KANSAS CITY LIFE INSURANCE COMPANY

A Missouri Corporation

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SIC Code: 6311

ANNUAL REPORT

For the Period Ending December 31, 2021
(the "Reporting Period")

The number of shares outstanding of our Common Stock was 9,683,414 as of December 31, 2021 (the end of reporting period)

The number of shares outstanding of our Common Stock was 9,683,414 as of September 30, 2021 (the end of previous reporting period)

Indicate by check mark whether the company is a shell company (as defined in Rule 405 of the Securities Act of 1933 and Rule 12b-2 of the Exchange Act of 1934):

Yes: ☐ No: ☒

Indicate by check mark whether the company's shell status has changed since the previous reporting period:

Yes: ☐ No: ☒

Indicate by check mark whether a Change in Control of the company has occurred over this reporting period:

Yes: ☐ No: ☒

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Financial Information

Amounts in thousands, except share data, security counts, claim counts, or as otherwise noted.

Kansas City Life Insurance Company
Consolidated Balance Sheets

	December 31, 2021	December 31, 2020
ASSETS		
Investments:		
Fixed maturity securities available for sale, at fair value (amortized cost: 2021 - $2,894,877; 2020 - $2,797,990)	$ 3,088,197	$ 3,118,980
Equity securities, at fair value (cost: 2021 - $3,097; 2020 - $5,933)	3,676	6,647
Mortgage loans	596,037	601,607
Real estate	142,278	165,403
Policy loans	82,060	84,447
Short-term investments	74,501	119,116
Other investments	12,840	10,838
Total investments	3,999,589	4,107,038
Cash	5,419	7,203
Accrued investment income	30,298	31,413
Deferred acquisition costs	292,027	276,425
Reinsurance recoverables	399,951	391,439
Other assets	201,170	186,453
Separate account assets	504,976	463,041
Total assets	$ 5,433,430	$ 5,463,012
LIABILITIES		
Future policy benefits	$ 1,397,111	$ 1,383,674
Policyholder account balances	2,247,392	2,231,640
Policy and contract claims	69,787	71,344
Other policyholder funds	185,713	175,131
Other liabilities	198,017	229,443
Separate account liabilities	504,976	463,041
Total liabilities	4,602,996	4,554,273
STOCKHOLDERS' EQUITY		
Common stock, par value $1.25 per share		
Authorized 36,000,000 shares, issued 18,496,680 shares	23,121	23,121
Additional paid in capital	41,025	41,025
Retained earnings	933,338	933,092
Accumulated other comprehensive income	74,251	152,802
Treasury stock, at cost (2021 and 2020 - 8,813,266 shares)	(241,301)	(241,301)
Total stockholders' equity	830,434	908,739
Total liabilities and stockholders' equity	$ 5,433,430	$ 5,463,012

See accompanying Notes to Consolidated Financial Statements

Kansas City Life Insurance Company
Consolidated Statements of Comprehensive Income

	Year Ended December 31,		
	2021	2020	2019
REVENUES			
Insurance revenues:			
Net premiums	$ 208,864	$ 223,756	$ 223,227
Contract charges	121,803	126,722	125,886
Total insurance revenues	330,667	350,478	349,113
Investment revenues:			
Net investment income	142,468	145,684	148,349
Net investment gains	25,417	21,835	9,133
Total investment revenues	167,885	167,519	157,482
Other revenues	12,760	5,913	6,098
Total revenues	511,312	523,910	512,693
BENEFITS AND EXPENSES			
Policyholder benefits	280,886	280,970	257,621
Interest credited to policyholder account balances	79,725	78,792	78,520
Amortization of deferred acquisition costs	33,217	42,141	35,948
Operating expenses	104,564	106,093	111,154
Total benefits and expenses	498,392	507,996	483,243
Income before income tax expense	12,920	15,914	29,450
Income tax expense	2,216	744	5,023
NET INCOME	$ 10,704	$ 15,170	$ 24,427
COMPREHENSIVE INCOME (LOSS), NET OF TAXES			
Changes in:			
Net unrealized gains (losses) on securities available for sale	$ (100,859)	$ 115,900	$ 129,609
Effect on deferred acquisition costs, value of business acquired, and deferred revenue liabilities	7,946	(7,809)	(11,608)
Policyholder liabilities	9,247	(15,882)	(15,987)
Benefit plan obligations	5,115	1,087	3,042
Other comprehensive income (loss)	(78,551)	93,296	105,056
COMPREHENSIVE INCOME (LOSS)	$ (67,847)	$ 108,466	$ 129,483
Basic and diluted earnings per share:			
Net income	$ 1.11	$ 1.57	$ 2.52

See accompanying Notes to Consolidated Financial Statements

Kansas City Life Insurance Company
Consolidated Statements of Stockholders' Equity

	Year Ended December 31,		
	2021	2020	2019
COMMON STOCK, beginning and end of year	$ 23,121	$ 23,121	$ 23,121
ADDITIONAL PAID IN CAPITAL, beginning and end of year	41,025	41,025	41,025
RETAINED EARNINGS			
Beginning of year	933,092	928,380	914,411
Net income	10,704	15,170	24,427
Stockholder dividends (2021, 2020, and 2019 - $1.08 per share)	(10,458)	(10,458)	(10,458)
End of year	933,338	933,092	928,380
ACCUMULATED OTHER COMPREHENSIVE INCOME (LOSS)			
Beginning of year	152,802	59,506	(45,550)
Other comprehensive income (loss)	(78,551)	93,296	105,056
End of year	74,251	152,802	59,506
TREASURY STOCK, at cost, beginning and end of year	(241,301)	(241,301)	(241,301)
TOTAL STOCKHOLDERS' EQUITY	$ 830,434	$ 908,739	$ 810,731

See accompanying Notes to Consolidated Financial Statements

Kansas City Life Insurance Company
Consolidated Statements of Cash Flows

	Year Ended December 31,		
	2021	2020	2019
OPERATING ACTIVITIES			
Net income	$ 10,704	$ 15,170	$ 24,427
Adjustments to reconcile net income to net cash provided by (used from) operating activities:			
Amortization of investment premium and discount	1,669	1,978	3,321
Depreciation and amortization	7,967	8,538	8,367
Acquisition costs capitalized	(38,239)	(44,151)	(48,443)
Amortization of deferred acquisition costs	33,217	42,141	35,948
Net investment gains	(25,417)	(21,835)	(9,133)
Gain on sale of subsidiary	(5,500)	—	—
Changes in assets and liabilities:			
Reinsurance recoverables	(8,513)	(12,667)	(12,576)
Future policy benefits	24,761	33,050	32,274
Policyholder account balances	(42,995)	(34,520)	(43,516)
Income taxes payable and deferred	(4,983)	(2,923)	5,960
Other, net	1,010	21,113	3,503
Net cash provided (used)	(46,319)	5,894	132
INVESTING ACTIVITIES			
Purchases:			
Fixed maturity securities	(434,696)	(344,098)	(342,477)
Equity securities	(259)	(380)	—
Mortgage loans	(103,942)	(109,060)	(25,036)
Real estate	(36,994)	(2,610)	(1,975)
Policy loans	(8,754)	(8,706)	(10,969)
Other investments	(5,828)	(3,702)	(2,712)
Property and equipment	(628)	(1,844)	(2,379)
Sales or maturities, calls, and principal paydowns:			
Fixed maturity securities	308,361	344,071	263,411
Equity securities	3,000	5,000	4,000
Mortgage loans	109,546	85,111	87,157
Real estate	72,439	29,898	3,084
Policy loans	11,141	11,758	11,535
Other investments	8,599	4,204	2,176
Property and equipment	71	25	5,572
Net sales (purchases) of short-term investments	41,616	(43,690)	(16,714)
Proceeds from sale of subsidiary	28,468	—	—
Post-acquisition purchase price adjustments	—	—	1,663
Net cash used	(7,860)	(34,023)	(23,664)

Kansas City Life Insurance Company
Consolidated Statements of Cash Flows

	Year Ended December 31,		
	2021	2020	2019
FINANCING ACTIVITIES			
Policyholder account balances - deposits	$ 215,598	$ 220,549	$ 223,058
Policyholder account balances - receipts from funding agreement	30,000	—	—
Withdrawals from policyholder account balances	(192,709)	(200,717)	(207,242)
Net transfers from separate accounts	7,320	8,794	3,500
Change in other deposits	2,644	2,930	(2,666)
Cash dividends to stockholders	(10,458)	(10,458)	(10,458)
Post-acquisition contingent liability fulfillment	—	—	(115)
Net cash provided	52,395	21,098	6,077
Decrease in cash	(1,784)	(7,031)	(17,455)
Cash at beginning of year	7,203	14,234	31,689
Cash at end of year	$ 5,419	$ 7,203	$ 14,234

See accompanying Notes to Consolidated Financial Statements

1. Nature of Operations and Significant Accounting Policies

Business

Kansas City Life Insurance Company is a Missouri domiciled stock life insurance company which, with its subsidiaries, is licensed to sell insurance products in 49 states and the District of Columbia. The consolidated entity (the Company) offers a diversified portfolio of individual insurance, annuity, and group life and health products through its life insurance companies. Kansas City Life Insurance Company (Kansas City Life) is the parent company. Old American Insurance Company (Old American) and Grange Life Insurance Company (Grange Life) are wholly-owned insurance subsidiaries. Sunset Life Insurance Company of America (Sunset Life) is an insurance subsidiary that was wholly-owned by the Company until it was sold on November 1, 2021 - see Business Changes section below. The Company also has non-insurance subsidiaries that individually and collectively are not material. The terms "the Company," "we," "us," and "our" are used in these consolidated financial statements to refer to Kansas City Life Insurance Company and its subsidiaries.

We have three reportable business segments, which are defined based on the nature of the products and services offered: Individual Insurance, Group Insurance, and Old American. For additional information on our segments, please see Note 17 - Segment Information.

Basis of Presentation

The consolidated financial statements and the accompanying notes to the consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) and include the accounts of Kansas City Life and its subsidiaries. Significant intercompany transactions have been eliminated in consolidation and certain immaterial reclassifications have been made to prior period results to conform with the current period's presentation.

COVID-19 Pandemic

The global outbreak of COVID-19 was classified as a pandemic during the first quarter of 2020. The impact of the COVID-19 pandemic on our financial condition and results of operations continues to evolve. The duration and the severity depend on certain developments, including the effect of the pandemic on financial markets. Certain negative financial impacts occurred in 2020 as a result of the COVID-19 pandemic. These included increased policyholder benefit payments, largely from death benefits; deferrals of interest and principal on certain investments; reduced investment income from lower available interest rates; and increases in certain operating expenses. Impacts from the pandemic have continued into 2021, including increased policyholder benefits and reduced investment income from lower available interest rates. Other negative financial impacts could occur including, but not limited to: asset impairments; defaults, delinquencies or additional deferrals on the Company's mortgage loan and real estate portfolios; a reduction in sales; additional increases in policyholder benefits; and continued increases in certain expenses.

The United States Federal Government has provided multiple relief packages and support aimed at protecting individuals and businesses from the health and economic impacts of the COVID-19 pandemic. Please refer to Note 11 - Income Taxes for additional information on how certain relief impacted the Company during 2020. We continue to evaluate the full impact of this relief on our business, as well as other relief packages approved by the government. All other relief packages issued through the date of this filing were not anticipated to impact the Company at this time or were not expected to have a material impact to the consolidated financial statements.

Business Changes

On November 1, 2021, Kansas City Life sold 100% of the capital and surplus of Sunset Life to Bona Holdings, LLC for $29.5 million. The Missouri Department of Commerce and Insurance granted regulatory approval for the transaction. The sale resulted in a net gain of approximately $5.5 million, which is included in Other Revenues in the Consolidated Statements of Comprehensive Income. In addition, we received $1.0 million for providing certain transition support associated with this transaction. Further, we are providing additional administrative support for a period of up to one year. We will be reimbursed for those expenses as they occur. Further, the Company completed a 100% reinsurance assumption of the insurance business prior to the sale of Sunset Life on December 31, 2020. Please see Note 14 - Reinsurance for additional information.

There were no business changes during 2020.

Use of Estimates

The preparation of the consolidated financial statements requires management of the Company to make estimates and assumptions relating to the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue and expenses during the period. These estimates are inherently subject to change and actual results could differ from these estimates. Significant estimates required in the preparation of the consolidated financial statements include the fair value of invested assets, deferred acquisition costs (DAC), deferred income taxes, goodwill and other intangibles, value of business acquired (VOBA), deferred revenue liability (DRL), policyholder account balances, future policy benefits, policy and contract claim liabilities, reinsurance, and pension and other postemployment benefits.

Significant Accounting Policies

Investments

Valuation of Investments and Other-than-Temporary Impairments

Our principal investments are in fixed maturity securities, mortgage loans, and real estate; all of which are exposed to at least three primary sources of investment risk, including: credit, interest rate, and liquidity.

Fixed maturity securities, which are all classified as available for sale, are carried at fair value in the Consolidated Balance Sheets, with unrealized gains or losses recorded in Accumulated Other Comprehensive Income (Loss). The unrealized gains or losses are recorded net of the adjustment to policyholder liabilities, DAC, VOBA, and DRL to reflect what would have been earned had those gains or losses been realized and the proceeds reinvested. The adjustments to DAC, VOBA, and DRL represent changes in the amortization that would have been required as a charge or credit to income had such unrealized amounts been realized. The adjustments to policyholder liabilities represent the increase from using a discount rate that would have been required if such unrealized gains or losses had been realized and the proceeds reinvested at current market interest rates, which were different from the then-current effective portfolio rate.

The amortized cost of a security is adjusted for declines in value that are determined to be other-than-temporary. Other-than-temporary impairment losses are reported as a component of investment revenues in the Consolidated Statements of Comprehensive Income, which also presents the amount of non-credit impairment losses for certain fixed maturity securities that are reported in Accumulated Other Comprehensive Income (Loss). See Note 3 - Investments for additional discussion of our considerations related to other-than-temporary impairments. For additional information regarding fair value, please see Note 4 - Fair Value Measurements.

Equity securities are carried at fair value. Changes in the fair value of equity securities are recognized through net investment gains in the Consolidated Statements of Comprehensive Income.

Mortgage loans are stated at cost, adjusted for amortization of premium and accrual of discount, less an allowance for loan losses. A loan is considered impaired if it is probable that all contractual amounts due will not be collected. The allowance for loan losses is maintained at a level believed by management to be adequate to absorb potential future incurred credit losses. Management's periodic evaluation and assessment of the adequacy of the allowance is based on known and inherent risks in the portfolio, historical and industry data, current economic conditions, and other relevant factors, along with specific risks related to specific loans. Loans in foreclosure, loans considered to be impaired, and loans with amounts past due 90 days or more are placed on non-accrual status.

Real estate consists of directly owned investments and real estate joint ventures. Real estate that is directly owned is carried at depreciated cost. Real estate joint ventures consist primarily of office buildings, industrial warehouses, unimproved land for future development, and affordable housing real estate joint ventures. Real estate joint ventures are consolidated when required. The initial cost of the non-consolidated affordable housing real estate joint ventures is amortized in proportion to the tax credits and other tax benefits received and the net investment performance is recognized in the Consolidated Statements of Comprehensive Income as a component of Income Tax Expense. The investments in other non-consolidated real estate joint ventures are recorded using the equity method of accounting, in which the initial cost of the investment is adjusted for earnings and cash contributions or distributions.

Policy loans are carried at their outstanding principal amount.

Short-term investments include highly-liquid investments in institutional money market funds that are carried at net asset value (NAV).

The Company has hedge positions classified as derivatives that are included in Other Investments in the Consolidated Balance Sheets. These derivative assets are recorded at fair value and are established in relation to the Company's indexed universal life portfolio. The index credit portion of the reserves associated with the indexed universal life products are considered to be embedded derivatives and are accounted for at fair value and are included in Policyholder Account Balances in the

Consolidated Balance Sheets. The value of the reserves will fluctuate depending on market conditions. However, this fluctuation is largely offset by a corresponding change in the realized gains or losses on these derivatives. Changes in market values can result in significant fluctuations to realized gains and losses in the Consolidated Statements of Comprehensive Income.

Investment Income
Investment income is recognized when earned. Premiums and discounts on fixed maturity securities are amortized over the life of the related security as an adjustment to yield using the effective interest method, with the exception of premiums on callable fixed maturity securities, which are amortized to the earliest call date. Realized gains and losses on the sale of investments are determined on the basis of specific security identification recorded on the trade date.

Future Policy Benefits
We establish liabilities for amounts payable under insurance policies, including traditional life insurance, immediate annuities with life contingencies, supplementary contracts with life contingencies, group life insurance, and accident and health insurance. These liabilities originate from new premiums and conversions from other products and are generally payable over an extended period of time.

Liabilities for future policy benefits of traditional life insurance have been computed by a net level premium method based upon estimates at the time of issue or at the time of acquisition for investment yields, mortality, and withdrawals. These estimates include provisions for experience less favorable than initially expected. Mortality assumptions are based on Company experience expressed as a percentage of standard mortality tables. The 2008 Valuation Basic Table, the 2001 Valuation Basic Table, and the 1975-1980 Select and Ultimate Basic Table serve as the bases for most mortality assumptions.

Liabilities for future policy benefits of immediate annuities and supplementary contracts with life contingencies are computed by calculating an actuarial present value of future policy benefits, based upon estimates for investment yields and mortality at the time of issue or at the time of acquisition. The 2012 Individual Annuity Reserving Table, the Annuity 2000 Table, the 1983 Individual Annuity Mortality Table, and the 1971 Individual Annuity Mortality Table serve as the bases for most immediate annuity and supplementary contract mortality assumptions.

Liabilities for future policy benefits of accident and health insurance represent estimates of payments to be made on reported insurance claims, as well as claims incurred-but-not-reported (IBNR). These liabilities are estimated using actuarial analyses and case basis evaluations that are based upon past claims experience, claim trends, and industry experience.

The following table provides detail about the composition of future policy benefits at December 31.

	2021	2020
Life insurance	$ 1,073,503	$ 1,036,898
Immediate annuities and supplementary contracts with life contingencies	293,972	314,417
Accident and health insurance	29,636	32,359
Future policy benefits	$ 1,397,111	$ 1,383,674

Policyholder Account Balances
Policyholder account balances are deposit-type contracts, including universal life insurance and fixed annuity contracts, and investment-type contracts. Liabilities for policyholder account balances are included without reduction for potential surrender charges. These liabilities originate from new deposits and conversions from other products. Policyholder account balances are equal to cumulative deposits, less contract charges and withdrawals, plus interest credited. Deferred front-end contract charges reduce policyholder account balance liabilities and increase the other policyholder funds liability, and are amortized over the term of the policies in a manner similar to DAC, as discussed below. Interest on policyholder account balances is credited as earned.

On an ongoing basis, we perform testing and analysis on our blocks of business to ensure the assumptions made remain viable. We also periodically perform sensitivity testing on these blocks of business to ensure we maintain the capacity to meet an increase in policyholder benefits, namely increased surrenders, policy loans, or other policyholder elective withdrawals. If it is determined that our established reserves are not adequate, additional reserves will be added.

The Company has a collateralized advance funding agreement with the Federal Home Loan Bank of Des Moines (FHLB). Total obligations outstanding under this agreement were $30.0 million at December 31, 2021. These obligations are also reported as Policyholder Account Balances in the Consolidated Balance Sheets. Interest is credited based on variable rates set by the FHLB. For additional information, please see Note 10 - Debt.

Crediting rates for universal life insurance and fixed annuity products ranged from 1.00% to 5.50% in 2021, 2020, and 2019.

The following table provides detail about the composition of policyholder account balances at December 31.

	2021	2020
Universal life insurance	$ 1,086,429	$ 1,089,556
Fixed annuities	1,076,041	1,089,134
Immediate annuities and supplementary contracts without life contingencies	54,899	52,950
Funding agreement	30,023	—
Policyholder account balances	$ 2,247,392	$ 2,231,640

Deferred Acquisition Costs

DAC, principally agent commissions and other selling, selection, and issue costs, which are related directly to the successful acquisition of new or renewal insurance contracts, are capitalized as incurred. At least annually, we review our DAC capitalization policy and the specific items which are capitalized under existing guidance.

Policy acquisition costs associated with traditional life products are deferred and amortized over the premium paying period. Assumptions related to DAC on traditional life insurance products are typically determined at inception and remain unchanged with any future premium deficiency recorded first as a reduction of DAC.

Policy acquisition costs that relate to interest sensitive and variable insurance products are deferred and amortized in relation to the estimated gross profits to be realized over the lives of the contracts. Estimated gross profits for interest sensitive and variable insurance products are projected using assumptions as to net interest income, net realized investment gains and losses, fees, surrender charges, expenses, and mortality gains and losses, net of reinsurance. At the issuance of policies, projections of estimated gross profits are made. These projections are then replaced by actual gross profits over the lives of the policies. In addition to other factors, emerging experience may lead to a revised outlook for the remaining estimated gross profits. Accordingly, DAC may be recalculated (unlocked) using these new assumptions and any resulting adjustment is included in income in the period such an unlocking is deemed appropriate. See the Unlocking and Refinements in Estimates section below for additional information.

The DAC asset is adjusted to reflect the impact of unrealized gains and losses on fixed maturity securities available for sale, as described in the Investments section above.

DAC is reviewed on an ongoing basis to evaluate whether the unamortized portion exceeds the expected recoverable amounts. If it is determined from emerging experience that the premium margins or expected gross profits are insufficient to amortize DAC, the asset will be adjusted downward with the adjustment recorded as an expense in the current period.

The following table provides information about DAC at December 31.

	2021	2020
Balance at beginning of year	$ 276,425	$ 286,682
Capitalization of commissions and expenses	38,239	44,151
Gross amortization	(44,785)	(54,069)
Accrual of interest	11,568	11,928
Change in DAC due to the change in unrealized investment gains or (losses)	10,580	(12,267)
Balance at end of year	$ 292,027	$ 276,425

Value of Business Acquired

Under current guidance for business combinations, all assets and liabilities are reported at fair value at acquisition and an intangible asset or liability may result due to differences between fair value and consideration paid. However, prior to the adoption of Accounting Standards Codification (ASC) No. 805 Business Combinations, a portion of the purchase price was allocated to a separately identifiable intangible asset, VOBA, when a new block of business was acquired or when an insurance company was purchased. VOBA is established as the actuarially determined present value of future gross profits of the business acquired and is amortized with interest in proportion to future premium revenues or the expected future profits, depending on the type of business acquired. VOBA is reported as a component of Other Assets with related amortization included in Operating Expenses. Amortization of VOBA occurs with interest over the anticipated life of the underlying business to which it relates, initially 15 to 30 years. The assumptions regarding future experience on interest sensitive business can affect the carrying value of VOBA, similar to DAC. These assumptions include interest spreads, mortality, expense margins, and policy and premium persistency experience.

The VOBA asset is adjusted to reflect the impact of unrealized gains and losses on fixed maturity securities available for sale, as described in the Investments section above.

VOBA is reviewed on an ongoing basis to evaluate whether the unamortized portion exceeds the expected recoverable amounts. If it is determined from emerging experience that the premium margins or expected gross profits are insufficient to amortize VOBA, the asset will be adjusted downward with an expense recorded in the current period.

The following table provides information about VOBA at December 31.

