date of acquisition. Fair values are obtained using independent appraisals, based on comparable sales which the Corporation considers to be Level 2 inputs. The aggregate amount of real estate acquired through foreclosure that is carried at fair value was approximately \$2.3 and \$3.3 million at September 30, 2014 and December 31, 2013, respectively.

The following table presents fair value measurements for the Company's financial instruments that are not recognized at fair value in the accompanying statements of financial position on a recurring or nonrecurring basis.

	Total (In thousands)	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant other unobservable inputs (Level 3)
September 30, 2014:				
Financial assets:				
Cash and cash equivalents	\$ 16,298	\$ 16,298	\$ -	\$ -
Mortgage-backed securities	2,872	-	2,872	-
Loans receivable - net	355,689	-	355,689	-
Federal Home Loan Bank stock	8,651	-	8,651	-
Accrued interest receivable	1,732	-	1,732	-
Financial liabilities:				
Deposits	455,206	-	455,206	-
Advances from the Federal Home Loan Bank	15,609	-	15,609	-
Advances by borrowers for taxes and insurance	1,703	-	1,703	-
Accrued interest payable	60	-	60	-
December 31, 2013:				
Financial assets:				
Cash and cash equivalents	\$ 22,112	\$ 22,112	\$ -	\$ -
Mortgage-backed securities	3,230	-	3,230	-
Loans receivable - net	362,066	-	362,066	-
Federal Home Loan Bank stock	8,651	-	8,651	-
Accrued interest receivable	1,971	-	1,971	-

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Financial liabilities:

Deposits	468,417	-	468,417	-
Advances from the Federal Home Loan Bank	20,207	-	20,207	-
Advances by borrowers for taxes and insurance	2,357	-	2,357	-
Accrued interest payable	71	-	71	-

19

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

10. Effects of Recent Accounting Pronouncements

We adopted the following accounting guidance in 2014, none of which had a significant effect, if any, on our consolidated financial position or results of operations.

In January 2014, the FASB issued ASU No. 2014-04, Receivables – Troubled Debt Restructurings by Creditors (Subtopic 310-40), which clarifies when an in substance repossession or foreclosure has occurred and the creditor should be considered to have received physical possession of residential real estate property collateralizing a consumer mortgage loan such that the loan receivable should be derecognized and the real estate property recognized. A creditor is considered to have received physical possession of residential real estate property collateralizing a consumer mortgage loan either when legal title to the residential real estate property is obtained upon completion of a foreclosure or when the borrower has conveyed all interest in the residential real property to the creditor to satisfy the loan through completion of a deed in lieu of foreclosure or similar arrangement. The ASU also require disclosure of both the amount of foreclosed residential real estate property held by the creditor and the recorded investment in consumer mortgage loans collateralized by residential real estate property that are in the process of foreclosure. The guidance is effective for annual periods, and interim periods within those annual periods, beginning after December 15, 2014. We do not expect the adoption of these provisions to have a significant impact on the Company's consolidated financial statements.

In June 2014, The FASB issued ASU No. 2014-12, Compensation – Stock Compensation (Topic 718): Accounting for Share-Based Payments When the Terms of an Award Provide That a Performance Target Could Be Achieved after the Requisite Service Period. The amendments in the ASU require that a performance target that affects vesting and that could be achieved after the requisite service period be treated as a performance condition. A reporting entity should apply existing guidance in Topic 718, Compensation – Stock Compensation, as it relates to awards with performance conditions that affect vesting to account for such awards. The amendments in this ASU are effective for annual periods and interim periods within those annual periods beginning after December 15, 2015. Earlier adoption is permitted. The effective date is the same for both public business entities and all other entities. We do not expect the adoption of these provisions to have a significant impact on the Company's consolidated financial statements.