	2021	2020
Balance at beginning of year	$ 7,249	$ 12,530
Gross amortization	(3,045)	(4,623)
Accrual of interest	735	929
Change in VOBA due to the change in unrealized investment gains or losses	2,235	(1,587)
Balance at end of year	$ 7,174	$ 7,249

Interest accrued on the VOBA of one block of business was at the rates of 4.20% on the interest sensitive life block and 5.25% on the traditional life block, based upon the credited rates of the VOBA policies. The VOBA on a separate acquired block of business used a 7.00% interest rate on the traditional life portion and a 5.40% interest rate on the interest sensitive portion, based upon rates appropriate at the time of acquisition.

Goodwill and Intangible Asset

We established goodwill for the future economic benefits arising from the acquisition of Grange Life. Goodwill was initially valued at $43.0 million at December 31, 2018. Subsequent to December 31, 2018, certain post-acquisition adjustments, as defined under the contract, were made that resulted in a decrease of $0.7 million in goodwill. The goodwill balance was $42.3 million at both December 31, 2021 and December 31, 2020. Goodwill is included in Other Assets in the Consolidated Balance Sheets. Under GAAP, goodwill is assessed at least annually for impairment rather than being amortized. As a result of our impairment assessment, we determined that goodwill was not impaired at December 31, 2021 or December 31, 2020.

The acquisition of Grange Life generated an amortizable intangible asset, which is the difference between the fair value and book value of the net reserve liabilities acquired. We evaluated the fair value and book value of all other assets and liabilities acquired and no other intangible assets were recognized at acquisition. The intangible asset was valued at $18.4 million at December 31, 2021 and $19.2 million at December 31, 2020 and is included in Other Assets in the Consolidated Balance Sheets.

Deferred Revenue Liabilities

Deferred revenue liabilities represent the capitalization of revenues received from contracts as compensation for services to be provided by the Company in future periods. Deferred revenue liabilities are included in Other Policyholder Funds in the Consolidated Balance Sheets and totaled $45.1 million at December 31, 2021 and $35.2 million at December 31, 2020. Such loads and charges are reported as unearned revenue in the period received and are subsequently recognized as income over the policy benefit period, using the same assumptions and factors used to amortize DAC. Similar to DAC, these amounts are amortized in relation to estimated gross profits for interest sensitive and variable insurance products. However, unlike DAC, the amortization of the DRL results in the recognition of revenue rather than expense. The DRL can be impacted by unlocking and refinements in estimates, as discussed in the following section.

Unlocking and Refinements in Estimates

Models and assumptions used to develop expected gross profits for interest sensitive and variable insurance products are reviewed at least annually based upon management's current view of future events. Key assumptions analyzed include net interest income, net realized investments gains and losses, fees, surrender charges, expenses, and mortality gains and losses, net of reinsurance. Management's view primarily reflects Company experience but can also reflect emerging trends within the industry. Short-term deviations in experience affect the amortization of DAC, VOBA, and DRL in the period, but do not necessarily indicate that a change to the long-term assumptions of future experience is warranted. If it is determined that it is appropriate to change the assumptions related to future experience, then an unlocking adjustment is recognized for the block of business being evaluated. Certain assumptions, such as interest spreads and surrender rates, may be interrelated. As such, unlocking adjustments often reflect revisions to multiple assumptions. The DAC, VOBA, or DRL balance is immediately impacted by any assumption changes, with the change reflected through the Consolidated Statements of Comprehensive Income as an unlocking adjustment. These adjustments can be positive or negative, and adjustments increasing the DAC asset are limited to amounts previously deferred plus interest accrued through the date of the adjustment.

We also consider refinements in estimates due to improved capabilities resulting from administrative or actuarial system enhancements. We consider such enhancements to determine whether and to what extent they are associated with prior periods or simply improvements in the projection of future expected gross profits due to improved functionality. To the extent they represent such improvements, these items are applied to DAC, VOBA, and DRL in a manner similar to unlocking adjustments.

The following tables summarize the effects of the refinements in estimates on all products and unlocking of assumptions on interest sensitive products in the Consolidated Statements of Comprehensive Income for the years ended December 31. Positive numbers are increases to income and negative numbers are reductions to income.

	DAC Amortization	VOBA Amortization	DRL Contract Charges	Net Impact to Pre-Tax Income
2021:				
Unlocking	$ 380	$ (822)	$ 1,137	$ 695
Refinement in estimate	—	—	—	—
	$ 380	$ (822)	$ 1,137	$ 695
2020:				
Unlocking	$ (5,219)	$ (1,593)	$ 3,838	$ (2,974)
Refinement in estimate	—	—	—	—
	$ (5,219)	$ (1,593)	$ 3,838	$ (2,974)
2019:				
Unlocking	$ (350)	$ (538)	$ 763	$ (125)
Refinement in estimate	708	—	17	725
	$ 358	$ (538)	$ 780	$ 600

The unlocking in 2021 primarily resulted from interest rate fluctuations and the impact of management actions in the low interest rate environment during the period. The unlocking in 2020 primarily resulted from interest rate fluctuations. The unlocking in 2019 primarily resulted from unlocking surrender rates and reinsurance as well as refinements of expense loads. These were partially offset by interest rate fluctuations. In addition, we recorded a $0.7 million reserve decrease in 2021, a $0.4 million reserve increase in 2020, and a $0.2 million reserve decrease in 2019 related to the impacts of unlocking.

Additional refinements were made in 2019 as a result of the completed review of Grange Life valuation models. Most refinements were the result of replacing simpler, more aggregate type calculations or assumptions with more detailed plan specifications or assumptions. We recorded a $3.2 million reserve decrease in 2019 related to the Grange Life model refinements. In addition, these refinements resulted in a $0.4 million increase in DAC included in the table above.

The impact to pre-tax income of all adjustments related to unlocking and refinements in estimates, including insurance revenues, amortization of DAC and VOBA, and policyholder benefits, was an increase of $1.4 million in 2021, a decrease of $3.4 million in 2020, and an increase of $4.1 million in 2019.

Pensions and Other Postemployment Benefits (OPEB)

The measurement of pension and other postemployment benefit obligations and costs depends on a variety of assumptions. Changes in the valuation of pension obligations and assets supporting this obligation can significantly impact the funded status. Assumptions are made regarding the discount rate, expected long-term rate of return on plan assets, health care claim costs, health care cost trends, retirement rates, and mortality. Generally, the discount rate, expected return on plan assets, and mortality tables have the most significant impact on the cost. The components of benefit cost are included in Operating Expenses in the Consolidated Statements of Comprehensive Income. See Note 12 - Pensions and Other Postemployment Benefits for further details.

Separate Accounts and Guaranteed Minimum Withdrawal Benefits (GMWB)

Separate account assets and liabilities arise from the sale of variable universal life insurance and variable annuity products. The separate account represents funds segregated for the benefit of certain policyholders who bear the investment risk. The assets are legally segregated and are not subject to claims which may arise from any other business of the Company. The separate account assets and liabilities, which are equal, are recorded at fair value based upon the NAV of the underlying investment holdings as derived from closing prices on a national exchange or as provided by the issuer. Policyholder account deposits and withdrawals, investment income, and realized investment gains and losses are excluded from the amounts reported in the Consolidated Statements of Comprehensive Income. Revenues to the Company from separate accounts are derived from directly-issued policies and contracts, as well as reinsurance assumed business. These revenues consist principally of contract charges, which include maintenance charges, administrative fees, and mortality and expense charges. See Note 7 - Separate Accounts for further details.

We offer a GMWB rider that can be added to new or existing variable annuity contracts. The rider provides an enhanced withdrawal benefit that guarantees a stream of income payments to an owner or annuitant, regardless of the contract account value. The GMWB rider is included in Other Policyholder Funds in the Consolidated Balance Sheets. The rider is considered to be a financial derivative and, as such, is accounted for at fair value. The value of the rider will fluctuate depending on market conditions, but is principally impacted by stock market volatility, interest rates, and equity market returns. The change in value could have a material impact on earnings. See Note 4 - Fair Value Measurements and Note 7 - Separate Accounts for further details.

Reinsurance

Consistent with the general practice of the life insurance industry, we enter into traditional indemnity reinsurance agreements with other insurance companies to support sales of selected new products and the in force business. We cede reinsurance in force on all of the following bases: automatic and facultative; yearly renewable term (YRT) and coinsurance; and excess and quota share basis. See Note 14 - Reinsurance for additional information pertaining to our significant reinsurers, along with additional information pertaining to reinsurance.

Future Policy Benefits are not reduced for reinsurance ceded in the Consolidated Balance Sheets. A reinsurance recoverable is established for these items. Reinsurance recoverables include amounts related to paid benefits and estimated amounts related to unpaid policy and contract claims, future policy benefits, and policyholder account balances. All insurance related revenues, benefits, and expenses are reported net of reinsurance ceded in the Consolidated Statements of Comprehensive Income.

We have three large reinsurance assumed arrangements. We acquired a block of traditional life and universal life products in 1997 through a 100% coinsurance and servicing arrangement. These assumed policies and contracts are accounted for in a manner similar to that used for direct business. We also acquired a block of variable universal life insurance policies and variable annuity contracts in 2013. We receive fees based upon both specific transactions and the fund value of the block of policies, as provided under modified coinsurance transactions. Also, as required under modified coinsurance transaction accounting, the separate account fund balances are not recorded as separate accounts on our financial statements. The coinsurance portion of the transaction, which is invested in our fixed funds, is included in Future Policy Benefits in the Consolidated Balance Sheets. We record these fixed fund accounts as a separate block under our general accounts. We receive fees on both the separate accounts and the fixed fund accounts. In addition, we completed a 100% assumption reinsurance transaction in 2020 with Sunset Life. Under GAAP guidance, this transaction was realized at the conclusion of the close of the sale of Sunset Life on November 1, 2021.

Property and Equipment

Property and equipment are stated at cost, depreciated over estimated useful lives using the straight-line method, and are included in Other Assets in the Consolidated Balance Sheets. The home office complex is depreciated over 10 years to 50 years and furniture and equipment is depreciated over 3 years to 10 years. The following table provides information about property and equipment at December 31.

	2021	2020
Land	$ 766	$ 766
Home office complex	21,798	21,591
Furniture and equipment	36,313	35,962
	58,877	58,319
Accumulated depreciation	(42,528)	(38,936)
Property and equipment	$ 16,349	$ 19,383

Depreciation expense totaled $3.7 million during both 2021 and 2020 and $2.5 million during 2019.

Recognition of Revenues

Premiums

Premiums for traditional life insurance products are reported as revenue when due. Premiums for immediate annuities with life contingencies are reported as revenue when received. Premiums on accident and health, disability, and dental insurance are reported as earned ratably over the contract period in proportion to the amount of insurance protection provided. Premiums are reported net of reinsurance, as applicable.

Contract Charges

Contract charges consist of cost of insurance, expense loads, the amortization of unearned revenues, and surrender charges on policyholder account balances. Cost of insurance relates to charges for mortality. These charges are applied to the excess of the mortality benefit over the account value for universal life policies. Expense loads are amounts that are assessed against the policyholder balance as consideration for origination and maintenance of the contract. Surrender charges are fees on policyholder account balances upon cancellation or withdrawal of policyholder account balances consistent with policy terms.

An additional component of contract charges is the recognition over time of the DRL for certain fixed and variable universal life policies. This liability arises from front-end loads on such policies and is recognized into the Consolidated Statements of Comprehensive Income in a manner similar to the amortization of DAC. If it is determined that it is appropriate to change the assumptions of future experience, then an unlocking adjustment is recognized for the block of business being evaluated. See the Unlocking and Refinements in Estimates section above for additional information.

Deposits

Deposits related to universal life, fixed annuity contracts, and investment-type products are credited to policyholder account balances. Deposits are not recorded as revenue and are shown as a Financing Activity in the Consolidated Statements of Cash Flows. Revenues from such contracts consist of amounts assessed against policyholder account balances for mortality, policy administration, and surrender charges, and are recognized in the period in which the benefits and services are provided as Contract Charges in the Consolidated Statements of Comprehensive Income.

Revenues from Contracts with Customers

We have certain types of non-insurance and non-investment revenue from contracts with customers. These revenues are recognized when obligations under the terms of the contract are satisfied. The amount of revenue recognized reflects the consideration we expect to be entitled to in exchange for those services. For these revenues, the performance obligation is fulfilled as services are rendered. These revenues equaled less than 1% of our total revenues for the years ended December 31, 2021 and December 31, 2020 and are not material to our consolidated financial statements.

Realized Gains (Losses)

We realize investment gains and losses from several sources, including write-downs of investments, the change in the allowance for mortgage loan losses, sales of investment securities and real estate, and the change in fair value of equity securities and derivative instruments.

Income Taxes

The Company and its subsidiaries file a consolidated federal income tax return that includes Kansas City Life, Sunset Life, Old American, and non-life insurance companies. Grange Life files a separate federal income tax return.

Deferred income taxes are recorded based on the differences between the tax bases of assets and liabilities and the amounts at which they are reported in the consolidated financial statements. Recorded amounts are adjusted to reflect changes in income tax rates and other tax law provisions as they become enacted.

Deferred income tax assets are subject to ongoing evaluation of whether such assets will be realized. The ultimate realization of deferred income tax assets generally depends on the reversal of deferred tax liabilities and the generation of future taxable income and realized gains during the periods in which temporary differences become deductible. Deferred income taxes include future deductible differences relating to unrealized losses on investment securities. We evaluate the character and timing of unrealized gains and losses to determine whether future taxable amounts are sufficient to offset future deductible amounts. A valuation allowance against deferred income tax assets may be required if future taxable income of an appropriate amount and character is not expected.

2. New Accounting Pronouncements

Accounting Pronouncements Issued, Not Yet Adopted

In June 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-13 Measurement of Credit Losses on Financial Instruments. Under this guidance, the incurred loss impairment methodology currently used for loans and other financial instruments will be replaced by a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information concerning credit loss estimates. The measurement of expected credit losses will be based on current, historical, and forecasted information that impacts the collectability of the reported amount. Any credit losses related to available for sale debt securities will be recorded through a valuation allowance that is established and adjusted over time. The valuation allowance will be based on the probability of loss over the life of the instrument. Our assets subject to this guidance include, but are not limited to, fixed maturity securities available for sale, mortgage loans, and reinsurance recoverables. Additional disclosures will be required to provide information regarding significant estimates and judgments used in estimating credit losses, as well as the credit quality and underwriting standards of an organization's portfolio. The original effective date for this guidance, including subsequently issued amendments, for public business entities that are not U.S. Securities and Exchange Commission (SEC) filers was for fiscal years beginning after December 15, 2020 and interim periods within those fiscal years. The FASB deferred the effective date of this guidance for public business entities that do not meet the definition of an SEC filer to fiscal years beginning after December 15, 2022, including interim periods within those fiscal years. We are currently evaluating this guidance.

In August 2018, the FASB issued ASU No. 2018-12 Targeted Improvements to the Accounting for Long-Duration Contracts. This update modifies the existing recognition, measurement, presentation, and disclosure requirements in ASC 944 Financial Services - Insurance (Topic 944).

- It requires insurance entities to (1) review and update the assumptions used to measure cash flows at least annually and (2) update the discount rate assumption at each reporting date. The change in the liability estimate as a result of updating cash flow assumptions is required to be recognized in net income. The change in the liability estimate as a result of updating the discount rate assumption is required to be recognized in other comprehensive income. Expected future cash flows are required to be discounted at an upper-medium grade (low-credit-risk) fixed income instrument yield that maximizes the use of observable market inputs.

- It simplifies the accounting for certain market-based options or guarantees associated with deposit contracts by requiring insurance entities to measure them at fair value. The portion of any change in fair value attributable to a change in the instrument-specific credit risk is required to be recognized in other comprehensive income.

- It simplifies the amortization of deferred acquisition costs by requiring amortization on a constant level basis over the expected term of the related contracts. Deferred acquisition costs are required to be written off for unexpected contract terminations but are not subject to an impairment test.

- It improves the effectiveness of the required disclosures. It requires an insurance entity to provide disaggregated rollforwards of beginning to ending balances of the liability for future policy benefits, policyholder account balances, market risk benefits, separate account liabilities, and deferred acquisition costs. It also requires disclosures regarding significant inputs, judgments, assumptions, and methods used in measurement, including changes in those inputs, judgments, and assumptions, and the effect of those changes on measurement.

The original effective date for this guidance was for fiscal years, and interim periods within those fiscal years, beginning after December 15, 2020. The FASB deferred the effective date of this guidance to fiscal years beginning after December 15, 2024, and interim periods within fiscal years beginning after December 15, 2025. We are currently evaluating this guidance.

All other new accounting standards and updates of existing standards issued through the date of this filing were considered by management and did not relate to accounting policies and procedures pertinent to us at this time or were not expected to have a material impact to the consolidated financial statements.

3. Investments

Fixed Maturity Securities

Securities by Asset Class

The following table provides amortized cost and fair value of fixed maturity securities by asset class at December 31, 2021.

	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
U.S. Treasury securities and obligations of U.S. Government	$ 147,884	$ 12,696	$ 140	$ 160,440
Federal agency issued residential mortgage-backed securities [1]	70,838	4,873	13	75,698
Subtotal	218,722	17,569	153	236,138
Corporate obligations:				
Industrial	414,391	24,897	1,570	437,718
Energy	146,181	10,049	39	156,191
Communications and technology	233,390	17,208	1,046	249,552
Financial	461,740	27,974	1,372	488,342
Consumer	647,861	39,707	3,107	684,461
Public utilities	348,164	26,765	1,578	373,351
Subtotal	2,251,727	146,600	8,712	2,389,615
Corporate private-labeled residential mortgage-backed securities	10,641	1,403	—	12,044
Municipal securities	232,470	36,913	428	268,955
Other	175,317	1,162	1,082	175,397
Redeemable preferred stocks	6,000	48	—	6,048
Total	$ 2,894,877	$ 203,695	$ 10,375	$ 3,088,197

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

The following table provides amortized cost and fair value of fixed maturity securities by asset class at December 31, 2020.

	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
U.S. Treasury securities and obligations of U.S. Government	$ 161,524	$ 19,910	$ 5	$ 181,429
Federal agency issued residential mortgage-backed securities [1]	95,934	9,976	—	105,910
Subtotal	257,458	29,886	5	287,339
Corporate obligations:				
Industrial	431,133	42,211	72	473,272
Energy	157,735	16,128	252	173,611
Communications and technology	221,551	28,844	16	250,379
Financial	420,577	46,226	572	466,231
Consumer	641,557	66,517	528	707,546
Public utilities	327,993	44,958	174	372,777
Subtotal	2,200,546	244,884	1,614	2,443,816
Corporate private-labeled residential mortgage-backed securities	14,568	1,670	—	16,238
Municipal securities	218,709	45,014	5	263,718
Other	103,709	2,288	1,334	104,663
Redeemable preferred stocks	3,000	206	—	3,206
Total	$ 2,797,990	$ 323,948	$ 2,958	$ 3,118,980

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

The following table provides information on fixed maturity securities available for sale by actual or equivalent Standard & Poor's rating at December 31, 2021 with the percent of total unrealized gains (losses) identified.

	Amortized Cost	Fair Value	Unrealized Gains (Losses)	% of Total
AAA	$ 183,920	$ 197,319	$ 13,399	7 %
AA	588,506	641,837	53,331	28 %
A	1,043,384	1,114,086	70,702	37 %
BBB	1,046,200	1,100,183	53,983	27 %
Total investment grade	2,862,010	3,053,425	191,415	99 %
BB	18,424	18,720	296	— %
B and below	14,443	16,052	1,609	1 %
Total below investment grade	32,867	34,772	1,905	1 %
Total	$ 2,894,877	$ 3,088,197	$ 193,320	100 %

The following table provides information on fixed maturity securities available for sale by actual or equivalent Standard & Poor's rating at December 31, 2020 with the percent of total unrealized gains (losses) identified.

	Amortized Cost	Fair Value	Unrealized Gains (Losses)	% of Total
AAA	$ 168,052	$ 187,593	$ 19,541	6 %
AA	582,056	659,777	77,721	24 %
A	998,062	1,121,714	123,652	39 %
BBB	997,275	1,094,842	97,567	31 %
Total investment grade	2,745,445	3,063,926	318,481	100 %
BB	33,508	34,652	1,144	— %
B and below	19,037	20,402	1,365	— %
Total below investment grade	52,545	55,054	2,509	— %
Total	$ 2,797,990	$ 3,118,980	$ 320,990	100 %

Contractual Maturities

The following table provides the distribution of maturities for fixed maturity securities available for sale. Expected maturities may differ from these contractual maturities since issuers or borrowers may have the right to call or prepay obligations.

	December 31, 2021		December 31, 2020	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value
Due in one year or less	$ 121,297	$ 122,979	$ 119,638	$ 121,163
Due after one year through five years	843,382	893,131	852,605	924,353
Due after five years through ten years	851,116	904,165	930,841	1,048,706
Due after ten years	918,209	994,023	704,520	812,915
Securities with variable principal payments	154,873	167,851	187,386	208,637
Redeemable preferred stocks	6,000	6,048	3,000	3,206
Total	$ 2,894,877	$ 3,088,197	$ 2,797,990	$ 3,118,980

Unrealized Losses on Investments
At the end of each quarter, all fixed maturity securities are reviewed to determine whether impairments exist and whether other-than-temporary impairments should be recorded. This quarterly process includes an assessment of the credit quality of each investment in the entire securities portfolio. Additional reporting and review procedures are conducted for those securities where fair value is less than 90% of amortized cost. A formal review document is prepared no less often than quarterly of all investments where fair value is less than 80% of amortized cost for six months or more and selected investments that have changed significantly from a previous period and that have a decline in fair value greater than 10% of amortized cost.

We consider relevant facts and circumstances in evaluating whether the impairment of a security is other-than-temporary. Relevant facts and circumstances considered include but are not limited to:

- The current fair value of the security as compared to amortized cost;
- The credit rating of the security;
- The extent and the length of time the fair value has been below amortized cost;
- The financial position of the issuer, including the current and future impact of any specific events, material declines in the issuer's revenues, margins, cash positions, liquidity issues, asset quality, debt levels, and income results;
- Significant management or organizational changes of the issuer;
- Significant uncertainty regarding the issuer's industry;
- Violation of financial covenants;
- Consideration of information or evidence that supports timely recovery;
- The intent and ability to hold a security until it recovers in value;
- Whether we intend to sell a fixed maturity security and whether it is more likely than not that we will be required to sell a fixed maturity security before recovery of the amortized cost basis; and
- Other business factors related to the issuer's industry.

To the extent we determine that a fixed maturity security is deemed to be other-than-temporarily impaired, the portion of the impairment that is deemed to be due to credit is charged to earnings in the Consolidated Statements of Comprehensive Income and the cost basis of the underlying investment is reduced. The portion of such impairment that is determined to be non-credit-related is reflected in Other Comprehensive Income (Loss) and Accumulated Other Comprehensive Income (Loss).

There are a number of significant risks and uncertainties inherent in the process of monitoring impairments, determining if an impairment is other-than-temporary, and determining the portion of an other-than-temporary impairment that is due to credit. These risks and uncertainties include but are not limited to:

- The risk that our assessment of an issuer's ability to meet all of its contractual obligations will change based on changes in the credit characteristics of that issuer;
- The risk that the economic outlook will be worse than expected or have more of an impact on the issuer than anticipated;
- The risk that the performance of the underlying collateral for securities could deteriorate in the future and credit enhancement levels and recovery values do not provide sufficient protection to contractual principal and interest;
- The risk that fraudulent, inaccurate, or misleading information could be provided to our credit, investment, and accounting professionals who determine the fair value estimates and accounting treatment for securities;
- The risk that actions of trustees, custodians, or other parties with interests in the security may have an unforeseen adverse impact on our investments;
- The risk that new information obtained or changes in other facts and circumstances may lead us to change our intent to sell the security before it recovers in value;
- The risk that facts and circumstances change such that it becomes more likely than not that we will be required to sell the investment before recovery of the amortized cost basis; and
- The risk that the methodology or assumptions used to develop estimates of the portion of impairments due to credit prove, over time, to be inaccurate or insufficient.