In June 2014, The FASB issued ASU No. 2014-11, Transfers and Servicing (Topic 860): Repurchase-to-Maturity Transactions, Repurchase Financings, and Disclosures, which changes the accounting for repurchase-to-maturity transactions and repurchase financing arrangements. It also requires additional disclosures about repurchase agreements and other similar transactions. The amendments in this ASU are effective for public companies for the first interim or annual period beginning after December 15, 2014. In addition, for public companies, the disclosure for certain transactions accounted for as a sale is effective for the first interim or annual period beginning on or after December 15, 2014, and the disclosure for transactions accounted for as secured borrowings is required to be presented for annual periods beginning after December 15, 2014, and interim periods beginning after March 15, 2015. Early application for a public company is prohibited. We do not expect the adoption of these provisions to have a significant impact on the Company's consolidated financial statements.

In May 2014, The FASB issued ASU No. 2014-09, Revenue from Contracts with Customers: Topic 606. ASU 2014-09 affects any entity using U.S. GAAP that either enters into contracts with customers to transfer goods or services or enters into contracts for the transfer of nonfinancial assets unless those contracts are within the scope of other standards (e.g., insurance contracts or lease contracts). For a public entity, the amendments in this ASU are effective for annual reporting periods beginning after December 15, 2016, including interim periods within that reporting period. Early application is not permitted. We do not expect the adoption of these provisions to have a significant impact on the Company's consolidated financial statements.

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

10. Effects of Recent Accounting Pronouncements (continued)

In August, 2014, The FASB issued ASU No. 2014-14, Receivables – Troubled Debt Restructuring by Creditors (Subtopic 310-40). Under certain government-sponsored loan guarantee programs, such as those offered by the Federal Housing Administration (FHA) and the Department of Veterans Affairs (VA), qualifying creditors can extend mortgage loans to borrowers with a guarantee that entitles the creditor to recover all or a portion of the unpaid principal balance from the government if the borrower defaults. The objective of this Update is to reduce diversity in practice by addressing the classification of foreclosed mortgage loans that are fully or partially guaranteed under government programs. Currently, some creditors reclassify those loans to real estate as with other foreclosed loans that do not have guarantees; others reclassify the loans to other receivables. The amendments in this ASU are effective for annual periods, and interim periods within those annual periods, beginning after December 15, 2014. We do not expect the adoption of these provisions to have a significant impact on the Company's consolidated financial statements.

11. Intangible Assets

The Corporation recorded goodwill and other intangibles associated with the purchase of First Franklin and Franklin Savings in March 2011 totaling \$11.6 million. Goodwill is not amortized, but is periodically evaluated for impairment. The Corporation did not recognize any impairment during the quarter ended September 30, 2014. The carrying amount of the goodwill at September 30, 2014 was \$10.3 million.

Identifiable intangibles are amortized to their estimated residual values over the expected useful lives. Such lives are also periodically reassessed to determine if any amortization period adjustments are required. During the quarter ended September 30, 2014, no such adjustments were recorded. The identifiable intangible asset consists of a core deposit intangible which is being amortized on an accelerated basis over the useful life of such asset. The gross carrying amount of the core deposit intangible at September 30, 2014 was \$1.3 million, with \$873,000 in accumulated amortization as of that date.

As of September 30, 2014, the current year and estimated future amortization expense for the core deposit intangible was:

	(In thousands)
2014	\$ 34
2015	116
2016	110
2017	110
2018	55
Total	\$ 425



Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

12. Financing Receivables

The recorded investment in loans was as follows as of September 30, 2014:

	One-to four- Family Residential (In thousands)	Multi-family Residential	Construction	Commercial	Consumer	Total
Purchased loans	\$69,010	\$ 3,840	\$ -	\$ 24,990	\$ 198	\$98,038
Fair value discount - Credit impaired purchased loans	(980 )	(5 )	-	(374 )	-	(1,359 )
Fair value discount – Non-impaired purchased loans	(219 )	(92 )	-	(129 )	(15 )	(455 )
Purchased loans book value	67,811	3,743	-	24,487	183	96,224
Originated loans (1)	162,280	16,544	9,076	(2) 56,960	822	245,682
Ending balance	\$230,091	\$ 20,287	\$ 9,076	\$ 81,447	\$ 1,005	\$341,906

(1) Includes loans held for sale

(2) Before consideration of undisbursed Loans-in-process

The carrying amount of purchased loans consisting of credit-impaired purchased loans and non-impaired purchased loans is shown in the following table as of September 30, 2014:

	Non-impaired Purchased Loans (In thousands)	Credit Impaired Purchased Loans (In thousands)
One-to-four family residential	\$ 63,739	\$ 4,072
Multi-family residential	3,383	360
Construction	-	-
Commercial	18,162	6,325
Consumer	181	2

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Total                                           \$   85,465    \$   10,759

Activity during 2014 for the accretable discount related to acquired credit impaired loans is as follows:

	(In thousands)
Accretable discount at December 31, 2013:	\$   1,305
Reclass from nonaccretable difference to accretable discount	5,640
Less transferred to other real estate owned	(96    )
Less accretion	(514   )
Accretable discount at September 30, 2014:	\$   6,335

22



## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

The following summarizes activity in the allowance for credit losses:

	September 30, 2014					
	One-to four- Family Residential	Multi-family Residential	Construction	Commercial	Consumer	Total
	(In thousands)					
Allowance for loan losses:						
Beginning balance	\$ 1,352	\$ 194	\$ 9	\$ 131	\$ 11	\$ 1,697
Provision	714	12	(2 )	86	-	810
Charge-offs	(319 )	-	-	(39 )	(2 )	(360 )
Recoveries	29	-	-	42	-	71
Ending balance	\$ 1,776	\$ 206	\$ 7	\$ 220	\$ 9	\$ 2,218
Originated loans:						
Individually evaluated for impairment	\$ 183	\$ 1	\$ -	\$ 9	\$ -	\$ 193
Purchased loans:						
Individually evaluated for impairment	\$ 282	\$ -	\$ -	\$ -	\$ -	\$ 282
Originated loans:						
Collectively evaluated for impairment	\$ 856	\$ 205	\$ 7	\$ 211	\$ 9	\$ 1,288
Purchased loans:						
Loans acquired with deteriorated credit quality	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ 455

Loans receivable:

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Ending balance	\$ 230,091	\$ 20,287	\$ 9,076	\$ 81,447	\$ 1,005	\$ 341,906
Ending balance: Individually evaluated for impairment (1)	\$ 65,498	\$ 3,477	\$ -	\$ 18,315	\$ 181	\$ 87,471
Ending balance: Collectively evaluated for impairment	\$ 160,521	\$ 16,450	\$ 9,076	\$ 56,807	\$ 822	\$ 243,676
Ending balance: Loans acquired with deteriorated credit quality	\$ 4,072	\$ 360	\$ -	\$ 6,325	\$ 2	\$ 10,759

(1) Includes loans acquired from First Franklin with outstanding balances of \$85,465 at September 30, 2014.

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

	December 31, 2013					
	One-to four- Family Residential	Multi-family Residential	Construction	Commercial	Consumer	Total
	(In thousands)					
Allowance for loan losses:						
Beginning balance	\$1,823	\$ 172	\$ 1	\$ 153	\$ 11	\$2,160
Provision	1,426	22	8	(14 )	1	1,443
Charge-offs	(1,928 )	-	-	(8 )	(1 )	(1,937 )
Recoveries	31	-	-	-	-	31
Ending balance	\$1,352	\$ 194	\$ 9	\$ 131	\$ 11	\$1,697
Originated loans: individually evaluated for impairment						
	\$-	\$ -	\$ -	\$ -	\$-	\$-
Purchased loans: individually evaluated for impairment						
	\$-	\$ -	\$ -	\$ -	\$-	\$-
Originated loans: collectively evaluated for impairment						
	\$939	\$ 194	\$ 9	\$ 131	\$ 11	\$1,284
Purchased loans: loans acquired with deteriorated credit quality						
	\$413	\$ -	\$ -	\$ -	\$-	\$413
Loans receivable:						
Ending balance	\$236,236	\$ 22,805	\$ 7,141	\$ 72,755	\$2,278	\$341,215
Ending balance: Individually evaluated for impairment (1)						
	\$77,380	\$ 6,535	\$ -	\$ 21,055	\$1,508	\$106,478

Ending balance: Collectively evaluated for impairment	\$155,676	\$ 15,214	\$ 7,141	\$ 45,109	\$770	\$223,910
Ending balance: Loans acquired with deteriorated credit quality	\$3,180	\$ 1,056	\$ -	\$ 6,591	\$-	\$10,827

(1) Includes loans acquired from First Franklin with outstanding balances of \$103,497 at December 31, 2013.

Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

The Corporation assigns credit risk grades to evaluated loans using grading standards employed by regulatory agencies. Loans judged to carry lower-risk attributes are assigned a “pass” grade, indicating a minimal likelihood of loss. Loans judged to carry a higher-risk attributes are referred to as “classified loans” and are further disaggregated, with increasing expectations for loss recognition, as “special mention”, “substandard”, “doubtful”, and “loss”. The Loan Classification of Assets committee assigns the credit risk grades to loans and reports to the board on a quarterly basis the “classified asset” report.

The following table summarizes the credit risk profile by internally assigned grade:

Grade:	Originated Loans at September 30, 2014					Total
	One-to four- Family Residential	Multi-family Residential	Construction	Commercial	Consumer	
	(In thousands)					
Pass	\$ 160,169	\$ 16,449	\$ 9,076	\$ 55,932	\$ 822	\$ 242,448
Special mention	-	-	-	-	-	-
Substandard	2,111	95	-	1,028	-	3,234
Doubtful	-	-	-	-	-	-
Loss	-	-	-	-	-	-
<b>Total</b>	<b>\$ 162,280</b>	<b>\$ 16,544</b>	<b>\$ 9,076</b>	<b>\$ 56,960</b>	<b>\$ 822</b>	<b>\$ 245,682</b>
Grade:	Originated Loans at December 31, 2013					Total
	One-to four- Family Residential	Multi-family Residential	Construction	Commercial	Consumer	
	(In thousands)					
Pass	\$ 155,364	\$ 15,214	\$ 7,141	\$ 44,218	\$ 770	\$ 222,707
Special mention	-	-	-	-	-	-
Substandard	2,519	95	-	1,570	-	4,184
Doubtful	-	-	-	-	-	-
Loss	-	-	-	-	-	-
<b>Total</b>	<b>\$ 157,883</b>	<b>\$ 15,309</b>	<b>\$ 7,141</b>	<b>\$ 45,788</b>	<b>\$ 770</b>	<b>\$ 226,891</b>

Purchased Loans at September 30, 2014

One-to

four-

Family

Multi-family

Residential

Residential

Construction

Commercial

Consumer

Total

(In thousands)

Grade:

Pass	\$64,549	\$ 3,743	\$-	\$ 20,540	\$82	\$88,914
Special mention	-	-	-	-	-	-
Substandard	3,262	-	-	3,947	101	7,310
Doubtful	-	-	-	-	-	-
Loss	-	-	-	-	-	-
Total	\$67,811	\$ 3,743	\$-	\$ 24,487	\$183	\$96,224

25

Cheviot Financial Corp.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

12. Financing receivables (continued)

Grade:	Purchased Loans at December 31, 2013					
	One-to four- Family Residential (In thousands)	Multi-family Residential	Construction	Commercial	Consumer	Total
Pass	\$74,410	\$ 7,496	\$ -	\$ 25,076	\$1,490	\$108,472
Special mention	-	-	-	-	-	-
Substandard	3,943	-	-	1,891	18	5,852
Doubtful	-	-	-	-	-	-
Loss	-	-	-	-	-	-
Total	\$78,353	\$ 7,496	\$ -	\$ 26,967	\$1,508	\$114,324

The following tables summarize loans by delinquency, nonaccrual status and impaired loans:

Age Analysis of Past Due Originated Loans Receivable  
As of September 30, 2014

	>30-89 Days Past Due (In thousands)	Over 90 Days	Total Past Due	Current & Accruing	Nonaccrual	Total Loans	Recorded Investment 90 Days and Accruing
Real Estate:							
1-4 family Residential	\$ 330	\$ 1,487	\$ 1,817	\$ 160,072	\$ 1,878	\$ 162,280	\$ -
Multi-family Residential	-	95	95	16,449	95	16,544	-
Construction	-	-	-	9,076	-	9,076	-
Commercial	-	162	162	56,798	162	56,960	-
Consumer	5	-	5	817	-	822	-
Total	\$ 335	\$ 1,744	\$ 2,079	\$ 243,212	\$ 2,135	\$ 245,682	\$ -