Any of these situations could result in a charge to income in a future period.

Once a security is determined to have met certain of the criteria for consideration as being other-than-temporarily impaired, further information is gathered and evaluated pertaining to the particular security. If the security is an unsecured obligation, the additional research is a top-down approach with particular emphasis on the likelihood of the issuer to meet the contractual terms of the obligation. If the security is secured by an asset or guaranteed by another party, the value of the underlying secured asset or the financial ability of the third-party guarantor is evaluated as a secondary source of repayment. Such research is based upon a top-down approach, narrowing to the specific estimates of value and cash flow of the underlying secured asset or guarantor. If the security is a collateralized obligation, such as a mortgage-backed or other asset-backed instrument, research is also conducted to obtain and analyze the performance of the collateral relative to expectations at the time of acquisition and with regard to projections for the future. Such analyses are based upon historical results, trends, comparisons to collateral performance of similar securities, and analyses performed by third parties. This information is used to develop projected cash flows that are compared to the amortized cost of the security.

We may selectively determine that we no longer intend to hold a specific issue to its maturity. If we make this determination and the fair value is less than the cost basis, the investment is written down to the fair value and an other-than-temporary impairment is recorded. Subsequently, we seek to obtain the best possible outcome available for this specific issue and record an investment gain or loss at the disposal date. The Company recorded a $0.5 million impairment of this kind in the year ended December 31, 2021. No impairments of this kind were recorded in the year ended December 31, 2020. The Company recorded a $0.6 million impairment of this kind in the year ended December 31, 2019.

A discounted future cash flow calculation becomes the primary determinant of whether any portion and to what extent an unrealized loss is due to credit on loan-backed and similar asset-backed securities. Such indications typically include below investment grade ratings and significant unrealized losses for an extended period of time, among other factors. If an impairment is deemed necessary, it is recognized as a realized loss in the Consolidated Statements of Comprehensive Income and the carrying value of the security is written down by the same amount. The portion of an impairment that is determined not to be due to credit is recorded as a component of Accumulated Other Comprehensive Income (Loss) in the Consolidated Balance Sheets. We identified 10 non-U.S. agency mortgage-backed securities that were determined to have such indications at both December 31, 2021 and December 31, 2020. A discounted future cash flow analysis was performed for each of these securities to determine if any portion of the impairment was due to credit and deemed to be other-than-temporary. The discount rate used in calculating the present value of future cash flows was the investment yield at the time of purchase for each security. The initial default rates were assumed to remain constant or grade down over time, reflecting our estimate of stabilized collateral performance in the future for such securities. Impairments of this kind totaling less than $0.1 million were recorded in the years ended December 31, 2021 and December 31, 2020. No impairments of this kind were recorded in the year ended December 31, 2019.

Significant unrealized losses on securities can continue for extended periods of time, particularly for certain individual securities. While this can be an indication of potential credit impairments, it can also be an indication of illiquidity in a particular sector or security. In addition, the fair value of an individual security can be heavily influenced by the complexities of varying market sentiment or uncertainty regarding the prospects for an individual security. Based upon the process described above, we are best able to determine if and to what extent credit impairment may exist in these securities by performing present value calculations of projected future cash flows at the conclusion of each reporting period. By reviewing the most recent data available regarding the security and other relevant industry and market factors, we can modify assumptions used in the cash flow projections and determine the best estimate of the portion of any impairment that is due to credit at the conclusion of each period.

The following table provides information regarding fixed maturity securities available for sale with unrealized losses by asset class and by length of time that individual securities have been in a continuous unrealized loss position at December 31, 2021.

	Less Than 12 Months		12 Months or Longer		Total	
	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses
U.S. Treasury securities and obligations of U.S. Government	$ 2,973	$ 60	$ 1,843	$ 80	$ 4,816	$ 140
Federal agency issued residential mortgage-backed securities [1]	2,828	13	3	—	2,831	13
Subtotal	5,801	73	1,846	80	7,647	153
Corporate obligations:						
Industrial	56,250	1,146	7,070	424	63,320	1,570
Energy	1,045	39	—	—	1,045	39
Communications and technology	30,492	909	2,297	137	32,789	1,046
Financial	46,844	727	19,592	645	66,436	1,372
Consumer	80,069	2,535	9,722	572	89,791	3,107
Public utilities	35,473	969	11,702	609	47,175	1,578
Subtotal	250,173	6,325	50,383	2,387	300,556	8,712
Municipal securities	16,300	308	2,258	120	18,558	428
Other	26,604	135	13,278	947	39,882	1,082
Total	$ 298,878	$ 6,841	$ 67,765	$ 3,534	$ 366,643	$ 10,375

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

The following table provides information regarding fixed maturity securities available for sale with unrealized losses by asset class and by length of time that individual securities have been in a continuous unrealized loss position at December 31, 2020.

	Less Than 12 Months		12 Months or Longer		Total	
	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses
U.S. Treasury securities and obligations of U.S. Government	$ 1,917	$ 5	$ —	$ —	$ 1,917	$ 5
Federal agency issued residential mortgage-backed securities [1]	—	—	8	—	8	—
Subtotal	1,917	5	8	—	1,925	5
Corporate obligations:						
Industrial	10,613	72	—	—	10,613	72
Energy	4,277	252	—	—	4,277	252
Communications and technology	2,442	16	—	—	2,442	16
Financial	15,023	324	5,643	248	20,666	572
Consumer	12,819	528	—	—	12,819	528
Public utilities	12,202	174	—	—	12,202	174
Subtotal	57,376	1,366	5,643	248	63,019	1,614
Municipal securities	1,218	5	—	—	1,218	5
Other	6,935	21	16,188	1,313	23,123	1,334
Total	$ 67,446	$ 1,397	$ 21,839	$ 1,561	$ 89,285	$ 2,958

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

The following table provides information regarding the number of fixed maturity securities with unrealized losses at December 31.

	2021	2020
Below cost for less than one year	185	41
Below cost for one year or more and less than three years	36	4
Below cost for three years or more	—	—
Total	221	45

We do not consider the unrealized losses related to these securities to be credit-related. The unrealized losses at both December 31, 2021 and December 31, 2020 primarily related to changes in interest rates and market spreads subsequent to purchase. A substantial portion of investment securities that have unrealized losses are either corporate debt issued with investment grade credit ratings or other investment securities. Included in other investment securities are commercial mortgage-backed securities and asset-backed securities.

The following table summarizes investments in fixed maturity securities available for sale with unrealized losses at December 31, 2021.

	Amortized Cost	Fair Value	Gross Unrealized Losses
Securities owned without realized impairment:			
Unrealized losses of 10% or less	$ 375,032	$ 364,870	$ 10,162
Unrealized losses of 20% or less and greater than 10%	1,986	1,773	213
Subtotal	377,018	366,643	10,375
Unrealized losses greater than 20%:			
Investment grade	—	—	—
Below investment grade	—	—	—
Total securities owned without realized impairment	377,018	366,643	10,375
Securities owned with realized impairment:			
Unrealized losses of 10% or less	—	—	—
Unrealized losses of 20% or less and greater than 10%	—	—	—
Unrealized losses greater than 20%	—	—	—
Total securities owned with realized impairment	—	—	—
Total	$ 377,018	$ 366,643	$ 10,375

The following table summarizes investments in fixed maturity securities available for sale with unrealized losses at December 31, 2020.

	Amortized Cost	Fair Value	Gross Unrealized Losses
Securities owned without realized impairment:			
Unrealized losses of 10% or less	$ 88,214	$ 85,919	$ 2,295
Unrealized losses of 20% or less and greater than 10%	1,983	1,780	203
Subtotal	90,197	87,699	2,498
Unrealized losses greater than 20%:			
Investment grade	2,046	1,586	460
Below investment grade	—	—	—
Total securities owned without realized impairment	92,243	89,285	2,958
Securities owned with realized impairment:			
Unrealized losses of 10% or less	—	—	—
Unrealized losses of 20% or less and greater than 10%	—	—	—
Unrealized losses greater than 20%	—	—	—
Total securities owned with realized impairment	—	—	—
Total	$ 92,243	$ 89,285	$ 2,958

The following table provides information on fixed maturity securities available for sale with unrealized losses by actual or equivalent Standard & Poor’s rating at December 31, 2021.

	Fair Value	% of Total	Gross Unrealized Losses	% of Total
AAA	$ 11,121	3 %	$ 326	3 %
AA	51,904	14 %	1,537	15 %
A	145,334	40 %	4,308	41 %
BBB	156,235	42 %	4,134	40 %
Total investment grade	364,594	99 %	10,305	99 %
BB	2,049	1 %	70	1 %
B and below	—	— %	—	— %
Total below investment grade	2,049	1 %	70	1 %
	$ 366,643	100 %	$ 10,375	100 %

The following table provides information on fixed maturity securities available for sale with unrealized losses by actual or equivalent Standard & Poor's rating at December 31, 2020.

	Fair Value	% of Total	Gross Unrealized Losses	% of Total
AAA	$ 4,997	6 %	$ —	— %
AA	26,847	30 %	1,609	54 %
A	23,219	26 %	263	9 %
BBB	29,407	33 %	408	14 %
Total investment grade	84,470	95 %	2,280	77 %
BB	3,229	3 %	218	7 %
B and below	1,586	2 %	460	16 %
Total below investment grade	4,815	5 %	678	23 %
	$ 89,285	100 %	$ 2,958	100 %

Our residential mortgage-backed securities, commercial mortgage-backed securities, and asset-backed securities that were rated below investment grade represented 30% of the fair value of the total below investment grade securities as of December 31, 2021, compared to 27% at December 31, 2020.

We held no non-income producing securities at December 31, 2021 or December 31, 2020.

We did not hold securities of any corporation and its affiliates that exceeded 10% of stockholders' equity at December 31, 2021 or December 31, 2020.

We monitor structured securities through a combination of an analysis of vintage, credit ratings, and other factors. Structured securities include asset-backed, residential mortgage-backed securities, collateralized debt obligations, and other collateralized obligations.

The following tables identify structured securities by credit ratings for all vintages owned at December 31.

	2021		
	Fair Value	Amortized Cost	Unrealized Gains (Losses)
Corporate private-labeled residential mortgage-backed securities:			
Investment grade	$ 1,506	$ 1,498	$ 8
Below investment grade	10,538	9,143	1,395
Total residential & non-agency mortgage-backed securities	12,044	10,641	1,403
Other structured securities:			
Investment grade	175,397	175,317	80
Below investment grade	—	—	—
Total other structured securities	175,397	175,317	80
Total structured securities	$ 187,441	$ 185,958	$ 1,483

	2020		
	Fair Value	Amortized Cost	Unrealized Gains (Losses)
Corporate private-labeled residential mortgage-backed securities:			
Investment grade	$ 1,575	$ 1,573	$ 2
Below investment grade	14,663	12,995	1,668
Total residential & non-agency mortgage-backed securities	16,238	14,568	1,670
Other structured securities:			
Investment grade	104,663	103,709	954
Below investment grade	—	—	—
Total other structured securities	104,663	103,709	954
Total structured securities	$ 120,901	$ 118,277	$ 2,624

The following table provides a reconciliation of credit losses recognized in earnings on fixed maturity securities for which a portion of the other-than-temporary impairment loss was recognized in Other Comprehensive Income (Loss) for the years ended December 31.

	2021	2020	2019
Credit losses on securities held at the beginning of the year	$ 3,884	$ 4,445	$ 4,381
Additional credit losses on securities for which an other-than-temporary impairment was recognized	482	19	584
Reductions for securities sold	(370)	(580)	(520)
Credit losses on securities held at the end of the year	$ 3,996	$ 3,884	$ 4,445

The following table provides the net unrealized gains (losses) reported in Accumulated Other Comprehensive Income (Loss) on our investments in securities available for sale, at December 31.

	2021	2020	2019
Net unrealized gains	$ 193,320	$ 320,990	$ 174,281
Amounts resulting from:			
DAC, VOBA, and DRL	(15,924)	(25,982)	(16,096)
Policyholder liabilities	(33,877)	(45,582)	(25,480)
Deferred income taxes	(30,139)	(52,380)	(27,866)
Total	$ 113,380	$ 197,046	$ 104,839

Investment Revenues

The following table provides investment revenues by major category for the years ended December 31.

	2021	2020	2019
Gross investment income:			
Fixed maturity securities	$ 103,697	$ 107,125	$ 108,421
Equity securities	433	612	1,019
Mortgage loans	28,661	26,804	28,257
Real estate	21,202	22,586	20,919
Policy loans	5,625	5,758	5,974
Short-term investments	9	318	1,345
Other investments	220	160	118
Total	159,847	163,363	166,053
Less investment expenses	(17,379)	(17,679)	(17,704)
Net investment income	$ 142,468	$ 145,684	$ 148,349

Investment Gains (Losses)

The following table provides net investment gains (losses) by major category for the years ended December 31.

	2021	2020	2019
Fixed maturity securities	$ 4,216	$ 4,955	$ 2,139
Equity securities	(232)	66	847
Mortgage loans	62	(18)	293
Real estate	16,597	14,649	2,589
Other investments	4,774	2,183	3,265
Net investment gains	$ 25,417	$ 21,835	$ 9,133

The following table provides detail concerning investment gains and losses for the years ended December 31.

	2021	2020	2019
Gross gains resulting from:			
Sales of investment securities	$ 631	$ 283	$ 138
Investment securities called and other	4,510	4,776	2,654
Sale of real estate and joint ventures	16,647	14,889	2,589
Total gross gains	21,788	19,948	5,381
Gross losses resulting from:			
Sales of investment securities	(118)	(5)	(62)
Investment securities called and other	(325)	(80)	(7)
Sale of real estate and joint ventures	(50)	(240)	—
Total gross losses	(493)	(325)	(69)
Change in allowance for loan losses	62	(18)	293
Change in fair value:			
Equity securities	(232)	66	847
Derivative instruments	4,774	2,183	3,265
Total change in fair value	4,542	2,249	4,112
Net realized investment gains, excluding other-than-temporary impairment losses	25,899	21,854	9,717
Net impairment losses recognized in earnings:			
Other-than-temporary impairment losses on fixed maturity securities	(467)	—	(580)
Portion of loss recognized in other comprehensive income (loss)	(15)	(19)	(4)
Net other-than-temporary impairment losses recognized in earnings	(482)	(19)	(584)
Net investment gains	$ 25,417	$ 21,835	$ 9,133

The portion of loss recognized in Other Comprehensive Income (Loss) represents the non-credit portion of current or prior other-than-temporary impairment. Other-than-temporary impairments of $0.5 million were recorded in earnings during the year ended December 31, 2021. Other-than-temporary impairments of less than $0.1 million were recorded in earnings during the year ended December 31, 2020. Other-than-temporary impairments of $0.6 million were recorded in earnings during the year ended December 31, 2019.

Proceeds from Sales of Investment Securities

The following table provides proceeds from the sale of fixed maturity and equity securities, excluding maturities and calls, for the years ended December 31.

	2021	2020	2019
Proceeds	$ 42,779	$ 18,899	$ 9,615

Mortgage Loans

Investments in mortgage loans totaled $596.0 million at December 31, 2021, compared to $601.6 million at December 31, 2020. Our mortgage loans are secured by commercial real estate and are stated at cost, adjusted for premium amortization and discount accretion, less an allowance for loan losses. We believe this allowance is at a level adequate to absorb estimated credit losses and was $2.8 million at December 31, 2021 and $2.9 million at December 31, 2020. Our periodic evaluation and assessment of the adequacy of the allowance is based on known and inherent risks in the portfolio, historical and industry data, current economic conditions, and other relevant factors. Please see Note 5 - Financing Receivables for additional information. We do not hold mortgage loans from any single borrower that exceed 5% of stockholders' equity.

Commercial mortgage loans represented 15% of our total investments at both December 31, 2021 and December 31, 2020. New commercial loans, including refinanced loans, totaled $118.5 million during 2021 and $116.6 million during 2020. The level of new commercial mortgage loans in any year is influenced by market conditions, as we respond to changes in interest rates, available spreads, borrower demand, and opportunities to acquire loans that meet our yield and quality thresholds. The average loan balance was $1.9 million at both December 31, 2021 and December 31, 2020.

In addition to the subject collateral underlying the mortgage, we may require some amount of recourse from borrowers as another potential source of repayment should the loan default. Any recourse requirement deemed necessary is determined as part of the underwriting requirements of each loan. We added 42 new loans to the portfolio during 2021, and 95% of the total balance of these loans had some amount of recourse requirement. The average loan-to-value ratio for the overall portfolio was 46% at both December 31, 2021 and December 31, 2020. This ratio is based upon the current balance of loans relative to the appraisal of value at the time the loan was originated or acquired. Additionally, we may receive fees when borrowers prepay their mortgage loans. We have certain mortgage loans that have an unamortized premium, totaling less than $0.1 million at December 31, 2021 and $0.1 million at December 31, 2020.

The following table identifies the gross mortgage loan principal outstanding and the allowance for loan losses at December 31.

	2021	2020
Principal outstanding	$ 598,829	$ 604,461
Allowance for loan losses	(2,792)	(2,854)
Carrying value	$ 596,037	$ 601,607

The following table summarizes the amount of mortgage loans at December 31, segregated by year of origination. Purchased loans are shown in the year acquired by the Company, although the individual loans may have been initially originated in prior years.

	2021	% of Total	2020	% of Total
Prior to 2013	$ 38,361	6 %	$ 58,503	10 %
2013	17,663	3 %	24,691	4 %
2014	12,409	2 %	23,100	4 %
2015	64,001	11 %	85,634	14 %
2016	89,144	15 %	123,992	21 %
2017	74,107	12 %	83,921	14 %
2018	46,809	8 %	60,198	10 %
2019	27,930	5 %	28,729	5 %
2020	111,596	19 %	115,693	18 %
2021	116,809	19 %	—	— %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

The following table identifies mortgage loans by geographic location at December 31.

	2021	% of Total	2020	% of Total
Pacific	$ 125,167	21 %	$ 115,867	19 %
East north central	102,759	17 %	91,255	15 %
West south central	81,083	14 %	84,346	14 %
South Atlantic	72,021	12 %	92,688	15 %
Mountain	70,415	12 %	47,787	8 %
West north central	64,416	11 %	64,368	11 %
Middle Atlantic	42,691	7 %	58,146	10 %
East south central	29,108	5 %	41,928	7 %
New England	11,169	1 %	8,076	1 %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

The following table identifies the concentration of mortgage loans by state greater than 5% of total at December 31.

	2021	% of Total	2020	% of Total
Texas	$ 80,716	13 %	$ 83,655	14 %
California	80,037	13 %	85,805	14 %
Ohio	52,651	9 %	50,293	8 %
Minnesota	45,787	8 %	44,063	7 %
Florida	36,796	6 %	41,847	7 %
Arizona	27,592	5 %	24,201	4 %
New Jersey	18,378	3 %	31,667	5 %
All others	256,872	43 %	242,930	41 %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

The following table identifies mortgage loans by property type at December 31.

	2021	% of Total	2020	% of Total
Industrial	$ 424,553	71 %	$ 421,181	70 %
Office	102,547	17 %	115,610	19 %
Retail	33,019	6 %	36,498	6 %
Other [1]	38,710	6 %	31,172	5 %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

[1] The Other category consists principally of medical properties and apartments.

The following table identifies mortgage loans by maturity at December 31.

	2021	% of Total	2020	% of Total
Due in one year or less	$ 11,120	2 %	$ 7,749	1 %
Due after one year through five years	16,347	3 %	26,370	4 %
Due after five years through ten years	315,404	53 %	234,786	39 %
Due after ten years	255,958	42 %	335,556	56 %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

The following table identifies the commercial mortgage portfolio by current loan balance as a percentage of the appraised value at the time of origination at December 31.

	2021	% of Total	2020	% of Total
70% or greater	$ 70,951	12 %	$ 72,403	12 %
50% to 69%	339,120	57 %	337,336	56 %
Less than 50%	188,758	31 %	194,722	32 %
Principal outstanding	$ 598,829	100 %	$ 604,461	100 %

We diversify our commercial mortgage loan portfolio both geographically and by property type to reduce certain risks, including local and regional physical and economic exposures. However, diversification may not always sufficiently mitigate these risks. Concentration risk exposes us to potential losses from an economic downturn, certain catastrophes, and natural disasters that may affect geographic locations where we have mortgage loans. We would not expect an occurrence in any of these geographic locations to have a material adverse effect on our business, financial position, or financial statements. However, we cannot provide assurance that such risks could not have such material adverse effects.

Under the laws of certain states, environmental contamination of a property may result in a lien on the property to secure recovery of the costs of cleanup. In some states, such a lien has priority over the lien of an existing mortgage against such property. As a commercial mortgage lender, we customarily conduct environmental assessments prior to making commercial mortgage loans secured by real estate and before taking title on real estate. Based on our environmental assessments, we believe that any compliance costs associated with environmental laws and regulations or any remediation of affected properties would not have a material adverse effect on our business, financial position, or financial statements. However, we cannot provide assurance that material compliance costs will not be incurred.

We may refinance commercial mortgage loans prior to contractual maturity as a means of retaining loans that meet our underwriting and pricing parameters. We refinanced eight loans with a total outstanding balance of $14.5 million during the year ended December 31, 2021. We refinanced seven loans with a total outstanding balance of $7.6 million during the year ended December 31, 2020. None of these refinancings were the result of troubled debt restructuring.

At December 31, 2021, we did not have any loan defaults. However, we continue to work with our borrowers to understand the potential strain resulting from the current economic environment. As of December 31, 2021, no material contract modifications, deferrals, or forbearance agreements had been executed. However, certain short-term deferrals of principal and interest on a small portion of the mortgage loan portfolio were granted during 2020 related to the COVID-19 pandemic and the associated economic impacts. The mortgage loan deferrals that were granted in 2020 concluded and were fully repaid in 2021. We continue to closely monitor our mortgage loan portfolio and work closely with borrowers who are negatively impacted by the COVID-19 pandemic.

In the normal course of business, we commit to fund commercial mortgage loans generally up to 120 days in advance. These commitments typically have fixed expiration dates. A small percentage of commitments expire due to the borrower's failure to deliver the requirements of the commitment by the expiration date. In these cases, the commitment fee is retained. For additional information, please see Note 20 - Commitments, Contingent Liabilities, Guarantees, and Indemnifications.

Real Estate

The following table provides information concerning real estate investments by major category at December 31.

	2021	2020
Land	$ 56,075	$ 30,356
Buildings	131,919	159,322
Less accumulated depreciation	(48,690)	(48,325)
Real estate, commercial	139,304	141,353
Real estate, joint ventures	2,974	24,050
Total	$ 142,278	$ 165,403

Investment real estate is depreciated on a straight-line basis over periods ranging from 3 years to 60 years. We had real estate sales of $51.0 million during 2021, $29.7 million during 2020, and $2.7 million during 2019. In the fourth quarter of 2021, we completed the acquisition of 100% membership interests of certain land and buildings in three separate limited liability companies in Urbandale, Iowa for $36.0 million. This acquisition terminated an arrangement previously identified as a real estate joint venture in 2020 discussed in the following paragraph.