Age Analysis of Past Due Originated Loans Receivable  
As of December 31, 2013

Recorded

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

	>30-89 Days Past Due (In thousands)	Over 90 Days	Total Past Due	Current & Accruing	Nonaccrual	Total Loan Receivables	Investment 90 Days and Accruing
Real Estate:							
1-4 family							
Residential	\$ 1,915	\$ 2,207	\$ 4,122	\$ 153,761	\$ 2,207	\$ 157,883	\$ -
Multi-family	-	95	95	15,214	95	15,309	-
Construction	-	-	-	7,141	-	7,141	-
Commercial	-	679	679	45,109	679	45,788	-
Consumer	-	-	-	770	-	770	-
Total	\$ 1,915	\$ 2,981	\$ 4,896	\$ 221,995	\$ 2,981	\$ 226,891	\$ -

26



Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

Age Analysis of Past Due Purchased Loans Receivable  
As of September 30, 2014

	>30-89 Days Past Due (In thousands)	Over 90 Days	Total Past Due	Current & Accruing	Nonaccrual	Total Loans	Recorded Investment 90 Days and Accruing
Real Estate:							
1-4 family							
Residential	\$ 412	\$ 2,736	\$ 3,148	\$ 64,471	\$ 2,928	\$ 67,811	\$ -
Multi-family	-	-	-	3,743	-	3,743	-
Construction	-	-	-	-	-	-	-
Commercial	-	616	616	23,935	552	24,487	-
Consumer	-	1	1	82	101	183	-
Total	\$ 412	\$ 3,353	\$ 3,765	\$ 92,231	\$ 3,581	\$ 96,224	\$ -

Age Analysis of Past Due Purchased Loans Receivable  
As of December 31, 2013

	>30-89 Days Past Due (In thousands)	Over 90 Days	Total Past Due	Current & Accruing	Nonaccrual	Total Loan Receivables	Recorded Investment 90 Days and Accruing
Real Estate:							
1-4 family							
Residential	\$ 2,221	\$ 3,287	\$ 5,508	\$ 72,845	\$ 3,287	\$ 78,353	\$ -
Multi-family	56	-	56	7,440	-	7,496	-
Construction	-	-	-	-	-	-	-
Commercial	336	676	1,012	25,955	676	26,967	-
Consumer	10	18	28	1,480	18	1,508	-
Total	\$ 2,623	\$ 3,981	\$ 6,604	\$ 107,720	\$ 3,981	\$ 114,324	\$ -

Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

Impaired Loans  
As of September 30, 2014

	Recorded Investment (In thousands)	Unpaid Principal Balance	Related Allowance	Average Recorded Investment	Interest Income Recognized
Purchased loans with a fair value discount and no related allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$4,037	\$4,037	\$-	\$3,609	\$172
Multi-family	360	360	-	708	18
Construction	-	-	-	-	-
Commercial	6,325	6,325	-	6,458	324
Consumer	2	2	-	1	-
Total	\$10,724	\$10,724	\$-	\$10,776	\$514
Purchased loans with a fair value discount and an allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$21	\$35	\$14	\$10	\$-
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	-	-
Consumer	-	-	-	-	-
Total	\$21	\$35	\$14	\$10	\$-
Purchased loans with no fair value discount and no related allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$978	\$978	\$-	\$1,812	\$37
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	552	552	-	276	8
Consumer	100	100	-	58	2

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Total	\$1,630	\$1,630	\$-	\$2,146	\$47
Purchased loans with an allowance recorded:					
Real Estate:					
1-4 family	\$1,199	\$1,467	\$268	\$600	\$14
Residential					
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	-	-
Consumer	-	-	-	-	-
Total	\$1,199	\$1,467	\$268	\$600	\$14

28

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

	Recorded Investment	Unpaid Principal Balance	Related Allowance (In thousands)	Average Recorded Investment	Interest Income Recognized
Originated loans with no related allowance recorded					
Real Estate:					
1-4 family Residential	\$1,513	\$1,513	\$-	\$1,860	\$22
Multi-family	-	-	-	48	-
Construction	-	-	-	-	-
Commercial	115	115	-	397	7
Consumer	-	-	-	-	-
Total	\$1,628	\$1,628	\$-	\$2,305	\$29
Originated loans with an allowance recorded:					
Real Estate:					
1-4 family Residential	\$246	\$430	\$184	\$123	\$4
Multi-family	94	95	1	47	-
Construction	-	-	-	-	-
Commercial	38	46	8	19	-
Consumer	-	-	-	-	-
Total	\$378	\$571	\$193	\$189	\$4
Total:					
Real Estate:					
1-4 family Residential	\$7,994	\$8,460	\$466	\$8,014	\$249
Multi-family	454	455	1	803	18
Construction	-	-	-	-	-
Commercial	7,030	7,038	8	7,150	339
Consumer	102	102	-	59	2
Total	\$15,580	\$16,055	\$475	\$16,026	\$608

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

	Recorded Investment	Impaired Loans As of December 31, 2013 Unpaid Principal Balance	Related Allowance (In thousands)	Average Recorded Investment	Interest Income Recognized
Purchased loans with a fair value discount and no related allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$3,180	\$3,180	\$-	\$3,556	\$192
Multi-family	1,056	1,056	-	1,059	22
Construction	-	-	-	-	-
Commercial	6,591	6,591	-	7,556	436
Consumer	-	-	-	41	-
Total	\$10,827	\$10,827	\$-	\$12,212	\$650
Purchased loans with a fair value discount and an allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$-	\$-	\$-	\$7	\$-
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	-	-
Consumer	-	-	-	-	-
Total	\$-	\$-	\$-	\$7	\$-
Purchased loans with no fair value discount and no related allowance recorded:					
Real Estate:					
1-4 family	\$2,646	\$2,646	\$-	\$2,185	\$107
Residential					
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	-	-

Edgar Filing: Cheviot Financial Corp. - Form 10-Q

Consumer	16	16	-	28	1
Total	\$2,662	\$2,662	\$-	\$2,213	\$108
Purchased loans with an allowance recorded:					
Real Estate:					
1-4 family	\$-	\$-	\$-	\$74	\$-
Residential					
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	-	-
Consumer	-	-	-	-	-
Total	\$-	\$-	\$-	\$74	\$-

30

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

	Recorded Investment	Unpaid Principal Balance	Related Allowance (In thousands)	Average Recorded Investment	Interest Income Recognized
Originated loans with no related allowance recorded					
Real Estate:					
1-4 family					
Residential	\$2,207	\$2,207	\$-	\$2,847	\$32
Multi-family	95	95	-	95	-
Construction	-	-	-	-	-
Commercial	679	679	-	537	35
Consumer	-	-	-	-	-
Total	\$2,981	\$2,981	\$-	\$3,479	\$67
Originated loans with an allowance recorded:					
Real Estate:					
1-4 family					
Residential	\$-	\$-	\$-	\$473	\$-
Multi-family	-	-	-	-	-
Construction	-	-	-	-	-
Commercial	-	-	-	81	-
Consumer	-	-	-	-	-
Total	\$-	\$-	\$-	\$554	\$-
Total:					
Real Estate:					
1-4 family					
Residential	\$8,033	\$8,033	\$-	\$9,142	\$331
Multi-family	1,151	1,151	-	1,154	22
Construction	-	-	-	-	-
Commercial	7,270	7,270	-	8,174	471
Consumer	16	16	-	69	1
Total	\$16,470	\$16,470	\$-	\$18,539	\$825

## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

## Modifications

As of September 30, 2014

	Number of Contracts (Dollars in thousands)	Pre-Modification Outstanding Recorded Investment	Post-Modification Outstanding Recorded Investment
Troubled Debt Restructurings			
Real Estate:			
1-4 Family Residential	5	\$ 2,320	\$ 2,320
Multi-family Residential	-	-	-
Construction	-	-	-
Commercial	1	100	100
Consumer	-	-	-