We had $3.0 million in real estate joint ventures at December 31, 2021, compared with $24.1 million at December 31, 2020. At December 31, 2020, we were the holder of all shares in three subsidiary real estate joint ventures with a combined carrying value of $20.3 million. Each of the three subsidiary real estate limited liability companies held a 50% interest in three separate joint ventures, all based in Urbandale, Iowa. Our position in these joint ventures was terminated during 2021.

The Company periodically reviews its real estate and real estate joint ventures for impairment and tests for recoverability whenever events or changes in circumstances indicate the carrying value may not be recoverable and exceeds its estimated fair value. For equity method investees, we consider financial and other information provided by the investee as well as other known information, including recent market activity and prospects for future activity, in determining whether an impairment has occurred. Based on our reviews performed, we concluded that no impairment existed as of December 31, 2021 or 2020.

During 2020, certain tenants were granted real estate rent deferrals. These tenants were brought current within the agreed-upon terms and returned to the original payment schedules during 2021. We continue to monitor our real estate portfolio regarding additional strain resulting from the current economic environment.

We had non-income producing commercial real estate, consisting of vacant properties and properties under development, of $41.0 million at December 31, 2021, compared to $10.6 million at December 31, 2020. None of our real estate joint ventures were non-income producing at December 31, 2021 compared to $11.8 million at December 31, 2020.

4. Fair Value Measurements

Under GAAP, fair value represents the price that would be received to sell an asset or paid to transfer a liability (exit price) in an orderly transaction between market participants at the measurement date. We maximize the use of observable inputs and minimize the use of unobservable inputs when developing fair value measurements.

We categorize our financial assets and liabilities measured at fair value in three levels, based on the inputs and assumptions used to determine the fair value. These levels are as follows:

Level 1 - Valuations are based upon unadjusted quoted prices for identical instruments traded in active markets.

Level 2 - Valuations are based upon quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market. Valuations are obtained from a third-party pricing service or inputs that are observable or derived principally from or corroborated by observable market data.

Level 3 - Valuations are generated from techniques that use significant assumptions not observable in the market. These unobservable assumptions reflect our assumptions that market participants would use in pricing the asset or liability. Valuation techniques include the use of discounted cash flow models, spread-based models, and similar techniques, using the best information available in the circumstances.

Following is a description of valuation methodologies used for assets and liabilities recorded at fair value and for estimating fair value for financial instruments not recorded at fair value but for which fair value is disclosed.

Assets

Fixed Maturity and Equity Securities

Fixed maturity securities available for sale and equity securities are recorded at fair value on a recurring basis. Fair value measurement is based upon unadjusted quoted prices, if available, except as described in the subsequent paragraphs.

Short-Term Investments

Short-term investments include highly-liquid investments in institutional money market funds that are carried at NAV. The carrying value of short-term investments approximates the fair value and are categorized as Level 1. Fair value is provided for disclosure purposes only.

Other Investments

Other investments include hedge positions classified as derivatives that are established in relation to the Company's indexed universal life portfolio. These positions are recorded at fair value and are classified as Level 3.

Separate Accounts

The separate account assets and liabilities, which are equal, are recorded at fair value based upon NAV of the underlying investment holdings as derived from closing prices on a national exchange or as provided by the issuer. This is the value at which a policyholder could transact with the issuer on that date. Separate accounts are categorized as Level 2.

Liabilities

Investment-Type Liabilities Included in Policyholder Account Balances and Other Policyholder Funds

The fair values of supplementary contracts and annuities without life contingencies are estimated to be the present value of payments at a market yield. The fair values of deposits with no stated maturity are estimated to be the amount payable on demand at the measurement date. These liabilities are categorized as Level 3. We have not estimated the fair value of the liabilities under contracts that involve significant mortality or morbidity risks, as these liabilities fall within the definition of insurance contracts. Insurance contracts are excluded from financial instruments that require disclosures of fair value.

Reserves established in relation to the Company's hedge positions on its indexed universal life portfolio are considered to be financial derivatives and are accounted for at fair value. These reserves are classified as level 3.

Guaranteed Minimum Withdrawal Benefits Included in Other Policyholder Funds

Fair value for GMWB rider contracts is a Level 3 valuation, as it is based on models which utilize significant unobservable inputs. These models require actuarial and financial market assumptions, which reflect the assumptions market participants would use in pricing the contract, including adjustments for volatility, risk, and issuer non-performance.

Determination of Fair Value

We utilized external third-party pricing services at both December 31, 2021 and December 31, 2020 to determine the majority of our fair values on fixed maturity and equity securities. At December 31, 2021, approximately 90% of the carrying value of these investments was from an external pricing service, 10% was from brokers, and less than 1% was derived from internal matrices and calculations. At December 31, 2020, approximately 92% of the carrying value of these investments was from an external pricing service, 5% was from brokers, and 3% was derived from internal matrices and calculations. We review prices received from service providers for reasonableness and unusual fluctuations but generally accept the price identified from the pricing service. In the event a price is not available from the third-party pricing service, we pursue external pricing from brokers. Generally, we pursue and utilize only one broker quote per security. In doing so, we solicit only brokers which have previously demonstrated knowledge and experience of the subject security. If a broker price is not available, we determine a fair value through various valuation techniques that may include discounted cash flows, spread-based models, or similar techniques, depending upon the specific security to be priced. These techniques are primarily applied to private placement securities. We utilize available market information, wherever possible, to identify inputs into the fair value determination, primarily prices and spreads on comparable securities.

Each quarter, we evaluate the prices received from the third-party pricing service and independent brokers to ensure that the prices represent a reasonable estimate of the fair value within the macro-economic environment, sector factors, and overall pricing trends and expectations. We corroborate and validate the pricing source through a variety of procedures that include but are not limited to: comparison to brokers, where possible; a review of third-party pricing service methodologies; back testing; in-depth specific analytics on randomly selected issues; and comparison of prices to actual trades for specific securities where observable data exists. In addition, we analyze the third-party pricing service's methodologies and related inputs and also evaluate the various types of securities in our investment portfolio to determine an appropriate fair value hierarchy. Finally, we also perform additional evaluations when individual prices fall outside tolerance levels when comparing prices received from the third-party pricing service.

Fair value measurements for assets and liabilities where limited or no observable market data exists are calculated using our own estimates and are categorized as Level 3. These estimates are based on current interest rates, credit spreads, liquidity premium or discount, the economic and competitive environment, unique characteristics of the asset or liability, and other pertinent factors. Therefore, these estimates cannot be determined with precision and may not be realized in an actual sale or immediate settlement of the asset or liability. Further, changes in the underlying assumptions used, including discount rates and estimates of future cash flows, could significantly affect the results of current or future values.

Our own estimates of fair value of fixed maturity and equity securities may be derived in a number of ways, including but not limited to: 1) pricing provided by brokers, where the price indicates reliability as to value; 2) fair values of comparable securities, incorporating a spread adjustment for maturity differences, collateralization, credit quality, liquidity, and other items, if applicable; 3) discounted cash flow models and margin spreads; 4) bond yield curves; 5) observable market prices and exchange transaction information not provided by external pricing services; and 6) statement values provided to us by fund managers.

The fair value of the GMWB embedded derivative is calculated using a discounted cash flow valuation model that projects future cash flows under multiple risk neutral stochastic equity scenarios. The risk neutral scenarios are generated using the current swap curve and projected equity volatilities and correlations. The equity correlations are based on historical price observations. For policyholder behavior assumptions, expected lapse and utilization assumptions are used and updated for actual experience. The mortality assumption uses the 2012 Individual Annuity Reserving Table. The present value of cash flows is determined using the discount rate curve, based upon London Interbank Offered Rate (LIBOR) plus a credit spread.

Categories Reported at Fair Value

The following tables present the fair value hierarchy for those assets and liabilities reported at fair value on a recurring basis at December 31.

	2021			
	Level 1	Level 2	Level 3	Total
Assets:				
U.S. Treasury securities and obligations of U.S. Government	$ 9,489	$ 150,951	$ —	$ 160,440
Federal agency issued residential mortgage-backed securities [1]	—	75,698	—	75,698
Subtotal	9,489	226,649	—	236,138
Corporate obligations:				
Industrial	—	437,718	—	437,718
Energy	—	156,191	—	156,191
Communications and technology	—	249,552	—	249,552
Financial	—	488,342	—	488,342
Consumer	—	684,461	—	684,461
Public utilities	—	373,351	—	373,351
Subtotal	—	2,389,615	—	2,389,615
Corporate private-labeled residential mortgage-backed securities	—	12,044	—	12,044
Municipal securities	—	268,955	—	268,955
Other	—	175,397	—	175,397
Redeemable preferred stocks	—	6,048	—	6,048
Fixed maturity securities	9,489	3,078,708	—	3,088,197
Equity securities	406	3,270	—	3,676
Short-term investments	74,501	—	—	74,501
Other investments	—	6,688	—	6,688
Separate account assets	—	504,976	—	504,976
Total	$ 84,396	$ 3,593,642	$ —	$ 3,678,038
Percent of total	2 %	98 %	— %	100 %
Liabilities:				
Policyholder account balances:				
Indexed universal life	$ —	$ —	$ 6,264	$ 6,264
Funding agreement	—	—	30,023	30,023
Other policyholder funds:				
Guaranteed minimum withdrawal benefits	—	—	(149)	(149)
Separate account liabilities	—	504,976	—	504,976
Total	$ —	$ 504,976	$ 36,138	$ 541,114

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

	2020			
	Level 1	Level 2	Level 3	Total
Assets:				
U.S. Treasury securities and obligations of U.S. Government	$ 16,192	$ 165,237	$ —	$ 181,429
Federal agency issued residential mortgage-backed securities [1]	—	105,910	—	105,910
Subtotal	16,192	271,147	—	287,339
Corporate obligations:				
Industrial	—	473,272	—	473,272
Energy	—	173,611	—	173,611
Communications and technology	—	250,379	—	250,379
Financial	—	466,231	—	466,231
Consumer	—	707,546	—	707,546
Public utilities	—	372,777	—	372,777
Subtotal	—	2,443,816	—	2,443,816
Corporate private-labeled residential mortgage-backed securities	—	16,238	—	16,238
Municipal securities	—	263,718	—	263,718
Other	—	104,663	—	104,663
Redeemable preferred stocks	—	3,206	—	3,206
Fixed maturity securities	16,192	3,102,788	—	3,118,980
Equity securities	396	6,251	—	6,647
Short-term investments	119,116	—	—	119,116
Other investments	—	5,946	—	5,946
Separate account assets	—	463,041	—	463,041
Total	$ 135,704	$ 3,578,026	$ —	$ 3,713,730
Percent of total	4 %	96 %	— %	100 %
Liabilities:				
Policyholder account balances:				
Indexed universal life	$ —	$ —	$ 5,402	$ 5,402
Other policyholder funds:				
Guaranteed minimum withdrawal benefits	—	—	2,201	2,201
Separate account liabilities	—	463,041	—	463,041
Total	$ —	$ 463,041	$ 7,603	$ 470,644

[1] Federal agency securities are not backed by the full faith and credit of the U.S. Government.

The changes in Level 3 assets and liabilities measured at fair value on a recurring basis for the years ended December 31 are summarized below.

	2021			
	Assets	Liabilities		
	Other Investments	Indexed Universal Life	Funding Agreement	GMWB
Beginning balance	$ —	$ 5,402	$ —	$ 2,201
Included in earnings	—	862	—	(3,208)
Included in other comprehensive income (loss)	—	—	—	—
Purchases, issuances, sales and other dispositions:				
Purchases	—	—	30,023	—
Issuances	—	—	—	1,018
Sales	—	—	—	—
Other dispositions	—	—	—	(160)
Transfers out of Level 3	—	—	—	—
Ending balance	$ —	$ 6,264	$ 30,023	$ (149)

	2020		
		Liabilities	
	Other Investments	Indexed Universal Life	GMWB
Beginning balance	$ 4,363	$ 3,603	$ (959)
Included in earnings	(3,483)	1,799	3,221
Included in other comprehensive income (loss)	—	—	—
Purchases, issuances, sales and other dispositions:			
Purchases	807	—	—
Issuances	—	—	1,398
Sales	(894)	—	—
Other dispositions	—	—	(1,459)
Transfers out of Level 3	(793)	—	—
Ending balance	$ —	$ 5,402	$ 2,201

Broker pricing for our derivatives uses observable inputs for similar publicly traded instruments. During 2020, they were transferred from Level 3 to Level 2. We did not have any transfers between any levels during the years ended December 31, 2021 or December 31, 2019.

We use the Black Scholes valuation method, including parameters for market volatility, risk-free rate, and index level, for the indexed universal life liabilities categorized as Level 3. We also use a 100% persistency assumption. Persistency of the business is an unobservable input.

The following table presents the valuation method for the GMWB liability categorized as Level 3, as well as the unobservable inputs used in the valuation of those financial instruments at December 31, 2021.

	Fair Value	Valuation Technique	Unobservable Inputs	Range
Embedded Derivative - GMWB	$ (149)	Actuarial cash flow model	Mortality	85% of the 2012 IAR Table
			Lapse	0%-12% depending on product/duration/ funded status of guarantee
			Benefit Utilization	0%-80% depending on age/duration/funded status of guarantee
			Nonperformance Risk	0.27%-1.13%

The following table presents the valuation method for the GMWB liability categorized as Level 3, as well as the unobservable inputs used in the valuation of those financial instruments at December 31, 2020.

	Fair Value	Valuation Technique	Unobservable Inputs	Range
Embedded Derivative - GMWB	$ 2,201	Actuarial cash flow model	Mortality	85% of the 2012 IAR Table
			Lapse	0%-12% depending on product/duration/ funded status of guarantee
			Benefit Utilization	0%-80% depending on age/duration/funded status of guarantee
			Nonperformance Risk	0.20%-1.11%

The GMWB liability is sensitive to changes in observable and unobservable inputs. Observable inputs include risk-free rates, index returns, volatilities, and correlations. Increases in risk-free rates and equity returns reduce the liability, while increases in volatilities increase the liability. Unobservable inputs include mortality, lapse, benefit utilization, and nonperformance risk adjustments. Increases in mortality, lapses, and credit spreads used for nonperformance risk reduce the liability, while increases in benefit utilization increase the liability.

Following are estimates of the impact from changes in unobservable inputs on the GMWB liability at December 31.

	2021	2020
	Increase/(Decrease) in millions	
A 10% increase in the mortality assumption	$ (0.2)	(0.2)
A 10% decrease in the lapse assumption	0.3	0.4
A 10% increase in the benefit utilization	1.1	1.3
A 10 basis point increase in the credit spreads used for non-performance	(0.4)	(0.5)

The following tables present a summary of fair value estimates for financial instruments at December 31. Assets and liabilities that are not financial instruments are not included in this disclosure. The total of the fair value calculations presented below may not be indicative of the value that can be obtained.

	2021				
	Fair Value				Carrying Value
	Level 1	Level 2	Level 3	Total	
Assets:					
Investments:					
Fixed maturity securities	$ 9,489	$ 3,078,708	$ —	$ 3,088,197	$ 3,088,197
Equity securities	406	3,270	—	3,676	3,676
Mortgage loans	—	—	613,829	613,829	596,037
Policy loans	—	—	82,060	82,060	82,060
Short-term investments	74,501	—	—	74,501	74,501
Other investments	—	6,688	—	6,688	6,688
Separate account assets	—	504,976	—	504,976	504,976
Liabilities:					
Individual and group annuities	—	—	1,088,328	1,088,328	1,106,065
Supplementary contracts and annuities without life contingencies	—	—	54,248	54,248	54,899
Policyholder account balances:					
Indexed universal life	—	—	6,264	6,264	6,264
Funding agreement	—	—	30,023	30,023	30,023
Other policyholder funds - GMWB	—	—	(149)	(149)	(149)
Separate account liabilities	—	504,976	—	504,976	504,976

	2020				
	Fair Value				Carrying Value
	Level 1	Level 2	Level 3	Total	
Assets:					
Investments:					
Fixed maturity securities	$ 16,192	$ 3,102,788	$ —	$ 3,118,980	$ 3,118,980
Equity securities	396	6,251	—	6,647	6,647
Mortgage loans	—	—	634,336	634,336	601,607
Policy loans	—	—	84,447	84,447	84,447
Short-term investments	119,116	—	—	119,116	119,116
Other investments	—	5,946	—	5,946	5,946
Separate account assets	—	463,041	—	463,041	463,041
Liabilities:					
Individual and group annuities	—	—	1,071,186	1,071,186	1,089,134
Supplementary contracts and annuities without life contingencies	—	—	52,547	52,547	52,950
Policyholder account balances:					
Indexed universal life	—	—	5,402	5,402	5,402
Other policyholder funds - GMWB	—	—	2,201	2,201	2,201
Separate account liabilities	—	463,041	—	463,041	463,041

5. Financing Receivables

We have financing receivables with specific maturity dates that are recognized as assets in the Consolidated Balance Sheets.

The following table identifies financing receivables by classification amount at December 31.

	2021	2020
Agent receivables, net (allowance $912; 2020 - $1,084)	$ 1,819	$ 2,184
Investment-related financing receivables:		
Mortgage loans, net (allowance $2,792; 2020 - $2,854)	596,037	601,607
Total financing receivables	$ 597,856	$ 603,791

Agent Receivables

We have certain agent receivables that are classified as financing receivables. These receivables from agents are specifically assessed for collectibility and are reduced by an allowance for doubtful accounts.

The following table details the gross receivables, allowance, and net receivables for the two types of agent receivables at December 31.

	2021			2020		
	Gross Receivables	Allowance	Net Receivables	Gross Receivables	Allowance	Net Receivables
Agent specific loans	$ 833	$ 266	$ 567	$ 914	$ 289	$ 625
Other agent receivables	1,898	646	1,252	2,354	795	1,559
Total	$ 2,731	$ 912	$ 1,819	$ 3,268	$ 1,084	$ 2,184

The following table details the activity of the allowance for doubtful accounts on agent receivables at December 31. Any recoveries are included as deductions.

	2021	2020
Beginning of year	$ 1,084	$ 1,482
Additions	58	44
Deductions	(230)	(442)
End of year	$ 912	$ 1,084

Mortgage Loans

We classify our mortgage loan portfolio as long-term financing receivables. Mortgage loans are stated at cost, adjusted for amortization of premium and accretion of discount, less an allowance for loan losses. Mortgage loan interest income is recognized on an accrual basis with any premium or discount amortized over the life of the loan. Prepayment and late fees are recorded on the date of collection. Loans in foreclosure, loans considered impaired, or loans past due 90 days or more are placed on non-accrual status. Payments received on loans on non-accrual status for these reasons are applied first to interest income not collected while on non-accrual status, followed by fees, accrued and past-due interest, and principal.

If a mortgage loan is placed on non-accrual status, we do not accrue interest income in the financial statements. The loan is independently monitored and evaluated as to potential impairment or foreclosure. This evaluation includes assessing the probability of receiving future cash flows, along with consideration of many of the factors described below. If delinquent payments are made and the loan is brought current, then we return the loan to active status and accrue income accordingly.

The following table details the mortgage loan portfolio as collectively or individually evaluated for impairment at December 31.

	2021	2020
Mortgage loans collectively evaluated for impairment	$ 563,196	$ 551,240
Mortgage loans individually evaluated for impairment	35,633	53,221
Allowance for loan losses	(2,792)	(2,854)
Carrying value	$ 596,037	$ 601,607

Generally, we consider our mortgage loans to be a portfolio segment. We consider our primary class to be property type. We primarily use loan-to-value as our credit risk quality indicator but also monitor additional secondary risk factors, such as geographic distribution both on a regional and specific state basis. The mortgage loan portfolio segment is presented by property type in a table in Note 3 - Investments, as are geographic distributions by both region and state. These measures are also supplemented with various other analytics to provide additional information concerning potential impairment of mortgage loans and management's assessment of financing receivables.

There were no mortgage loans that were past due at December 31, 2021. There was one mortgage loan that was past due at December 31, 2020. This mortgage loan was paid off during the first quarter of 2021. The following table presents an aging schedule for delinquent payments for both principal and interest by property type at December 31, 2020.

		Amount of Payments Past Due			
	Book Value	30-59 Days	60-89 Days	> 90 Days	Total
Industrial	$ 3,903	$ 83	$ 83	$ 165	$ 331
Office	—	—	—	—	—
Retail	—	—	—	—	—
Other	—	—	—	—	—
Total	$ 3,903	$ 83	$ 83	$ 165	$ 331

We had no troubled loans that were restructured or modified during 2021 or 2020.

The following table details the activity within the allowance for mortgage loan losses at December 31. Any recoveries are reflected as deductions.

	2021	2020
Beginning of year	$ 2,854	$ 2,836
Provision	539	542
Deductions	(601)	(524)
End of year	$ 2,792	$ 2,854

The allowance for loan losses is monitored and evaluated at multiple levels with a process that includes, but is not limited to, the factors presented below. Generally, we establish the allowance for loan losses using the collectively evaluated impairment methodology at an overall portfolio level and then specifically identify an allowance for loan losses on loans that contain elevated risk profiles. If we determine through our evaluation that a loan has an elevated specific risk profile, we then individually assess the loan’s risk profile and may assign a specific allowance value based on many factors, including those identified below.

Macro-environmental and elevated risk profile considerations:

- Current industry conditions, inclusive of the COVID-19 pandemic, that are affecting the market, including rental and vacancy rates;
- Perceived market liquidity;
- Analysis of the markets and sub-markets in which we have mortgage loans;
- Analysis of industry historical loss and delinquency experience;
- Other factors that we may perceive as important or critical given our portfolio; and
- Analysis of our loan portfolio based on loan size concentrations, geographic concentrations, property type concentrations, maturity concentrations, origination loan-to-value concentrations, and borrower concentrations.

Specific mortgage loan level considerations:

- The payment history of each borrower;
- Negative reports from property inspectors; and
- Each loan's property financial statement including net operating income, debt service coverage, and occupancy level.

We have not acquired any mortgage loans with deteriorated credit quality during the years presented.

As part of our process of monitoring impairments on loans, there are a number of significant risks and uncertainties inherent in this process. These risks include, but are not limited to:

- The risk that our assessment of a borrower's ability to meet all of its contractual obligations will change based on changes in the credit characteristics of the borrower or property;
- The risk that the economic outlook will be worse than expected or have more of an impact on the borrower than anticipated;
- The risk that the performance of the underlying property could deteriorate in the future;
- The risk that fraudulent, inaccurate, or misleading information could be provided to us;
- The risk that the methodology or assumptions used to develop estimates of the portion of the impairment of the loan prove over time to be inaccurate; and
- The risk that other facts and circumstances change such that it becomes more likely than not that we will not obtain all of the contractual payments.

To the extent our review and evaluation determines a loan is impaired, that amount is charged to the allowance for loan losses and the loan balance is reduced. In the event that a property is foreclosed upon, the carrying value is recorded at fair value, less costs to sell the property at the time of foreclosure, with a charge to the allowance and a corresponding reduction to the mortgage loan asset. The property is then transferred to real estate where we have the ability and intent to manage these properties on an ongoing basis.

6. Variable Interest Entities (VIEs)

We invest in certain affordable housing and real estate joint ventures. These VIEs are included in Real Estate in the Consolidated Balance Sheets.

The assets held in affordable housing real estate joint venture VIEs are primarily residential real estate properties that are restricted to provide affordable housing under federal or state programs for varying periods of time. The restrictions primarily apply to the rents that may be paid by tenants residing in the properties during the term of an agreement to remain in the affordable housing program. Investments in these joint ventures are equity interests in partnerships or limited liability companies that may or may not participate in profits or residual value. Our investments in these entities generate a return primarily through the realization of federal and state income tax credits and other tax benefits, such as tax deductions from operating losses of the investments, over specified time periods. We amortize the initial cost of the investment in proportion to the tax credits and other tax benefits received and recognize the net investment performance in the Consolidated Statements of Comprehensive Income as a component of Income Tax Expense. The tax credits reduce tax expense while the amortization increases tax expense.