## Modifications

For the nine months ended September 30, 2014

	Number of Contracts (Dollars in thousands)	Recorded Investment
Troubled Debt Restructurings That Subsequently Defaulted		
Real Estate:		
1-4 Family Residential	5	\$ 724
Multi-family Residential	-	-
Construction	-	-
Commercial	1	99
Consumer	-	-



## Cheviot Financial Corp.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the nine months ended September 30, 2014 and 2013

## 12. Financing receivables (continued)

Modifications  
As of December 31, 2013

	Number of Contracts	Pre-Modification Outstanding Recorded Investment	Post-Modification Outstanding Recorded Investment
Troubled Debt Restructurings	(Dollars in thousands)		
Real Estate:			
1-4 Family Residential	4	\$ 316	\$ 312
Multi-family Residential	-	-	-
Construction	-	-	-
Commercial	4	1,863	1,849
Consumer	-	-	-

Modifications  
for the year ended December 31,  
2013

	Number of Contracts	Recorded Investment
Troubled Debt Restructurings That Subsequently Defaulted	(Dollars in thousands)	
Real Estate:		
1-4 Family Residential	-	\$ -
Multi-family Residential	-	-
Construction	-	-
Commercial	1	754
Consumer	-	-

The modifications related to interest only payments ranging from a three to six month period. Due to the short term cash flow deficiency, no related allowance was recorded as a result of the restructurings. The collateral value was updated with recent appraisals which gave no indication of impairment.

Cheviot Financial Corp.

## ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

### Forward Looking Statements

This report on Form 10-Q contains forward-looking statements, which can be identified by the use of such words as estimate, project, believe, intend, anticipate, plan, seek, expect and similar expressions. These forward-looking statements are subject to significant risks, assumptions and uncertainties that could affect the actual outcome of future events. Because of these uncertainties, actual future results may be materially different from the results indicated by these forward-looking statements.

### Recent Developments

On August 8, 2014, the Bank signed an agreement to purchase the Forest Park branch location for \$575,000. This transaction is expected to close during the fourth quarter of 2014.

### Critical Accounting Policies

Cheviot Financial considers accounting policies involving significant judgments and assumptions by management that have, or could have, a material impact on the carrying value of certain assets or on income to be critical accounting policies. The Corporation considers the accounting method used for the allowance for loan losses to be a critical accounting policy.

The allowance for loan losses is the estimated amount considered necessary to cover inherent, but unconfirmed credit losses in the loan portfolio at the balance sheet date. The allowance is established through the provision for losses on loans which is charged against income. In determining the allowance for loan losses, management makes significant estimates and has identified this policy as one of the most critical for Cheviot Financial.

Management performs a quarterly evaluation of the allowance for loan losses. Consideration is given to a variety of factors in establishing this estimate including, but not limited to, current economic conditions, delinquency statistics, geographic and industry concentrations, the adequacy of the underlying collateral, the financial strength of the borrower, results of internal loan review and other relevant factors. This evaluation is inherently subjective as it requires material estimates that may be susceptible to significant change.

The analysis has two components, specific and general allocations. Specific allocations are made for unconfirmed losses related to loans that are determined to be impaired. Impairment is measured by determining the present value of expected future cash flows or, for collateral-dependent loans, the fair value of the collateral adjusted for market conditions and selling expenses. If the fair value of the loan is less than the loan's carrying value, a charge-off is recorded for the difference. The general allocation is determined by segregating the remaining loans by type of loan, risk weighting (if applicable) and payment history. Management also analyzes historical loss experience, delinquency trends, general economic conditions and geographic and industry concentrations. This analysis establishes factors that are applied to the loan groups to determine the amount of the general allowance. Actual loan losses may be significantly more than the allowances that has been established which could result in a material negative effect on financial results.

The acquired assets and assumed liabilities of First Franklin were measured at estimated fair values, as required by FASB under Business Combinations. Management made significant estimates and exercised significant judgment in accounting for the acquisition. Management measured loan fair values based on loan file reviews (including borrower financial statements or tax returns), appraised collateral values, expected cash flows and historical loss factors of Franklin Savings. Real estate acquired through foreclosure was primarily valued based on appraised collateral values.

Cheviot Financial Corp.

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

Critical Accounting Policies (continued)

The Corporation also recorded an identifiable intangible asset rep