The following table provides information regarding our VIEs that generate tax credits and related amortization for the years ended December 31.

	2021	2020	2019
Federal income tax credits realized	$ 920	$ 1,697	$ 2,608
Amortization	672	1,093	1,421

Our investments in other real estate VIEs are recorded using the equity method. Cash distributions from the VIE and cash contributions to the VIE are recorded as decreases or increases, respectively, in the carrying value of the VIE. Certain other equity investments in VIEs, where permitted, are recorded on an amortized cost basis. The operating performance of investments in the VIE is recorded in the Consolidated Statements of Comprehensive Income as investment income or as a component of Income Tax Expense, depending upon the nature and primary design of the investment. We evaluate the carrying value of VIEs for impairment on an ongoing basis to assess whether the carrying value is expected to be realized during the anticipated life of the investment. No impairments were recorded during the years ended December 31, 2021, December 31, 2020, or December 31, 2019.

Investments in the affordable housing and real estate joint ventures are interests that absorb portions of the VIE's expected losses. These investments also receive portions of expected residual returns of the VIE's net assets exclusive of variable interests. We make an assessment of whether we are the primary beneficiary of a VIE at the time of the initial investment and on an ongoing basis thereafter. We consider many factors when making this determination based upon a review of the underlying investment agreement and other information related to the specific investment. The first factor is whether we have the ability to direct the activities of a VIE that most significantly impact the VIE's economic performance. The power to direct the activities of the VIE is generally vested in the managing general partner or managing member of the VIE, which is not the position held by us in these investments. Other factors include the entity's equity investment at risk, decision-making abilities, obligations to absorb economic risks, the right to receive economic rewards of the entity, and the extent to which we share in the VIE's expected losses and residual returns.

The following table presents the carrying amount and maximum exposure to loss relating to VIEs for which we hold a variable interest, but are not the primary beneficiary, and which had not been consolidated at December 31, 2021 and December 31, 2020. The table includes investments in two real estate joint ventures and seven affordable housing real estate joint ventures at December 31, 2021 and five real estate joint ventures and eight affordable housing real estate joint ventures at December 31, 2020. In 2021, we sold our membership in three real estate joint ventures for $20.2 million.

	2021		2020	
	Carrying Amount	Maximum Exposure to Loss	Carrying Amount	Maximum Exposure to Loss
Real estate joint ventures	$ 978	$ 978	$ 21,327	$ 21,327
Affordable housing real estate joint ventures	1,996	10,223	2,723	27,512
Total	$ 2,974	$ 11,201	$ 24,050	$ 48,839

The maximum exposure to loss relating to the real estate joint ventures and affordable housing real estate joint ventures is equal to the carrying amounts plus any unfunded equity commitments, exposure to potential recapture of tax credits, guarantees of debt, or other obligations of the VIE with recourse. Unfunded equity and loan commitments typically require financial or operating performance by other parties and have not yet become due or payable, but which may become due in the future.

At December 31, 2021 and December 31, 2020, we had no equity commitments outstanding to the real estate joint venture VIEs. At December 31, 2021 and December 31, 2020, we had no contingent commitments to fund additional equity contributions for operating support to real estate joint venture VIEs.

In addition, the maximum exposure to loss on affordable housing joint ventures included $6.2 million of losses which could be realized if the tax credits received by the VIEs were recaptured at December 31, 2021, compared to $22.1 million at December 31, 2020. Recapture events would cause us to reverse some or all of the benefit previously recognized by us or third parties to whom the tax credit interests were transferred. A recapture event can occur at any time during a 15-year required compliance period. The principal causes of recapture include financial default and non-compliance with affordable housing program requirements by the properties controlled by the VIE. Guarantees from the managing member or managing partner in the VIE, insurance contracts, or changes in the residual value accruing to our interests in the VIE may mitigate the potential exposure due to recapture.

During 2020, one tenant was granted rent deferral as a result of strains from the current economic environment. This tenant was brought current within the agreed-upon terms and was returned to the original payment schedule during 2021. We continue to monitor our real estate joint venture portfolio regarding additional strain resulting from the current economic environment.

7. Separate Accounts

Separate account assets and liabilities arise from the sale of variable universal life insurance and variable annuity products. The separate account represents funds segregated for the benefit of certain policyholders who bear the investment risk. The assets are legally segregated and are not subject to claims which may arise from any other business of the Company. The separate account assets and liabilities, which are equal, are recorded at fair value based upon the NAV of the underlying investment holdings as derived from closing prices on a national exchange or as provided by the issuer. Policyholder account deposits and withdrawals, investment income, and realized investment gains and losses are excluded from the amounts reported in the Consolidated Statements of Comprehensive Income. Revenues from separate accounts consist principally of contract charges, which include maintenance charges, administrative fees, and mortality and expense charges.

The total separate account assets were $505.0 million at December 31, 2021 and $463.0 million at December 31, 2020. Variable universal life and variable annuity assets comprised 31% and 69% of total separate account assets in 2021, compared to 30% and 70% of the total in 2020.

The following table provides a reconciliation of activity within separate account liabilities at December 31.

	2021	2020
Balance at beginning of year	$ 463,041	$ 431,201
Deposits on variable policyholder contracts	29,108	26,320
Transfers to general account	(5,271)	(6,376)
Investment performance	77,678	62,550
Policyholder benefits and withdrawals	(46,453)	(38,222)
Contract charges	(13,127)	(12,432)
Balance at end of year	$ 504,976	$ 463,041

We offer a GMWB rider that can be added to new or existing variable annuity contracts. The value of the separate accounts with the GMWB rider was recorded at fair value of $122.5 million at December 31, 2021. The fair value of the separate accounts with the GMWB rider was $118.5 million at December 31, 2020. The GMWB guarantee liability was $(0.1) million at December 31, 2021 and $2.2 million at December 31, 2020. The change in this value is included in Policyholder Benefits in the Consolidated Statements of Comprehensive Income. The value of variable annuity separate accounts with the GMWB rider is recorded in Separate Account Liabilities, and the value of the rider is included in Other Policyholder Funds in the Consolidated Balance Sheets.

We have two blocks of variable universal life policies and variable annuity contracts from which fees are received. The fees are based upon both specific transactions and the fund value of the blocks of policies. We have a direct block of ongoing business identified in the Consolidated Balance Sheets as Separate Account Assets, totaling $505.0 million at December 31, 2021 and $463.0 million at December 31, 2020, and corresponding Separate Account Liabilities of an equal amount. The fixed-rate funds for these policies are included in our general account as policyholder account balances. The future policy benefits for the direct block approximated $0.4 million at December 31, 2021 and $0.5 million at December 31, 2020.

In addition, we have an assumed closed block of variable universal life and variable annuity business that totaled $392.7 million at December 31, 2021 and $369.9 million at December 31, 2020. As required under modified coinsurance transaction accounting, the assumed separate account fund balances are not recorded as separate accounts on our consolidated financial statements. Rather, the assumed fixed-rate funds for these policies of $34.1 million at December 31, 2021 and $32.8 million at December 31, 2020 are included in our general account as policyholder account balances. The future policy benefits for the assumed block approximated $0.5 million at both December 31, 2021 and December 31, 2020.

Guarantees are offered under variable universal life and variable annuity contracts: a guaranteed minimum death benefit (GMDB) rider is available on certain variable universal life contracts and on all variable annuities. The GMDB rider for variable universal life contracts guarantees the death benefit for specified periods of time, regardless of investment performance, provided cumulative premium requirements are met. The GMDB rider for variable annuity contracts guarantees the death benefit for specified periods of time, regardless of investment performance.

Separate account balances for variable annuity contracts were $347.0 million at December 31, 2021 and $323.5 million at December 31, 2020. The total reserve held for variable annuity GMDB was less than $0.1 million at both December 31, 2021 and December 31, 2020. Additional information related to the GMDB and related separate account balances and net amount at risk (the amount by which the GMDB exceeds the account balance) as of December 31, 2021 and 2020 is provided below:

	2021			2020		
	Separate Account Balance	Net Amount at Risk	Weighted Average Attained Age	Separate Account Balance	Net Amount at Risk	Weighted Average Attained Age
Return of net deposits	$ 264,983	$ 96	63.5	$ 246,060	$ 119	62.9
Return of the greater of the highest anniversary contract value or net deposits	11,712	7	71.2	9,737	—	72.1
Return of the greater of every fifth year highest anniversary contract value or net deposits	7,077	19	69.2	7,115	17	70.5
Return of the greater of net deposits accumulated annually at 5% or the highest anniversary contract value	63,227	1,460	64.8	60,600	2,197	64.4
Total	$ 346,999	$ 1,582	64.1	$ 323,512	$ 2,333	63.6

The following table presents the aggregate fair value of assets by major investment asset category supporting the variable annuity separate accounts with guaranteed benefits at December 31.

	2021	2020
Money market	$ 2,154	$ 4,037
Fixed income	14,941	15,240
Balanced	91,029	86,654
International equity	21,238	21,769
Intermediate equity	180,005	161,628
Aggressive equity	37,632	34,184
Total	$ 346,999	$ 323,512

8. Unpaid Claims Liability and Short-Duration Contracts

The liability for unpaid claims is included with Policy and Contract Claims and Future Policy Benefits in the Consolidated Balance Sheets. Claim adjustment expenditures are expensed as incurred and were not material in any year presented.

The following tables present activity in the accident and health portion of the unpaid claims liability by segment for the years ended December 31. Classified as policy and contract claims, but excluded from these tables due to immateriality, are amounts recorded for group life, individual life, and deferred annuities.

	2021			
	Individual Insurance	Group Insurance	Old American	Consolidated
Gross liability at beginning of year	$ 606	$ 31,572	$ 2,595	$ 34,773
Less reinsurance recoverable	(412)	(23,565)	(2,565)	(26,542)
Net liability at beginning of year	194	8,007	30	8,231
Incurred benefits related to:				
Current year	240	27,851	31	28,122
Prior years [1]	(1)	(817)	(25)	(843)
Total incurred benefits	239	27,034	6	27,279
Paid benefits related to:				
Current year	46	22,437	1	22,484
Prior years	71	3,925	5	4,001
Total paid benefits	117	26,362	6	26,485
Net liability at end of year	316	8,679	30	9,025
Reinsurance recoverable	353	21,991	2,263	24,607
Gross liability at end of year	$ 669	$ 30,670	$ 2,293	$ 33,632

[1] The incurred benefits related to prior years' unpaid accident and health claims reflect the change in these liabilities.

	2020			
	Individual Insurance	Group Insurance	Old American	Consolidated
Gross liability at beginning of year	$ 659	$ 32,169	$ 3,952	$ 36,780
Less reinsurance recoverable	(455)	(23,983)	(3,921)	(28,359)
Net liability at beginning of year	204	8,186	31	8,421
Incurred benefits related to:				
Current year	66	24,148	31	24,245
Prior years [1]	22	(802)	11	(769)
Total incurred benefits	88	23,346	42	23,476
Paid benefits related to:				
Current year	35	20,013	1	20,049
Prior years	63	3,512	42	3,617
Total paid benefits	98	23,525	43	23,666
Net liability at end of year	194	8,007	30	8,231
Reinsurance recoverable	412	23,565	2,565	26,542
Gross liability at end of year	$ 606	$ 31,572	$ 2,595	$ 34,773

[1] The incurred benefits related to prior years' unpaid accident and health claims reflect the change in these liabilities.

	2019			
	Individual Insurance	Group Insurance	Old American	Consolidated
Gross liability at beginning of year	$ 831	$ 31,188	$ 4,434	$ 36,453
Less reinsurance recoverable	(541)	(23,796)	(4,402)	(28,739)
Net liability at beginning of year	290	7,392	32	7,714
Incurred benefits related to:				
Current year	31	28,201	48	28,280
Prior years [1]	(70)	(398)	(5)	(473)
Total incurred benefits	(39)	27,803	43	27,807
Paid benefits related to:				
Current year	15	23,557	17	23,589
Prior years	32	3,452	27	3,511
Total paid benefits	47	27,009	44	27,100
Net liability at end of year	204	8,186	31	8,421
Reinsurance recoverable	455	23,983	3,921	28,359
Gross liability at end of year	$ 659	$ 32,169	$ 3,952	$ 36,780

[1] The incurred benefits related to prior years' unpaid accident and health claims reflect the change in these liabilities.

The following table presents the reconciliation of amounts in the above tables to Policy and Contract Claims and claim reserves that are included in Future Policy Benefits as presented in the Consolidated Balance Sheets at December 31.

	2021	2020	2019
Individual Insurance Segment:			
Individual accident and health	$ 669	$ 606	$ 659
Individual life	42,915	42,860	33,252
Deferred annuity	4,306	5,743	5,286
Subtotal	47,890	49,209	39,197
Group Insurance Segment:			
Group accident and health	30,670	31,572	32,169
Group life	3,978	3,573	3,256
Subtotal	34,648	35,145	35,425
Old American Segment:			
Individual accident and health	2,293	2,595	3,952
Individual life	11,050	12,105	7,273
Subtotal	13,343	14,700	11,225
Total	$ 95,881	$ 99,054	$ 85,847

For short-duration contracts, IBNR liabilities for the group long-term disability product that were included in the liability for unpaid claims and claim adjustment expenses, net of reinsurance, totaled $0.6 million at December 31, 2021 and $0.7 million at December 31, 2020. These liabilities were calculated by the reinsurers of the various blocks of group long-term disability business, using percent of premium methodologies with varying factors. Claim frequencies were calculated for the long-term disability product using information that includes paid and pending claims at the claimant level. Thus, frequency is measured by individual claimant. Claims that are counted in a particular year as a liability but do not result in a liability in future years are not included once the claim is settled. There have been no significant changes to the methodologies for calculating claim frequencies, incurred-but-not-reported liabilities, or any other unpaid claims liabilities for the long-term disability product during the years presented.

The liabilities in the following table for group long-term disability claims involve present value of future benefits calculations. The carrying amount of liabilities at December 31, 2021 was $4.9 million, consisting of an undiscounted amount of $6.0 million and an aggregated discount amount deducted of $1.1 million. Discount rates ranged from 3.00% to 8.00% for the various blocks of group long-term disability business included in the totals.

The following table provides incurred claims and allocated claim adjustment expenses, net of reinsurance, for the group long-term disability product at December 31, 2021. The information about incurred claims development for the years ended December 31, 2012 to December 31, 2020 is presented as unaudited supplementary information.

	For the Years Ended December 31,											
Year Incurred	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total of IBNR Liabilities Plus Expected Development on Reported Claims	Cumulative Number of Reported Claims
2012	$ 1,132	$ 1,087	$ 999	$ 993	$ 1,116	$ 1,104	$ 1,118	$ 1,130	$ 1,138	$ 1,141	$ —	631
2013		806	836	815	838	838	822	854	869	863	—	236
2014			868	955	799	768	770	728	735	729	—	186
2015				989	918	701	697	643	646	641	—	230
2016					1,694	1,552	1,382	1,412	1,284	962	—	244
2017						2,038	1,727	1,513	1,436	1,431	—	256
2018							2,473	2,192	2,135	1,745	—	295
2019								2,056	2,036	1,879	—	326
2020									1,483	1,094	—	196
2021										1,873	598	157
										$12,358		

The following table provides cumulative paid claims and allocated claim adjustment expenses, net of reinsurance, for the group long-term disability product at December 31, 2021. The information about paid claims development for the years ended December 31, 2012 to December 31, 2020 is presented as unaudited supplementary information.

	For the Years Ended December 31,									
Year Incurred	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
2012	$ 91	$ 373	$ 499	$ 605	$ 675	$ 733	$ 797	$ 856	$ 910	$ 940
2013		91	336	449	501	537	564	600	630	657
2014			71	276	411	481	499	517	550	579
2015				100	390	491	531	545	561	573
2016					164	505	626	690	736	783
2017						162	549	703	785	867
2018							208	681	869	1,012
2019								251	752	980
2020									162	469
2021										237
Total										$ 7,097
All outstanding liabilities before 2012, net of reinsurance										$ 788
Liabilities for claims and claim adjustment expenses, net of reinsurance										$ 6,049

The following table provides a reconciliation of incurred and paid claims development information to the aggregate carrying amount of the liability for unpaid claims and claim adjustment expenses at December 31. Included in other short-duration contracts are group life, group short-term disability, group dental, group vision, and individual accident and health for the Individual Insurance and Old American segments, none of which are individually significant.

	2021	2020
Net outstanding liabilities:		
Group long-term disability	$ 6,049	$ 6,633
Other short-duration contracts	7,549	5,472
Liabilities for unpaid claims and claim adjustment expenses, net of reinsurance	13,598	12,105
Reinsurance recoverable on unpaid claims:		
Group long-term disability	26,214	28,762
Other short-duration contracts	3,294	4,280
Total reinsurance recoverable on unpaid claims	29,508	33,042
Insurance lines other than short-duration	58,289	60,723
Unallocated claims adjustment expenses	—	—
Impact of discounting	(5,514)	(6,816)
Other	—	—
	52,775	53,907
Total gross liability for unpaid claims and claim adjustment expenses	$ 95,881	$ 99,054

The following table provides the historical average annual percentage payout of incurred claims by age, net of reinsurance, at December 31, 2021.

	Years				
	1	2	3	4	5
Group long-term disability	12.50 %	30.10 %	13.10 %	7.40 %	4.20 %

9. ***Participating Policies***

We have insurance contracts where the policyholder is entitled to share in the earnings through dividends, which reflect the difference between the premium charged and the actual experience. These insurance contracts were directly issued by the Company or were acquired through the purchase of participating blocks of business, largely through reinsurance assumption transactions. Participating business approximated 6% of total statutory premiums in 2021 and 4% in 2020. Assumed participating business from the acquisition of closed blocks of business accounted for 98% of total participating statutory premiums in 2021 and 95% in 2020. Participating business equaled 5% of total life insurance in force at both December 31, 2021 and December 31, 2020. Assumed participating business accounted for 97% of total participating life insurance in force at both December 31, 2021 and December 31, 2020.

The amount of dividends to be paid is determined annually by our Board of Directors. Provision has been made in the liability for future policy benefits to allocate amounts to participating policyholders on the basis of dividend scales contemplated at the time the policies were issued, as well as for policyholder dividends having been declared by the Board of Directors in excess of the original scale.

10. Debt

Notes Payable
We had no notes payable outstanding at December 31, 2021 or December 31, 2020.

As a member of the FHLB, we have the ability to borrow on a collateralized basis from the FHLB. Through this membership, we will have a specific borrowing capacity based upon the amount of collateral we establish. At December 31, 2021, securities and mortgages in the amount of $254.5 million, with a fair value of $254.6 million, were pledged to the FHLB, providing a borrowing capacity of $196.3 million. The rates of interest are variable and set by the FHLB at the time of the advance. The Company's capital investment totaled $6.2 million at December 31, 2021 and is included in Other Investments in the Consolidated Balance Sheets. Dividends received on the capital investment totaled $0.2 million for the year ended December 31, 2021, $0.1 million for the year ended December 31, 2020, and $0.2 million for the year ended December 31, 2019.

We had unsecured revolving lines of credit with three major commercial banks that totaled $70.0 million at December 31, 2021 and $80.0 million at December 31, 2020, with no balances outstanding. The lines of credit are at variable interest rates based upon short-term indices with $10.0 million maturing in July of 2022 and $60.0 million maturing in June of 2022. We anticipate renewing these lines of credit as they come due. One line of credit includes a $20.0 million portion that can be unconditionally canceled by the lending institution at its discretion at any time.

The Company has access to secured borrowings through repurchase agreements with two major financial counterparties. The Company had no transactions that occurred under these agreements during 2021 and had no outstanding borrowings as of December 31, 2021. The Company had no transactions that occurred under these agreements during the year ended December 31, 2020 and had no outstanding borrowings as of December 31, 2020. Any borrowings drawn under these agreements require a variable interest rate based upon short-term indices and approval from the counterparty at the time of the transaction. No securities are currently pledged under these agreements.

Funding Agreement
During 2021, the Company entered into advance funding agreements with the FHLB. Under the agreements, which mature in August of 2026, the Company pledges fixed maturity security and commercial mortgage loan collateral and receives cash, which is then reinvested, primarily into other fixed maturity securities. Securities pledged as collateral may not be sold or re-pledged by the Company. The investments pledged and outstanding advance agreements are included in the overall borrowing capacity established with the FHLB. At December 31, 2021, total obligations outstanding under these agreements were $30.0 million and are reported as Policyholder Account Balances in the Consolidated Balance Sheets. Interest is credited based on variable rates set by the FHLB. Interest payments during the year ended December 31, 2021 were less than $0.1 million.

11. Income Taxes

The following table provides information about income taxes for the years ended December 31.

	2021	2020	2019
Current income tax expense	$ 7,587	$ 6,695	$ 4,597
Deferred income tax expense (benefit)	(5,371)	(5,951)	426
Total income tax expense	$ 2,216	$ 744	$ 5,023

The following table provides information about taxes paid for the years ended December 31.

	2021	2020	2019
Cash paid (refund) for income taxes	$ 7,273	$ 3,667	$ (938)

The following table provides a reconciliation of the federal income tax rate to our effective income tax rate for the years ended December 31.

	2021	2020	2019
Federal income tax rate	21 %	21 %	21 %
Tax credits, net of equity adjustment	(5)%	(6)%	(8)%
Impact of CARES Act	— %	(7)%	— %
Permanent differences and other	1 %	(3)%	4 %
Effective income tax rate	17 %	5 %	17 %

Presented below are tax effects of temporary differences that result in significant deferred tax assets and liabilities at December 31.

	2021	2020
Deferred tax assets:		
Future policy benefits	$ 23,691	$ 26,040
Employee retirement benefits	6,855	6,774
Tax carryovers	831	400
Other	1,788	2,523
Deferred tax assets	33,165	35,737
Deferred tax liabilities:		
Basis differences between tax and GAAP accounting for investments	2,683	4,268
Unrealized investment gains	40,597	67,408
Capitalization of DAC, net of amortization	28,814	28,549
VOBA	1,507	1,522
Property and equipment	2,876	3,558
Deferred tax liabilities	76,477	105,305
Net deferred tax liability	43,312	69,568
Current tax liability	1,510	1,790
Income taxes payable	$ 44,822	$ 71,358

A valuation allowance must be established for any portion of the deferred tax asset which is believed not to be realizable. Management reviews the need for a valuation allowance based on our anticipated future earnings, reversal of future taxable differences, the available carryback and carryforward periods, and tax planning strategies that are prudent and feasible. In management's opinion, it is more likely than not that we will realize the benefit of our deferred taxes.

The Company and its subsidiaries file income tax returns in the U.S. federal jurisdiction and various state jurisdictions. In general, we are no longer subject to U.S. federal, state, or local income tax examinations by tax authorities for years prior to 2018. We are not currently under examination by the Internal Revenue Service (IRS).

Our policy is to recognize interest and penalties accrued related to unrecognized tax benefits in Income Tax Expense. The Company recognized no tax benefit related to tax penalty and interest expense in 2021, 2020, or 2019.

We had no material uncertain tax positions at December 31, 2021 or December 31, 2020.

Income tax expense (benefit) is recorded in various places in our financial statements, as detailed below, for the years ended December 31.

	2021	2020	2019
Income tax expense	$ 2,216	$ 744	$ 5,023
Stockholders' equity:			
Related to:			
Change in net unrealized gains on securities available for sale	(26,811)	30,809	34,453
Effect on DAC, VOBA, and DRL	2,112	(2,076)	(3,086)
Change in policyholder liabilities	2,458	(4,222)	(4,249)
Change in benefit plan obligations	1,360	289	809
Total income tax expense (benefit) included in financial statements	$ (18,665)	$ 25,544	$ 32,950

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) was signed into law on March 27, 2020 in an effort to provide fast and direct economic assistance to Americans during the COVID-19 health crisis. The CARES Act had several income tax provisions that were utilized, which had a direct impact on our effective tax rate and income tax expense for 2020. The benefits that applied to us included, but were not limited to, the ability to carry back net operating losses and the acceleration of the recovery of Alternative Minimum Tax (AMT) credits. The 7% decrease in the effective tax rate noted above for 2020 was primarily the result of our ability to carry back net operating losses from the taxable years 2018 through 2020, which were taxed at a federal income tax rate of 21%, to the taxable years 2013 through 2017, which were taxed at a federal income tax rate of 35%.

12. Pensions and Other Postemployment Benefits

We have pension and other postemployment benefit plans covering substantially all of our employees for which the annual measurement date is December 31.

The Kansas City Life Cash Balance Pension Plan (pension plan) was amended effective December 31, 2010 to provide that participants' accrued benefits will be frozen, and that no further benefits or accruals will be earned after December 31, 2010. Although participants will no longer accrue additional benefits under the pension plan at December 31, 2010, participants will continue to earn years of service for vesting purposes under the pension plan with respect to their benefits accrued through December 31, 2010. In addition, the cash balance account will continue to earn annual interest. Pension plan benefits are based on a cash balance account consisting of credits to the account based upon an employee's years of service, compensation and interest credits on account balances calculated using the greater of the average 30-year U.S. Treasury bond rate for November of each year or 5.00%. Annual interest was calculated using 5.00% for 2021 and 2020.

The benefits expected to be paid in each year from 2022 through 2026 are as follows: $9.9 million in 2022; $10.3 million in 2023; $8.6 million in 2024; $8.3 million in 2025; and $7.9 million in 2026. The aggregate benefits expected to be paid in the five years from 2027 through 2031 are $37.2 million. The expected benefits to be paid are based on the same assumptions used to measure the Company's benefit obligation at December 31, 2021 and are the actuarial present value of the vested benefits to which the employee is currently entitled but based upon the expected date of separation or retirement. The 2022 contribution for the pension plan has not been determined.

The asset allocation of the fair value of pension plan assets compared to the target allocation range at December 31 was:

	2021	Target Allocation	2020	Target Allocation
Equity securities	39 %	28% - 48%	41 %	28% - 48%
Asset allocation and alternative assets	15 %	10% - 20%	14 %	10% - 20%
Debt securities	46 %	30% - 60%	45 %	30% - 60%
Cash and cash equivalents	—%	0% - 10%	—%	0% - 10%

Certain of our pension plan assets consist of investments in pooled separate accounts. The NAV of the separate accounts is calculated in a manner consistent with GAAP for investment companies and is determinative of their fair value. Several of the separate accounts invest in publicly quoted mutual funds or actively managed stocks. The fair value of the underlying mutual funds or stock is used to determine the NAV of the separate account, which is not publicly quoted. Some of the separate accounts also invest in fixed income securities. The fair value of the underlying securities is based on quoted prices of similar assets and used to determine the NAV of the separate account. Sale of plan assets may be at values less than NAV. Certain redemption restrictions may apply to specific stock and bond funds, including written notices prior to the withdrawal of funds and a potential redemption fee on certain withdrawals.

Plan fiduciaries set investment policies and strategies and oversee its investment allocation, which includes selecting investment managers, commissioning periodic asset-liability studies, and setting long-term strategic targets. Long-term strategic investment objectives include preserving the funded status of the pension plan and balancing risk and return. Target allocation ranges are guidelines, not limitations, and occasionally plan fiduciaries will approve allocations above or below a target range.

The current assumption for the expected long-term rate of return on plan assets is 5.77%. This assumption is determined by analyzing: 1) historical average returns achieved by asset allocation and active management; 2) historical data on the volatility of returns; 3) current yields available in the marketplace; 4) actual returns on plan assets; and 5) current and anticipated future allocation among asset classes. The asset classes used for this analysis are domestic and international equities, investment grade corporate bonds, alternative assets, and cash. The overall rate is derived as a weighted average of the estimated long-term returns on the asset classes represented in the investment portfolio of the pension plan. Effective January 1, 2022, the assumption for the expected long-term rate of return on plan assets was 5.80%.

The assumed discount rate used to determine the benefit obligation was 2.47% for pension benefits and was 2.68% for postemployment benefits. The discount rates were determined by reference to the FTSC Pension Discount Curve (formerly the Citigroup Pension Liability Yield Curve) on December 31, 2021. Specifically, the spot rate curve represents the rates on zero coupon securities of the quality and type included in the pension index at various maturities. By discounting benefit cash flows at these rates, a notional amount equal to the fair value of a cash flow defeasing portfolio of bonds was determined. The discount rate for benefits was calculated as a single rate giving the same discounted value as the notional amount.

The postemployment medical plans for eligible employees and their dependents are contributory with contributions adjusted annually. The benefits expected to be paid in each year from 2022 through 2026 are as follows: $0.9 million in 2022; $0.9 million in 2023; $0.9 million in 2024; $1.0 million in 2025; and $0.9 million in 2026. The aggregate benefits expected to be paid in the five years from 2027 through 2031 are $4.3 million. The expected benefits to be paid are based on the same assumptions used to measure the Company's benefit obligation at December 31, 2021. The 2022 contribution for the postemployment medical plans is estimated to be $0.9 million. The Company pays these medical costs as they become due and the postemployment plan incorporates cost-sharing features. The postemployment plan disclosures included herein do not include the potential impact from the Medicare Act (the Act) that became law in December 2003. The Act introduced a new federal subsidy to sponsors of certain retiree health care plans that provide a benefit that is at least actuarially equivalent to Medicare. Since the Company does not provide benefits that are actuarially equivalent to Medicare, the Act did not impact our disclosures.

Non-contributory defined contribution retirement plans for eligible general agents and sales agents provide supplemental payments based upon earned agency first year individual life and annuity commissions. Contributions to these plans were $0.1 million in 2021 and $0.2 million in 2020 and 2019. Non-contributory deferred compensation plans for eligible agents based upon earned first year commissions are also offered. Contributions to these plans were $0.2 million in 2021 and $0.3 million in 2020 and 2019.

Savings plans for eligible employees and agents match employee and agent contributions up to 8.00% of salary and 2.50% of agents' prior year paid commissions. Contributions to the savings plans were $2.5 million in 2021, $2.6 million in 2020, and $2.5 million in 2019. We may contribute an additional profit sharing amount up to 4% of salary for eligible employees, depending upon corporate profits. The Company did not make a profit sharing contribution in 2021, 2020, or 2019.

We recognize the funded status of our pension and postemployment plans, measured as the difference between plan assets at fair value and the projected benefit obligation, in the Consolidated Balance Sheets. Changes in the funded status that arise during the period, but are not recognized as components of net periodic benefit cost, are recognized within Other Comprehensive Income (Loss), net of taxes.

Significant sources of actuarial gains and losses for the pension plan included the impact of changes to the discount rate resulting in gains of $5.8 million during 2021 and losses of $10.5 million during 2020. The pension plan included gains from asset returns compared to expected returns of $5.5 million in 2021 and $9.7 million in 2020. The mortality assumption and lump sum interest changes resulted in losses of $0.7 million in 2021 and gains of $1.9 million in 2020. The pension plan included losses from census change of $3.9 million and future cost of living adjustment of $2.4 million in 2021 with no significant changes in 2020. The significant sources of actuarial gains and losses for other postretirement benefits included the impact of changes to the discount rate resulting in gains of $0.9 million in 2021 and losses of $2.1 million in 2020 and losses from updated claims costs of $0.6 million in 2021 and gains of $1.1 million in 2020. The postretirement benefits included gains from spouse participation assumption of $0.6 million in 2021 with no significant change in 2020.

The following tables provide information regarding pension benefits and other postemployment benefits (OPEB) for the years ended December 31.

	Pension Benefits		OPEB	
	2021	2020	2021	2020
Change in projected benefit obligation:				
Benefit obligation at beginning of year	$ 130,242	$ 125,931	$ 20,105	$ 18,942
Service cost	—	—	181	184
Interest cost	2,505	3,494	460	576
Plan participants' contributions	—	—	547	486
Actuarial (gain) loss	1,222	8,828	(781)	876
Benefits paid	(9,862)	(8,011)	(1,506)	(959)
Benefit obligation at end of year	$ 124,107	$ 130,242	$ 19,006	$ 20,105
Change in plan assets:				
Fair value of plan assets at beginning of year	$ 165,647	$ 151,704	$ —	$ —
Return on plan assets	14,749	18,926	—	—
Plan participants' contributions	—	—	547	486
Company contributions	1,028	3,028	959	473
Benefits paid	(9,862)	(8,011)	(1,506)	(959)
Fair value of net plan assets at end of year	$ 171,562	$ 165,647	$ —	$ —
Under/(over) funded status at end of year	$ (47,455)	$ (35,405)	$ 19,006	$ 20,105

	Pension Benefits		OPEB	
	2021	2020	2021	2020
Amounts recognized in accumulated other comprehensive income (loss):				
Net loss (gain)	$ 59,413	$ 66,035	$ (8,672)	$ (8,755)
Prior service credit	(1,208)	(1,274)	—	—
Total accumulated other comprehensive income (loss)	$ 58,205	$ 64,761	$ (8,672)	$ (8,755)

	Pension Benefits		OPEB	
	2021	2020	2021	2020
Other changes in plan assets and benefit obligations recognized in other comprehensive income (loss):				
Unrecognized actuarial net (gain) loss	$ (4,248)	$ (843)	$ (781)	$ 876
Amortization of net gain (loss)	(2,374)	(2,514)	864	1,039
Amortization of prior service credit	66	66	—	—
Total (gain) loss recognized in other comprehensive income (loss)	$ (6,556)	$ (3,291)	$ 83	$ 1,915

	Pension Benefits		OPEB	
	2021	2020	2021	2020
Weighted average assumptions used to determine benefit obligations at December 31:				
Discount rate	2.47 %	2.00 %	2.68 %	2.33 %
Weighted average assumptions used to determine net periodic benefit cost for years ended December 31:				
Discount rate	2.00 %	2.88 %	2.33 %	3.10 %
Expected return on plan assets	5.77 %	6.29 %	— %	—

The following table presents the fair value of each major category of pension plan assets at December 31.

	2021	2020
Fixed maturity securities:		
U.S. Government	$ 85	$ 159
Industrial and public utility	6,615	8,206
Investment funds:		
Mutual funds	41,092	30,844
Collective trust	120,301	114,177
Limited partnerships	3,375	11,852
Other invested assets	31	10
Cash and cash equivalents	6	334
Receivables	57	65
Fair value of assets at end of year	$ 171,562	$ 165,647

The following tables provide the fair value hierarchy, as described in Note 4 - Fair Value Measurements, for pension plan assets at December 31.

	2021			
	Level 1	Level 2	Level 3	Total
Fixed maturity securities:				
U.S. Government	$ —	$ 85	$ —	$ 85
Industrial and public utility	—	6,615	—	6,615
Mutual funds	41,092	—	—	41,092
Other invested assets	—	—	31	31
Total assets in the fair value hierarchy	41,092	6,700	31	47,823
Investments measured at net asset value: [1]				
Collective trust				120,301
Limited partnerships				3,375
Investments at fair value				$ 171,499

	2020			
	Level 1	Level 2	Level 3	Total
Fixed maturity securities:				
U.S. Government	$ —	$ 159	$ —	$ 159
Industrial and public utility	—	8,206	—	8,206
Mutual funds	30,844	—	—	30,844
Other invested assets	—	—	10	10
Total assets in the fair value hierarchy	30,844	8,365	10	39,219
Investments measured at net asset value: [1]				
Collective trust				114,177
Limited partnerships				11,852
Investments at fair value				$ 165,248

[1] These investments are valued based on net asset value per unit. These values are provided by the fund as a practical expedient and have not been classified in the fair value hierarchy.

The following table discloses the changes in Level 3 pension plan assets measured at fair value on a recurring basis for the years ended December 31.

	2021	2020
Beginning balance	$ 10	$ 13
Losses realized and unrealized	21	(3)
Ending balance	$ 31	$ 10

The following table provides the components of net periodic benefit cost (credit) for the years ended December 31.

	Pension Benefits			OPEB		
	2021	2020	2019	2021	2020	2019
Service cost	$ —	$ —	$ —	$ 181	$ 184	$ 169
Interest cost	2,505	3,494	4,615	460	576	663
Expected return on plan assets	(9,279)	(9,255)	(9,223)	—	—	—
Amortization of:						
Unrecognized actuarial net (gain) loss	2,374	2,514	2,874	(864)	(1,039)	(1,458)
Unrecognized prior service credit	(66)	(66)	(66)	—	—	—
Net periodic benefit credit	(4,466)	(3,313)	(1,800)	(223)	(279)	(626)
Total recognized in other comprehensive income (loss)	(6,556)	(3,291)	(7,517)	83	1,915	3,666
Total recognized in net periodic benefit cost (credit) and other comprehensive income (loss)	$ (11,022)	$ (6,604)	$ (9,317)	$ (140)	$ 1,636	$ 3,040

For measurement purposes, the annual increase in the per capita cost of covered health care benefits was assumed to be 6.25%, decreasing gradually to 5.00% in 2027 and thereafter.

13. Share-Based Payment

The Kansas City Life Insurance Company Omnibus Incentive Plan (long-term incentive plan) includes a long-term incentive benefit for senior management. The long-term incentive plan design includes a cash award to participants that may be paid, in part, based on the increase in the share price of our common stock through units (phantom shares) assigned by the Board of Directors. The cash award is calculated over a three-year interval on a calendar year basis. At the conclusion of each three-year interval, participants will receive a cash award based on the increase in the share price during a defined measurement period, multiplied by the number of units attributable to each participant. The increase in the share price is determined based on the change in the share price from the beginning to the end of the three-year interval. Amounts representing dividends are accrued and paid at the end of each three-year interval to the extent that they exceed negative stock price appreciation. Plan payments are contingent on the continued employment of the participant unless termination is due to a qualifying event such as death, disability, or retirement. In addition, all payments are lump sum with no deferrals allowed. The Company does not make payments in shares, warrants, or options.

The following table provides information about the outstanding three-year intervals at December 31, 2021.

Defined Measurement Period	Number of Units	Grant Price
2019-2021	126,898	$35.12
2020-2022	129,114	$32.70
2021-2023	114,167	$37.39
2022-2024*	116,859	$42.03

* Effective January 1, 2022

The Company did not make any cash payments under the long-term incentive plan during 2021 for the three-year interval ended December 31, 2020. The Company did not make any cash payments under the long-term incentive plan during 2020 for the three-year interval ended December 31, 2019. The Company did not make any cash payments under the long-term incentive plan during 2019 for the three-year interval ended December 31, 2018. The cost of share-based compensation accrued as an operating expense during 2021 was $1.5 million, net of tax. The cost of share-based compensation accrued as an operating expense during 2020 was $0.6 million, net of tax. The cost of share-based compensation accrued as an operating expense during 2019 was less than $0.1 million, net of tax.

14. Reinsurance

The following table provides information about reinsurance for the years ended December 31.

	2021	2020	2019
Life insurance in force (in millions) :			
Direct	$ 50,757	$ 52,334	$ 52,752
Ceded	(32,269)	(32,884)	(32,889)
Assumed	5,082	4,121	4,337
Net	$ 23,570	$ 23,571	$ 24,200
Premiums:			
Life insurance:			
Direct	$ 253,348	$ 265,564	$ 266,345
Ceded	(98,507)	(94,074)	(96,263)
Assumed	7,030	4,855	4,717
Net	$ 161,871	$ 176,345	$ 174,799
Accident and health:			
Direct	$ 57,043	$ 58,131	$ 59,681
Ceded	(10,050)	(10,720)	(11,253)
Net	$ 46,993	$ 47,411	$ 48,428

Ceded Reinsurance Arrangements

Old American has a coinsurance agreement that reinsures certain whole life policies issued by Old American prior to December 1, 1986. These policies had a face value of $10.6 million at December 31, 2021 and $11.9 million at December 31, 2020. The reserve for future policy benefits ceded under this agreement was $6.5 million at December 31, 2021 and $7.3 million at December 31, 2020.

Sunset Life entered into a yearly renewable term reinsurance agreement January 1, 2002, whereby it ceded 80% of its retained mortality risk on traditional and universal life policies. In June 2012, Sunset Life recaptured approximately 9% of the outstanding bulk reinsurance agreement. Effective with the sale of Sunset Life on November 1, 2021, Kansas City Life assumed the responsibility for this agreement. The insurance in force ceded approximated $531.6 million at December 31, 2021 and $577.8 million at December 31, 2020. Premiums totaled $5.4 million during 2021, $5.6 million during 2020, and $5.7 million during 2019.

Reinsurance recoverables were $400.0 million at year-end 2021, consisting of reserves ceded of $353.1 million and claims ceded of $46.9 million. Reinsurance recoverables were $391.4 million at year-end 2020, consisting of reserves ceded of $351.4 million and claims ceded of $40.0 million.

The maximum retention on any one life during 2021 and 2020 was $0.5 million for ordinary life plans and $0.1 million for group coverage.

The following table reflects our reinsurance partners whose reinsurance recoverable was 5% or greater of our total reinsurance recoverable at December 31, 2021, along with their A.M. Best credit rating.

	A.M. Best Rating	Reinsurance Recoverable	% of Recoverable
Transamerica Life Insurance Company	A	$ 132,224	33 %
RGA Reinsurance Company	A+	110,024	27 %
Swiss Re Life & Health America, Inc	A+	30,455	8 %
Other (25 Companies)		127,248	32 %
Total		$ 399,951	100 %

A contingent liability exists with respect to reinsurance, which may become a liability of the Company in the unlikely event that the reinsurers should be unable to meet obligations assumed under reinsurance contracts. The solvency of reinsurers is reviewed annually.

We monitor several factors that we consider relevant as to the ongoing ability of a reinsurer to meet the obligations of the reinsurance agreements. These factors include the credit rating of the reinsurer and significant changes or events of the reinsurer. If we believe that any reinsurer would not be able to satisfy its obligations with us, a separate contingency reserve may be established. At year-end 2021 and 2020, no reinsurer met these conditions. In addition, we review the credit rating and financial statements of a reinsurer before entering into any new agreements.

Assumed Reinsurance Arrangements

We acquired a block of traditional life and universal life products in 1997 through a 100% coinsurance and servicing arrangement. Investments equal to the statutory policy reserves are held in a trust to secure payment of the estimated liabilities relating to the policies. This block had $559.1 million of life insurance in force at December 31, 2021 and $606.2 million of life insurance in force at December 31, 2020. This block generated life insurance premiums of $1.7 million in 2021, $1.9 million in 2020, and $2.0 million in 2019.

We acquired a block of variable universal life insurance policies and variable annuity contracts from American Family Life Insurance Company in 2013. The transfer was comprised of a 100% modified coinsurance transaction on the separate account business and a 100% coinsurance transaction for the corresponding fixed account business. Included in the transaction are ongoing servicing arrangements for this business. This block consisted of $392.7 million of separate account balances at December 31, 2021, which are included in the financial statements of American Family, compared to $369.9 million at December 31, 2020. This block consisted of $0.5 million of future policy benefits and $34.1 million in fixed fund balances that are included in Policyholder Account Balances in the Company's Consolidated Balance Sheets at December 31, 2021. This block consisted of $0.5 million of future policy benefits and $32.8 million in fixed fund balances at December 31, 2020.

Effective November 1, 2021, Kansas City Life recognized 100% of the future policy benefits and policyholder account balances as well as other related liabilities in the reinsurance assumption that occurred December 31, 2020. Effective December 31, 2020, Kansas City Life entered into a 100% assumption reinsurance agreement with Sunset Life of all direct policyholder liabilities written by Sunset Life. As Sunset Life was still part of the consolidated entity prior to November 1, 2021, this agreement had no impact on consolidated reporting. Effective with the sale of Sunset Life on November 1, 2021, the treaty is now accounted for as an assumption reinsurance agreement from an unaffiliated third party. This block had $1.1 billion of life insurance in force at December 31, 2021 and generated life insurance premiums of $2.4 million in 2021. This block consisted of $33.6 million of future policy benefits and $210.1 million of policyholder account balances at December 31, 2021.

15. Comprehensive Income (Loss)

Comprehensive Income (Loss) is comprised of Net Income and Other Comprehensive Income (Loss). Other Comprehensive Income (Loss) includes the unrealized investment gains or losses on securities available for sale (net of reclassifications for realized investment gains or losses), net of adjustments to DAC, VOBA, DRL, future policy benefits, and policyholder account balances. In addition, Other Comprehensive Income (Loss) includes the change in the liability for benefit plan obligations. Other Comprehensive Income (Loss) reflects these items net of tax.

The following tables provide information about Comprehensive Income (Loss).

	Year Ended December 31, 2021		
	Pre-Tax Amount	Tax Expense (Benefit)	Net-of-Tax Amount
Net unrealized losses arising during the year:			
Fixed maturity securities	$ (123,342)	$ (25,902)	$ (97,440)
Less reclassification adjustments:			
Net realized investment gains, excluding impairment losses	4,810	1,010	3,800
Other-than-temporary impairment losses recognized in earnings	(467)	(98)	(369)
Other-than-temporary impairment losses recognized in other comprehensive loss	(15)	(3)	(12)
Net unrealized losses excluding impairment losses	(127,670)	(26,811)	(100,859)
Effect on DAC, VOBA, and DRL	10,058	2,112	7,946
Change in policyholder liabilities	11,705	2,458	9,247
Change in benefit plan obligations	6,475	1,360	5,115
Other comprehensive loss	$ (99,432)	$ (20,881)	$ (78,551)
Net income			10,704
Comprehensive loss			$ (67,847)

	Year Ended December 31, 2020		
	Pre-Tax Amount	Tax Expense (Benefit)	Net-of-Tax Amount
Net unrealized gains arising during the year:			
Fixed maturity securities	$ 151,735	$ 31,864	$ 119,871
Less reclassification adjustments:			
Net realized investment gains, excluding impairment losses	5,045	1,059	3,986
Other-than-temporary impairment losses recognized in earnings	—	—	—
Other-than-temporary impairment losses recognized in other comprehensive income	(19)	(4)	(15)
Net unrealized gains excluding impairment losses	146,709	30,809	115,900
Effect on DAC, VOBA, and DRL	(9,885)	(2,076)	(7,809)
Change in policyholder liabilities	(20,104)	(4,222)	(15,882)
Change in benefit plan obligations	1,376	289	1,087
Other comprehensive income	$ 118,096	$ 24,800	$ 93,296
Net income			15,170
Comprehensive income			$ 108,466

	Year Ended December 31, 2019		
	Pre-Tax Amount	Tax Expense (Benefit)	Net-of-Tax Amount
Net unrealized gains arising during the year:			
Fixed maturity securities	$ 166,201	$ 34,902	$ 131,299
Less reclassification adjustments:			
Net realized investment gains, excluding impairment losses	2,723	572	2,151
Other-than-temporary impairment losses recognized in earnings	(580)	(122)	(458)
Other-than-temporary impairment losses recognized in other comprehensive income	(4)	(1)	(3)
Net unrealized gains excluding impairment losses	164,062	34,453	129,609
Effect on DAC, VOBA, and DRL	(14,694)	(3,086)	(11,608)
Change in policyholder liabilities	(20,236)	(4,249)	(15,987)
Change in benefit plan obligations	3,851	809	3,042
Other comprehensive income	$ 132,983	$ 27,927	$ 105,056
Net income			24,427
Comprehensive income			$ 129,483

The following table provides accumulated balances related to each component of Accumulated Other Comprehensive Income (Loss) at December 31, 2021, net of tax.

	Unrealized Gain on Non-Impaired Securities	Unrealized Gain on Impaired Securities	Benefit Plan Obligations	DAC/ VOBA/DRL Impact	Policyholder Liabilities	Total
Beginning of year	$ 252,334	$ 1,247	$ (44,243)	$ (20,524)	$ (36,012)	$ 152,802
Other comprehensive income (loss) before reclassification	(96,874)	(566)	5,115	7,946	9,247	(75,132)
Amounts reclassified from accumulated other comprehensive income (loss)	(3,800)	381	—	—	—	(3,419)
Net current-period other comprehensive income (loss)	(100,674)	(185)	5,115	7,946	9,247	(78,551)
End of year	$ 151,660	$ 1,062	$ (39,128)	$ (12,578)	$ (26,765)	$ 74,251

The following table provides accumulated balances related to each component of Accumulated Other Comprehensive Income (Loss) at December 31, 2020, net of tax.

	Unrealized Gain on Non-Impaired Securities	Unrealized Gain on Impaired Securities	Benefit Plan Obligations	DAC/ VOBA/DRL Impact	Policyholder Liabilities	Total
Beginning of year	$ 136,264	$ 1,417	$ (45,330)	$ (12,715)	$ (20,130)	$ 59,506
Other comprehensive income (loss) before reclassification	120,056	(185)	1,087	(7,809)	(15,882)	97,267
Amounts reclassified from accumulated other comprehensive income (loss)	(3,986)	15	—	—	—	(3,971)
Net current-period other comprehensive income (loss)	116,070	(170)	1,087	(7,809)	(15,882)	93,296
End of year	$ 252,334	$ 1,247	$ (44,243)	$ (20,524)	$ (36,012)	$ 152,802

The following table presents the pre-tax and the related Income Tax Benefit (Expense) components of the amounts reclassified from Accumulated Other Comprehensive Income (Loss) to the Consolidated Statements of Comprehensive Income for the years ended December 31.

	2021	2020	2019
Reclassification adjustments related to unrealized gains (losses) on investment securities:			
Net realized investment gains, excluding impairment losses [1]	$ 4,810	$ 5,045	$ 2,723
Income tax expense [(2)]	(1,010)	(1,059)	(572)
Net of taxes	3,800	3,986	2,151
Other-than-temporary impairment losses [1]	(482)	(19)	(584)
Income tax benefit [2]	101	4	123
Net of taxes	(381)	(15)	(461)
Total pre-tax reclassifications	4,328	5,026	2,139
Total income tax expense	(909)	(1,055)	(449)
Total reclassification, net taxes	$ 3,419	$ 3,971	$ 1,690

[1] (Increases) decreases Net Investment Gains in the Consolidated Statements of Comprehensive Income.

[2] (Increases) decreases Income Tax Expense in the Consolidated Statements of Comprehensive Income.

16. Earnings per Share

Due to our capital structure and the absence of other potentially dilutive securities, there is no difference between basic and diluted earnings per common share for any of the years reported. The average number of shares outstanding was 9,683,414 shares during 2021, 2020, and 2019. The number of shares outstanding at both December 31, 2021 and December 31, 2020 was 9,683,414.

17. Segment Information

We have three reportable business segments, which are defined based on the nature of the products and services offered: Individual Insurance, Group Insurance, and Old American. The Individual Insurance segment consists of individual insurance products for Kansas City Life, Grange Life, and the assumed reinsurance transactions. Sunset Life was also included in the Individual Insurance segment until its sale on November 1, 2021. The results of Sunset Life operations are included in the Individual Insurance segment for the first ten months of 2021 and the years ended December 31, 2020 and December 31, 2019. For additional information on the sale of Sunset Life, please see the Business Changes section of Note 1 - Nature of Operations and Significant Accounting Policies. The Group Insurance segment consists of sales of group life, dental, vision, disability, accident, and critical illness products. The Old American segment consists of individual insurance products designed largely as final expense products.

Insurance revenues, as shown in the Consolidated Statements of Comprehensive Income, consist of premiums and contract charges, less reinsurance ceded. Separate investment portfolios are maintained for Kansas City Life, Old American, and Grange Life for segment reporting purposes. Investment assets and income are allocated to the Group Insurance segment based upon its cash flows and future policy benefit liabilities. Policyholder benefits are specifically identified to the respective segment. Most home office functions are fully integrated for all segments in order to maximize economies of scale. Therefore, operating expenses are allocated to the segments based upon internal cost studies, which are consistent with industry cost methodologies.

Inter-segment revenues are not material. We operate solely in the United States of America and no individual customer accounts for 10% or more of our revenue.

The following tables provide selected financial statement items of each of the operating segments for the years ended December 31. Intercompany transactions have been eliminated to arrive at Consolidated Statements of Comprehensive Income.

2021	Individual Insurance	Group Insurance	Old American	Consolidated
Insurance revenues	$ 168,675	$ 62,145	$ 99,847	$ 330,667
Interest credited to policyholder account balances	79,725	—	—	79,725
Amortization of deferred acquisition costs	12,520	—	20,697	33,217
Income tax expense (benefit)	3,537	(106)	(1,215)	2,216
Net income (loss)	15,698	(401)	(4,593)	10,704
Assets	4,959,634	10,030	463,766	5,433,430

2020	Individual Insurance	Group Insurance	Old American	Consolidated
Insurance revenues	$ 189,081	$ 62,695	$ 98,702	$ 350,478
Interest credited to policyholder account balances	78,792	—	—	78,792
Amortization of deferred acquisition costs	21,444	—	20,697	42,141
Income tax expense (benefit)	793	904	(953)	744
Net income (loss)	15,327	3,405	(3,562)	15,170
Assets	4,989,424	11,438	462,150	5,463,012

2019	Individual Insurance	Group Insurance	Old American	Consolidated
Insurance revenues	$ 190,041	$ 63,091	$ 95,981	$ 349,113
Interest credited to policyholder account balances	78,520	—	—	78,520
Amortization of deferred acquisition costs	15,506	—	20,442	35,948
Income tax expense	4,163	558	302	5,023
Net income	21,191	2,099	1,137	24,427
Assets	4,772,243	12,006	435,616	5,219,865

18. Quarterly Consolidated Financial Data (unaudited)

The unaudited quarterly results of operations for the years ended December 31 are summarized in the following table.

	2021			
	First	Second	Third	Fourth
Total revenues	$ 122,331	$ 124,804	$ 121,282	$ 142,895
Total benefits and expenses	122,974	119,537	128,271	127,610
Net income (loss)	(668)	4,286	(6,006)	13,092
Per common share, basic and diluted	(0.07)	0.44	(0.62)	1.36

	2020			
	First	Second	Third	Fourth
Total revenues	$ 123,035	$ 146,772	$ 128,005	$ 126,098
Total benefits and expenses	123,446	125,464	129,033	130,053
Net income (loss)	150	16,969	(1,199)	(750)
Per common share, basic and diluted	0.02	1.75	(0.13)	(0.07)

19. Statutory Information and Stockholder Dividends Restriction

The following table provides Kansas City Life's net gain (loss) from operations, net income, and capital and surplus (stockholders' equity) on the statutory basis used to report to regulatory authorities for the years ended December 31.

	2021	2020	2019
Net gain (loss) from operations	$ (5,494)	$ (1,287)	$ 5,965
Net income	24,165	11,554	6,929
Capital and surplus	245,300	265,341	260,804

Kansas City Life recognizes its 100% ownership in Old American and Grange Life under the equity method with subsidiary earnings recorded through surplus on a statutory accounting basis. Capital and surplus at December 31, 2021 in the above table includes capital and surplus of $18.3 million for Old American and $29.9 million for Grange Life.

Stockholder dividends may not exceed statutory unassigned surplus. Additionally, under Missouri law, a company must have the prior approval of the Missouri Director of Insurance to pay dividends in any consecutive twelve-month period exceeding the greater of statutory net gain from operations for the preceding year or 10% of statutory stockholders' equity at the end of the preceding year. Both Kansas City Life and Old American are Missouri-domiciled insurance companies. The maximum stockholder dividends payable by Kansas City Life without prior approval in 2022 is $24.5 million, 10% of December 31, 2021 capital and surplus. The maximum stockholder dividends payable by Old American without prior approval in 2022 is $1.8 million, 10% of December 31, 2021 capital and surplus.

Grange Life is subject to the laws in Ohio, its state of domicile. The maximum stockholder dividends payable by Grange Life without prior approval in 2022 is $3.0 million, 10% of December 31, 2021 capital and surplus.

We believe that the statutory limitations described above impose no practical restrictions on the declaration and subsequent payment of any dividend that may be declared on any of our three insurance companies.

Insurance companies are monitored and evaluated by state insurance departments as to the financial adequacy of statutory capital and surplus in relation to each company's risks. One such measure is through the risk-based capital (RBC) guidelines. RBC requirements are intended to be used by insurance regulators as an early warning tool to identify deteriorating or weakly capitalized insurance companies for the purpose of initiating regulatory action. RBC guidelines consist of target statutory surplus levels based on the relationship of statutory capital and surplus to the sum of weighted risk exposures. The RBC calculation determines both an authorized control level and a total adjusted capital prepared on the RBC basis. Generally, regulatory action is at 150% of the authorized control level. Each of the insurance companies was within the range of approximately 530% to 720%, well in excess of the control level at December 31, 2021.

We are required to deposit a defined amount of assets with state regulatory authorities. Such assets had a statutory carrying value of $9.5 million at December 31, 2021, $16.2 million at December 31, 2020, and $16.3 million at December 31, 2019.

20. Commitments, Contingent Liabilities, Guarantees, and Indemnifications

Commitments

In the normal course of business, we have open purchase and sale commitments. At December 31, 2021, we had purchase commitments to fund mortgage loans of $24.2 million.

Subsequent to December 31, 2021, we entered into commitments to fund additional mortgage loans of $24.5 million.

Contingent Liabilities

On March 1, 2019, the Delaware Department of Insurance requested Scottish Re (US) be placed in rehabilitation. Kansas City Life has ceded some of its business to Scottish Re (US), a subsidiary of Scottish Re Group. Based on the information currently available, the Company does not have sufficient information to make an assessment of the likelihood of any loss related to this matter. The Company will continue to closely monitor developments related to the rehabilitation proceeding.

Kansas City Life is involved in various pending or threatened legal proceedings, including purported class actions, arising from the conduct of business both in the ordinary course and otherwise. In some of the matters, very large and/or indeterminate amounts, including punitive and treble damages, are sought.

Due to the unpredictable nature of litigation, the probable outcome of a litigation matter and the amount or range of potential loss can be difficult to ascertain. We establish liabilities for litigation and other loss contingencies when available information indicates both that a loss is probable and the amount of the loss can be reasonably estimated. Some matters could require us to pay damages or make other expenditures or establish accruals in amounts that cannot be estimated as of December 31, 2021. Based on information currently known by management, management does not believe any such expenditures are likely to have a material adverse effect on Kansas City Life's financial condition.

Cost of Insurance Litigation

We are the defendant in three related litigation matters (including two class actions and one putative class action) that allege that we determined cost of insurance rates in excess of amounts permitted by the terms of certain life insurance policies.

The three matters are:

- Meek v. KCL, which is a class action filed in the U.S. District Court for the Western District of Missouri, including current and former policyholders who purchased certain universal life policies originally issued in the State of Kansas. As discussed below, the Court in the Meek case has certified a class of policyholders for the action and identified the policies at issue.
- Karr v. KCL, which is a class action filed in the 16th Circuit Court for the State of Missouri (Jackson County), including current Missouri residents who purchased certain universal life policies in the State of Missouri. As discussed below, the Court in Karr has certified a class of policyholders for the action, identified the policies at issue, and issued partial summary judgment on three of the five counts.
- Sheldon v. KCL, which is a putative class action filed in the 16th Circuit Court for the State of Missouri (Jackson County), where plaintiff seeks to represent all similar current and former policyholders who purchased certain variable universal life products in any state where the policies were issued. The plaintiff is seeking damages and declaratory relief on behalf of all such policyholders. The Court in Sheldon has not certified a class or identified the variable universal life products at issue.

The certain universal life insurance policies at issue in both the Meek v. KCL and the Karr v. KCL matters are the Better Life Plan, Better Life Plan Qualified, LifeTrack, AGP, MGP, PGP, Chapter One, Classic, Rightrack (89), Performer (88), Performer (91), Prime Performer, Competitor (88), Competitor (91), Executive (88), Executive (91), Protector 50, LewerMax, Ultra 20 (93), Competitor II, Executive II, Performer II, or Ultra 20 (96).

The Court in Karr v. KCL certified a class of policyholders to be represented by the named plaintiff on July 12, 2021. The class in the Karr lawsuit includes current Missouri citizens whose life insurance policies were issued in Missouri and were active on or after January 1, 2002. On February 22, 2022, the Court granted partial Summary Judgment to plaintiffs on three of the five counts at issue in the class action. The three counts will be submitted to a jury to determine what damages, if any, have been incurred by the Class. The remaining two counts have not yet been adjudicated. KCL has moved to decertify the class, will vigorously defend the damages claims and remaining claims at trial, and intends to pursue any appeals that may be available at the appropriate times.

The Court in Meek v. KCL certified a class of policyholders to be represented by the named plaintiff on February 7, 2022, for four of the five counts at issue in the class action. The Court also limited the class to Kansas policyholders rather than the multi-state class sought by plaintiff. The Kansas-only class that was certified in the Meek lawsuit includes current and former policyholders whose life insurance policies were issued in Kansas and whose policies were active on or after January 1, 2002. The Court's decision means that the class of policyholders certified in the Meek v. KCL lawsuit meets the requirements of Federal Rule of Civil Procedure 23(b)(3), which governs class actions in federal courts. While the ruling establishes a class at this stage of the litigation and permits the future issuance of a notice to class members, the Court has not decided who will win this case.

We believe we have meritorious defenses to all of the claims asserted in the Meek and Sheldon cases described above and to the unadjudicated claims and damages claims asserted in the Karr case. We are vigorously defending each of these matters. However, there can be no assurances as to the outcome of these matters. In the event of an unfavorable outcome, the amount that may be required to be paid to discharge or settle the matters could have a material adverse impact on our business and financial statements.

We have not concluded that a loss related the Meek or Sheldon matters is probable, nor have we accrued any liability relating to those two matters.

With respect to the damages claims related to the three Counts subject to the partial summary judgment ruling in Karr, the circumstances of our defenses and the potential damages claims by plaintiff, including the potential for compensatory damages, interest and punitive damages, as well as our intent to pursue any available appeals, make it impossible to estimate a potential range of potential losses in this matter. As a result, we have not accrued a liability for this loss contingency at this time.

Regulatory Matters
We are subject to regular reviews and inspections by state and federal regulatory authorities. State insurance examiners - or independent audit firms engaged by such examiners - may, from time to time, conduct examinations or investigations into industry practices and into customer complaints. A regulatory violation discovered during a review, inspection, or investigation could result in a wide range of remedies that could include the imposition of sanctions against us or our employees, which could have a material adverse effect on our financial statements.

The life insurance industry has been the subject of significant regulatory and legal activities regarding the use of the U.S. Social Security Administration's Death Master File ("Death Master File") in the claims process. Certain states have proposed, and many other states are considering, new legislation and regulations related to unclaimed life insurance benefits and the use of the Death Master File in the claims process. Based on our analysis to date, we believe that we have adequately reserved for contingencies from a change in statute or regulation. Ongoing regulatory developments and other future requirements related to this matter may result in additional payments or costs that could be significant and could have a material adverse effect on our financial statements.

Guarantees and Indemnifications
We are subject to various indemnification obligations issued in conjunction with certain transactions, primarily assumption reinsurance agreements, stock purchase agreements, mortgage servicing agreements, tax credit assignment agreements, construction and lease guarantees, and borrowing agreements whose terms range in duration and often are not explicitly defined. Generally, a maximum obligation is not explicitly stated. Therefore, the overall maximum amount of the obligation under the indemnifications cannot be reasonably estimated. We are unable to estimate with certainty the ultimate legal and financial liability with respect to these indemnifications. We believe that the likelihood is remote that material payments would be required under such indemnifications and, therefore, such indemnifications would not result in a material adverse effect on our financial position or financial statements.

21. Subsequent Events

We evaluated events that occurred subsequent to December 31, 2021 through March 4, 2022, the date the consolidated financial statements were issued and have identified the following subsequent event.

On January 24, 2022, the Kansas City Life Board of Directors declared a quarterly dividend of $0.27 per share, paid on February 9, 2022 to stockholders of record on February 3, 2022.

There have been no other subsequent events that occurred during such period that require disclosure in, or adjustment to, the consolidated financial statements as of and for the year ended December 31, 2021.

Independent Auditor's Report

The Audit Committee and Stockholders
Kansas City Life Insurance Company
Kansas City, Missouri

Opinion

We have audited the consolidated financial statements of Kansas City Life Insurance Company and subsidiaries, which comprise the consolidated balance sheets as of December 31, 2021 and 2020, and the related consolidated statements of comprehensive income, stockholders' equity, and cash flows for each of the years in the three-year period ended December 31, 2021, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Kansas City Life Insurance Company and subsidiaries as of December 31, 2021 and 2020, and the results of their operations and their cash flows for each of the years in the three-year period ended December 31, 2021 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 Consolidated Financial Statements" section of our report. We are required to be independent of Kansas City Life Insurance Company and subsidiaries 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 Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Kansas City Life Insurance Company and subsidiaries' ability to continue as a going concern within one year after the date that these consolidated financial statements are issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 judgment made by a reasonable user based on the consolidated 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 consolidated 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 consolidated 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 Kansas City Life Insurance Company and subsidiaries' 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 consolidated financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Kansas City Life Insurance Company and subsidiaries' 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the incurred and paid claims development information for the years 2012 through 2020 in Note 8 be presented to supplement the basic consolidated financial statements. Such information is the responsibility of management and, although not a part of the basic consolidated financial statements, is required by the Financial Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic consolidated financial statements, and other knowledge we obtained during our audit of the basic consolidated financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

/s/ BKD, LLP

Kansas City, Missouri
March 4, 2022

Management’s Discussion and Analysis of Financial Condition and Results of Operations

Amounts are stated in thousands, except share data, or as otherwise noted.

Management’s Discussion and Analysis of Financial Condition and Results of Operations provides, in narrative form, the perspective of Kansas City Life Insurance Company management on its financial condition, results of operations, liquidity, and certain other factors that may affect its future results. The terms "the Company," "we," "us," and "our" are used to refer to Kansas City Life Insurance Company and its subsidiaries. Kansas City Life Insurance Company (Kansas City Life) is the parent company. Old American Insurance Company (Old American) and Grange Life Insurance Company (Grange Life) are wholly-owned insurance subsidiaries. Sunset Life Insurance Company of America (Sunset Life) is an insurance subsidiary that was wholly-owned by the Company until it was sold on November 1, 2021. For additional information on the sale of Sunset Life, please see the Business Changes section of Note 1 - Nature of Operations and Significant Accounting Policies. We also have non-insurance subsidiaries that individually and collectively are not material. This discussion should be read in conjunction with the consolidated financial statements and accompanying notes included in this document.

Overview

Our profitability depends on many factors, which include but are not limited to:

- The sale of traditional and interest sensitive life, annuity, and accident and health products;
- The rate of mortality, lapse, and surrender of future policy benefits and policyholder account balances;
- The rate of morbidity, disability, and incurrence of other policyholder benefits;
- Interest rates credited to policyholders;
- The availability of reinsurance opportunities and the effectiveness of reinsurance programs;
- The amount of investment assets under management;
- The ability to maximize investment returns and manage risks such as interest rate risk, credit risk, and equity risk;
- Timely and cost-effective access to liquidity;
- Management of distribution costs and operating expenses;
- Management of the operations of our affiliates;
- Management of blocks of business acquired through reinsurance transactions; and
- The ability to integrate acquisitions and to achieve anticipated operating efficiencies.

General economic conditions may affect future results. Financial market volatility can significantly impact our investments, revenues, and policyholder benefits. The sustained low interest rate environment, increased inflationary environment, and volatile equity markets have presented significant challenges to the financial markets as a whole and specifically to companies invested in fixed maturity securities and other fixed income investments. In addition, the COVID-19 pandemic has caused increased economic uncertainty, financial market volatility, significant stress to businesses, supply chain shortages, decreased consumer confidence, and increased labor shortages. These conditions may persist into the future, affecting our financial position and financial statements. However, future conditions are highly uncertain and difficult to predict.

Statement on Forward-Looking Information

This report reviews the consolidated financial condition and results of operations of Kansas City Life Insurance Company. Historical information is presented and discussed. Where appropriate, factors that may affect future financial performance are also identified and discussed. Certain statements made in this report include "forward-looking statements." Forward-looking statements include any statement that may predict, forecast, indicate or imply future results, performance, or achievements rather than historical facts and may contain words like "believe," "expect," "estimate," "project," "forecast," "anticipate," "plan," "will," "shall," and other words, phrases, or expressions with similar meaning.

Forward-looking statements are subject to known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from those contemplated by the forward-looking statements. Factors that could cause future results to differ materially from expected results include, but are not limited to:

- Changes in economic conditions, including the performance of financial markets, inflation, and interest rates;
- Competition and changes in consumer behavior, which may affect our ability to sell our products and retain business;
- Competition in the recruitment and retention of general agents and agents;
- Customer and agent response to new products, distribution channels, and marketing initiatives;
- Fluctuations in experience regarding current mortality, morbidity, persistency, and interest rates relative to expected amounts used in pricing our products;
- Changes in assumptions related to DAC, VOBA, and DRL;
- Regulatory, accounting, or tax changes that may affect the cost of, or the demand for, our products or services;
- Unanticipated changes in industry trends and ratings assigned by nationally recognized rating organizations;
- The ability to integrate acquisitions and achieve anticipated operating efficiencies and the ability to preserve goodwill that results from acquisitions;
- Results of litigation we may be involved in; and
- The extent of the impacts resulting from catastrophic events such as natural disasters, pandemics, and terrorist attacks.

No assurances can be given that such statements will prove to be correct. Given these risks and uncertainties, investors should not place undue reliance on forward-looking statements as a prediction of actual results.

Consolidated Results of Operations

Summary of Results

We earned net income of $10.7 million in 2021 compared to $15.2 million in 2020. Net income per share was $1.11 in 2021 versus $1.57 in 2020.

The following table presents condensed consolidated results of operations for the years ended December 31.

	2021	2020	% Change
Revenues:			
Insurance and other revenues	$ 343,427	$ 356,391	(4)%
Net investment income	142,468	145,684	(2)%
Net investment gains	25,417	21,835	16 %
Benefits and expenses:			
Policyholder benefits and interest credited to policyholder account balances	360,611	359,762	— %
Amortization of deferred acquisition costs	33,217	42,141	(21)%
Operating expenses	104,564	106,093	(1)%
Income tax expense	2,216	744	198 %
Net income	$ 10,704	$ 15,170	(29)%

The Company sold Sunset Life on November 1, 2021. The results of Sunset Life operations are included in our Consolidated Statements of Comprehensive Income for the first ten months of 2021 and the years ended December 31, 2020 and December 31, 2019.

Insurance Revenues

Insurance revenues consist of premiums, net of reinsurance, from the sale of traditional individual and group life insurance products, immediate annuities, and accident and health products, as well as contract charges from interest sensitive and deposit-type products. Insurance revenues are impacted by the level of new sales, the type of products sold, the persistency of policies, general economic conditions, and competitive forces.

The Company uses a sales approach which generally involves personal interaction with our clients. The COVID-19 pandemic has resulted in many challenges and disruptions for our sales approach. These challenges include meeting with customers in person and obtaining medical or other evidence of insurability in a socially distanced setting. This environment continues to evolve as the pandemic lengthens and has still not returned to historical levels. We continue to make strides to minimize the effects of this challenging environment by implementing more remote styles of client interaction, creating electronic applications, and streamlining medical examination requirements for underwriting. In addition, we review, update, and enhance our products to ensure that they remain within compliance under statutory regulatory requirements and that they remain profitable. We also retire products that become outdated, unprofitable, or that cannot support our business and client needs.

The following table presents gross premiums on new and renewal business, less reinsurance ceded, for the years ended December 31. New premiums are also detailed by product.

	2021	2020	% Change
New premiums:			
Traditional life insurance	$ 21,230	$ 24,663	(14)%
Immediate annuities	13,807	25,221	(45)%
Group life insurance	2,436	2,804	(13)%
Group accident and health insurance	7,462	9,065	(18)%
Total new premiums	44,935	61,753	(27)%
Renewal premiums	272,486	266,797	2 %
Total premiums	317,421	328,550	(3)%
Reinsurance ceded	(108,557)	(104,794)	4 %
Net premiums	$ 208,864	$ 223,756	(7)%

Consolidated total premiums decreased $11.1 million or 3% in 2021 compared to 2020, as a $16.8 million or 27% decline in new premiums was partially offset by a $5.7 million or 2% increase in renewal premiums. The decline in new premiums included an $11.4 million or 45% decrease in immediate annuity premiums and a $3.4 million or 14% decline in new traditional life insurance premiums. Immediate annuity receipts can have sizeable fluctuations, as receipts from policyholders largely result from one-time premiums. Internal rollovers from various individual annuity products declined $8.8 million compared to one year earlier. In addition, new group accident and health insurance premiums decreased $1.6 million or 18%, primarily from the dental and disability lines. Small and medium-sized businesses continue to be negatively impacted by the COVID-19 pandemic. Sales to these businesses have become more difficult, resulting in lower sales of our group accident and health products. The increase in renewal premiums was largely due to a $4.6 million or 2% increase in renewal traditional life insurance premiums, reflecting increases for both the Individual Insurance and Old American segments. In addition, renewal group life premiums increased $0.6 million or 4% compared to one year earlier.

Deposits related to interest sensitive life (universal life, indexed universal life, and variable universal life), fixed annuity contracts, and variable annuities are not recorded as revenue. Revenues from such contracts consist of amounts assessed on policyholder account balances for mortality, policy administration, and surrender charges, and are recognized as contract charges in the Consolidated Statements of Comprehensive Income. The following table provides detail by new and renewal deposits for the years ended December 31. New deposits are also detailed by product.

	2021	2020	% Change
New deposits:			
Interest sensitive life	$ 10,598	$ 10,874	(3)%
Fixed annuities	38,010	47,640	(20)%
Variable annuities	17,942	15,291	17 %
Total new deposits	66,550	73,805	(10)%
Renewal deposits	149,048	146,744	2 %
Total deposits	$ 215,598	$ 220,549	(2)%

General economic conditions and interest rates available in the marketplace influence new deposits on interest sensitive products. In addition, fluctuations in the equity markets influence the variable life and annuity products. Generally, low interest rate environments present significant challenges to products such as these, and potential sizeable fluctuations in new sales can result between periods. Further, as described above, the COVID-19 pandemic and the related economic impacts have affected both new and renewal deposits.

Total new deposits decreased $7.3 million or 10% in 2021 compared to 2020. This resulted from a $9.6 million or 20% decline in new fixed annuity deposits and a $0.3 million or 3% decline in net interest sensitive life deposits. Partially offsetting this, new variable annuity deposits increased $2.7 million or 17%. Total renewal deposits increased $2.3 million or 2% in 2021 versus the prior year. Renewal variable annuity deposits increased $1.5 million or 20%, renewal fixed annuity deposits increased $0.6 million or 4%, and renewal interest sensitive life deposits increased $0.2 million or less than 1%. The results for renewal interest sensitive life deposits included a $2.3 million or 17% increase in renewal indexed universal life deposits that was partially offset by a $1.3 million or 1% decrease in renewal universal life deposits and a $0.8 million or 4% decrease in renewal variable universal life deposits. The COVID-19 pandemic and the low interest rate environment have contributed to declines in both new and renewal deposits.

Contract charges result from charges and fees on interest-sensitive and deposit-type products. Contract charges consist of cost of insurance, expense loads, the amortization of unearned revenues, and surrender charges assessed on policyholder account balance withdrawals. We maintain both open blocks and closed blocks of business. The closed blocks of business reflect products and entities that have been purchased and for which we are not actively pursuing marketing efforts to generate new sales. We continue to service these policies to support customers and to meet long-term profit objectives as these blocks of business decline over time. Contract charges are also potentially impacted by unlocking adjustments, as discussed below.

Total contract charges decreased $4.9 million or 4% in 2021 compared to 2020. Contract charges on open blocks decreased $3.7 million or 5% versus the prior year and reflected lower deferred revenue, largely resulting from unlocking. Unlocking increased deferred revenue $1.1 million in 2021 compared to an increase of $3.8 million in 2020. Contract charges on closed blocks decreased $1.2 million or 2% in 2021 compared to 2020, reflecting the runoff of the blocks of business. Total contract charges on closed blocks equaled 42% of total consolidated contract charges during 2021, up from 41% in 2020.

Investment Revenues
Gross investment income decreased $3.5 million or 2% in 2021 compared to one year earlier, as higher average invested assets and an increase in prepayment fees on mortgage loans were offset by lower overall yields earned and available on certain investments.

Fixed maturity securities provide a majority of our investment income. Income from these investments decreased $3.4 million or 3% in 2021 compared to 2020 as higher average invested assets were offset by lower yields earned.

Investment income from commercial mortgage loans increased $1.9 million or 7% in 2021 versus 2020, reflecting an increase in prepayment fees and higher average mortgage loan balances that were partially offset by lower yields earned. There were no new deferrals or forbearance agreements granted on our mortgage loan portfolio related to the COVID-19 pandemic and the associated economic impacts during 2021. However, we granted deferrals on certain mortgage loans in the second quarter of 2020. These mortgage loan deferrals concluded and were fully repaid in 2021. We continue to closely monitor our mortgage loan portfolio and work closely with borrowers who are negatively impacted by the COVID-19 pandemic.

Investment income from real estate declined $1.4 million or 6% in 2021 compared to the prior year, largely from the loss of revenue from a real estate property that was sold in 2020. There were no new forbearance agreements granted to tenants related to the COVID-19 pandemic during 2021. However, forbearance agreements were granted to certain tenants in the second, third, and fourth quarters of 2020. The modified terms did not result in any defaults. These tenants were brought current within the agreed-upon terms and were returned to the original payment schedules during 2021. We continue to closely monitor our real estate portfolio and work closely with tenants who are negatively impacted by the COVID-19 pandemic.

Investment Gains (Losses)
We recorded net realized investment gains of $25.4 million in 2021 compared to net investment gains of $21.8 million in 2020, an increase of $3.6 million year-over-year. Sales of real estate and joint ventures resulted in a net gain of $16.6 million in 2021 compared to a net gain of $14.6 million in 2020, reflecting the sale of an industrial real estate property that generated a net gain in each year. In addition, the change in fair value of derivative instruments resulted in a gain of $4.8 million in 2021 compared to a gain of $2.2 million in 2020. Partially offsetting these, investment securities sales and calls generated net gains of $4.7 million during 2021 compared to net gains of $5.0 million during 2020. In addition, the change in fair value of equity securities resulted in a loss of $0.2 million in 2021 compared to a gain of less than $0.1 million in 2020.

We recognized impairments of $0.5 million on our securities portfolio during 2021 compared to impairments of less than $0.1 million during 2020. We will continue to monitor and evaluate our portfolio for potential strain in the individual holdings and sectors due to the added stress in the current economic environment.

Other Revenues
Other revenues increased $6.8 million in 2021 compared to the prior year. This increase largely reflected a gain on the sale of Sunset Life of approximately $5.5 million and support fees related to administering Sunset Life business.

Policyholder Benefits
Policyholder benefits, net of reinsurance, consist of death benefits, immediate annuity benefits, accident and health benefits, surrenders, other benefits, and the associated increase or decrease in reserves for future policy benefits and policyholder account balances. The largest component of policyholder benefits was death benefits for the periods presented. Death benefits reflect mortality results, after consideration of the impact of reinsurance.

Total policyholder benefits were essentially flat in 2021 compared to 2020. However, there were fluctuations within the components of policyholder benefits. Death benefits, net of reinsurance, increased $16.3 million or 10% versus the prior year. This increase was heavily affected by the COVID-19 pandemic and its related impacts. Mortality cost resulting specifically from the COVID-19 pandemic was 13% of the total mortality cost for 2021. Mortality cost is defined as death benefits net of reinsurance and reserves released. Other benefits, net of reinsurance, increased $4.5 million or 7% compared to one year earlier, largely reflecting higher benefits from the dental and disability lines. Partially offsetting these, benefit and contract reserves decreased $19.7 million or 56% compared to the prior year. This decline was largely due to the lower considerations on immediate annuities and supplementary contracts and declines in the fair value of derivative instruments and the GMWB rider compared to the prior year. The decline in the fair value of the GMWB rider reflected an increase in longer-term interest rates and favorable capital market returns. In addition, surrender benefits declined $1.2 million or 11% in 2021 compared to 2020.

Amortization of DAC
The amortization of DAC decreased $8.9 million or 21% in 2021 compared to 2020, largely due to unlocking and negative mortality experience compared to the prior year. Unlocking adjustments decreased DAC amortization $0.4 million in 2021 compared to unlocking adjustments that increased DAC amortization $5.2 million in 2020. The unlocking in 2021 primarily resulted from interest rate fluctuations and the impact of management actions in this low interest rate environment. The unlocking in 2020 primarily resulted from interest rate fluctuations.

Operating Expenses
Operating expenses consist of incurred commission expense from the sale of insurance products, net of the deferral of certain commissions and certain expenses directly associated with the successful acquisition of new business, expenses from our operations, the amortization of VOBA and intangibles, and other expenses. Operating expenses decreased $1.5 million or 1% in 2021 compared to 2020. The largest contributor to this decline was the cancellation of our agent conferences for 2021. In addition, retirement plan expenses declined, largely due to a reduction in pension expense. Further, the amortization of VOBA decreased $1.4 million or 37% compared to the prior year, primarily due to unlocking. Unlocking increased operating expenses $0.8 million in 2021 compared to an increase of $1.6 million in 2020. Partially offsetting these decreases were higher legal fees and higher commissions net of capitalization of deferrable expenses.

Income Taxes
We recorded an income tax expense of $2.2 million or 17% of income before tax in 2021. We recorded an income tax expense of $0.7 million or 5% of income before tax in 2020. The increase in income tax expense in 2021 was primarily related to a decrease in available affordable housing income tax credits and the benefits received from the CARES Act in 2020 were no longer applicable in 2021. The increase in the effective tax rate was primarily due to tax credits from affordable housing investments and permanent differences, including the dividends-received deduction, having more impact on the effective tax rate due to a decrease in pre-tax income.

The effective income tax rate was lower than the prevailing corporate federal income tax rate of 21% for both 2021 and 2020. The lower effective income tax rate for 2021 was primarily due to tax credits from affordable housing investments and from permanent differences, which includes the dividends-received deduction. The lower effective tax rate for 2020 was primarily due to tax credits from affordable housing investments, permanent differences, which includes the dividends-received deduction, and the impact of the CARES Act.

The CARES Act was intended to provide immediate economic assistance to both businesses and individuals. The CARES Act provided the opportunity to carry back net operating losses, accelerated the recoverability of any remaining Alternative Minimum Tax (AMT) credits, and provided more specific impacts associated with small business loans, payroll taxes, and other items. We were able to take advantage of certain aspects of the CARES Act in 2020, while many aspects did not apply to us. The aspects of the CARES Act that were beneficial to us in 2020 were no longer applicable in 2021 For additional information, please see Note 11 - Income Taxes.

Analysis of Investments

This analysis of investments should be read in conjunction with Note 3 - Investments included in this document.

The following table provides asset class detail of the investment portfolio at December 31.

	2021	% of Total	2020	% of Total
Fixed maturity securities	$ 3,088,197	77 %	$ 3,118,980	76 %
Equity securities	3,676	— %	6,647	— %
Mortgage loans	596,037	15 %	601,607	15 %
Real estate	142,278	4 %	165,403	4 %
Policy loans	82,060	2 %	84,447	2 %
Short-term investments	74,501	2 %	119,116	3 %
Other investments	12,840	—	10,838	—
Total	$ 3,999,589	100 %	$ 4,107,038	100 %

Fixed maturity securities were the largest component of our total investments at December 31, 2021 and December 31, 2020. The largest categories of fixed maturity securities at December 31, 2021 consisted of 77% in corporate securities, 9% in municipal securities, and 5% in U.S. Treasury securities and obligations of the U.S. Government. We had 22% of the fixed maturity securities in private placements at December 31, 2021 compared to 16% at December 31, 2020. The use of private placements offers an enhancement to our portfolio returns by providing access to higher yielding securities that choose to have a more limited offering at often lower cost.

We use actual or equivalent Standard & Poor's ratings to determine the investment grading of fixed maturity securities. Our fixed maturity securities that were rated investment grade were 99% at December 31, 2021 and 98% at December 31, 2020.

The fair value of fixed maturity securities with unrealized losses was $366.6 million at December 31, 2021, compared with $89.3 million one year earlier. This decrease primarily reflected higher interest rates at December 31, 2021 compared to December 31, 2020. At December 31, 2021, 99% of security investments with an unrealized loss were investment grade and accounted for 99% of the total unrealized losses. At December 31, 2020, 95% of securities with an unrealized loss were investment grade and accounted for 77% of the total unrealized losses.

At December 31, 2021, we had $203.7 million in gross unrealized gains on fixed maturity securities that offset $10.4 million in gross unrealized losses. At December 31, 2020, we had $323.9 million in gross unrealized gains on fixed maturity and equity securities that offset $3.0 million in gross unrealized losses. At December 31, 2021, 88% of the fixed maturity securities portfolio had unrealized gains, down from 97% at December 31, 2020. Gross unrealized losses on fixed maturity securities for less than 12 months totaled $6.8 million and accounted for 81% of the security values in a gross unrealized loss position at December 31, 2021. Gross unrealized losses on fixed maturity security investments of 12 months or longer increased from $1.6 million at December 31, 2020 to $3.5 million at December 31, 2021.

We have written down certain investments in previous periods. Fixed maturity securities written down and still owned at December 31, 2021 had a fair value of $11.9 million and net unrealized gains of $1.3 million, compared to the December 31, 2020 fair value of $13.6 million and net unrealized gains of $1.6 million. Additional information identified or further deteriorations could result in impairments in future periods.

We evaluated the current status of all investments previously written down to determine whether we believe that these investments remained credit-impaired to the extent previously recorded. Our evaluation process is similar to our impairment evaluation process. If evidence exists that we will receive the contractual cash flows from securities previously written down, the accretion of income is adjusted. We reduced the value of one investment in 2021 by less than $0.1 million under this process. We made no changes to the value of any of these investments during 2020.

Investments in mortgage loans totaled $596.0 million at December 31, 2021, down from $601.6 million at December 31, 2020. The commercial mortgage loan portfolio decreased $5.6 million during 2021, as regularly scheduled payments and prepayments exceeded the volume of new loans. Our mortgage loans are secured by commercial real estate. These loans are stated at the outstanding principal balance, adjusted for amortization of premium and accrual of discount, less an allowance for loan losses. We believe this allowance is at a level adequate to absorb estimated credit losses and was $2.8 million at December 31, 2021 and $2.9 million at December 31, 2020. As previously mentioned, we granted deferrals of principal and interest payments on certain mortgage loans during 2020. These mortgage loan deferrals have concluded and these deferred amounts were fully repaid in 2021. For additional information on our mortgage loan portfolio, please see Note 3 - Investments.

Investments in real estate totaled $142.3 million at December 31, 2021 and $165.4 million at December 31, 2020. This decrease was largely due to the sale of one investment property in 2021 that resulted in a realized gain of $16.0 million before applicable income taxes. As previously mentioned, certain tenants were granted real estate rent deferrals during 2020. These tenants were brought current within the agreed-upon terms and were returned to the original payment schedules during 2021.

Liquidity and Capital Resources

Liquidity
We meet liquidity requirements generally through positive cash inflows from operations. Management believes that the Company has sufficient sources of liquidity and capital resources to satisfy operational requirements and to finance expansion plans and strategic initiatives as they may occur. Primary sources of cash flow are premiums, other insurance considerations and deposits, receipts for policyholder accounts, investment sales and maturities, and investment income. We have a spread-based investment program utilizing advances from the Federal Home Loan Bank of Des Moines (FHLB) to provide additional liquidity. In addition, we have credit facilities that are available for additional working capital needs or investment opportunities. The principal uses of cash are for the insurance operations, including the purchase of investments, payment of insurance benefits, operating expenses, policyholder dividends, withdrawals from policyholder accounts, and costs related to acquiring new business. Further, we use cash for other purposes, including the payment of stockholder dividends and income taxes. There can be no assurance that we will continue to generate cash flows at or above current levels or that our ability to borrow under the current credit facilities will be maintained.

We perform cash flow testing and add various levels of stress testing to potential surrender and policy loan levels in order to assess current and near-term cash and liquidity needs. In the event of increased surrenders and other cash needs, we have several sources of cash flow available to meet our needs.

Net cash used from operating activities was $46.3 million for the year ended December 31, 2021. The primary sources of cash from operating activities in 2021 were premium receipts and net investment income. The primary uses of cash from operating activities in 2021 were for the payment of policyholder benefits and operating expenses. Net cash used from investing activities was $7.9 million. The primary sources of cash were sales, maturities, calls, and principal paydowns of investments totaling $513.1 million. Offsetting these, investment purchases, including new mortgage loans and new policy loans, totaled $590.5 million. In addition, net sales of short-term investments totaled $41.6 million. Net cash provided by financing activities was $52.4 million, primarily including $30.0 million of receipts from the FHLB funding agreement, $22.9 million of deposits, net of withdrawals, on policyholder account balances and $7.3 million of net transfers from separate accounts. Partially offsetting these was the payment of $10.5 million in stockholder dividends.

Capital Resources
We believe existing capital resources provide adequate support for the current level of business activities, as identified in the following table at December 31.

	2021	2020
Total assets, excluding separate accounts	$ 4,928,454	$ 4,999,971
Total stockholders' equity	830,434	908,739
Ratio of stockholders' equity to assets, excluding separate accounts	17%	18%

Stockholders’ equity decreased $78.3 million from year-end 2020. This decline was largely due to higher interest rates at December 31, 2021. Stockholders’ equity per share, or book value, equaled $85.76 at year-end 2021, a decline from $93.84 at year-end 2020.

Net unrealized gains on available for sale securities, which are included as part of Accumulated Other Comprehensive Income (Loss) and as a component of Stockholders’ Equity (net of unrealized losses on investments, related taxes, policyholder account balances, future policy benefits, DAC, VOBA, and DRL), totaled $113.4 million at December 31, 2021, an $83.7 million decrease from December 31, 2020.

During the third quarter of 2021, the Company entered into a collateralized advance funding agreement with the FHLB, which matures in August of 2026. At December 31, 2021, total obligations outstanding under this agreement were $30.0 million and are reported as Policyholder Account Balances in the Consolidated Balance Sheets. Interest is credited based on variable rates set by the FHLB. Interest payments during the year ended December 31, 2021 were less than $0.1 million.

Our statutory equity exceeds the minimum capital deemed necessary to support our insurance business, as determined by the risk-based capital calculations and guidelines established by the National Association of Insurance Commissioners (NAIC). We believe these statutory limitations impose no practical restrictions on future dividend payment plans. See further discussion in Note 19 - Statutory Information and Stockholder Dividends Restriction.

In January 2022, the Board of Directors authorized the purchase of up to one million of our shares on the open market through January 2023. No shares were purchased under this authorization during 2021 or 2020. The timing and amount of any share repurchases will be determined by our management based on market conditions and other factors.

On January 24, 2022, the Board of Directors declared a quarterly dividend of $0.27 per share that was paid February 9, 2022 to stockholders of record at February 3, 2022.

Minimum Rate Guarantees

Our rate guarantees for those products with minimum crediting rate provisions are identified in the following table. The guaranteed minimum crediting rate has been reduced over time on new products being sold, consistent with the low interest rate environment. The actual interest rate credited to these products may be greater than the guaranteed rates, particularly for products having been sold more recently and within the lower guaranteed rate categories. Approximately 76% of total policyholder account balances were at the minimum guaranteed rate as of December 31, 2021 compared to 74% at December 31, 2020.

	December 31, 2021				
	Fixed Annuities	Universal Life	Variable Life and Annuities	Supplemental Contracts and Annuities Without Life Contingencies	Total
0% to 1%	$ 428,959	$ 90,379	$ 7,836	$ 5,950	$ 533,124
Greater than 1% to 3%	151,844	313,343	93,621	32,837	591,645
Greater than 3% to 4%	367,672	294,109	7,560	12,961	682,302
Greater than 4%	48,745	358,402	—	3,151	410,298
Total	$ 997,220	$ 1,056,233	$ 109,017	$ 54,899	$ 2,217,369

	December 31, 2020				
	Fixed Annuities	Universal Life	Variable Life and Annuities	Supplemental Contracts and Annuities Without Life Contingencies	Total
0% to 1%	$ 399,657	$ 73,337	$ 4,659	$ 2,644	$ 480,297
Greater than 1% to 3%	184,441	309,775	93,321	31,774	619,311
Greater than 3% to 4%	377,931	303,985	8,236	14,554	704,706
Greater than 4%	51,937	371,411	—	3,978	427,326
Total	$ 1,013,966	$ 1,058,508	$ 106,216	$ 52,950	$ 2,231,640

Fixed Annuity Contracts

Fixed annuities typically involve single-payment deposits that accumulate over time through interest credited, and these contracts also typically provide the right to make additional renewal deposits. The timing and magnitude of outgoing cash flows from these contracts is dependent upon many factors, primarily due to contract owner rights to surrender or annuitize the policy value during the term of the contract and benefit options that are provided upon death. We make estimates and projections of future cash flows on fixed annuities based upon the economic environment, ranges of future economic changes, and historical contract holder behavior.

The term of the contract is dependent upon the individual needs and decisions of contract owners up to and including the time of contractual maturity. The maturity of the contract is typically determined by a combination of the duration of ownership of the contract and the annuity owner's age. Deferred annuity contract owners with upcoming annuity maturities receive communication from us regarding the various maturity settlement options that are available in the contract. The communication can result in extension of the contract maturity date, surrender of the contract prior to maturity, or conversion of the contract to other contract or policy types. Conversions typically involve payment of the contract value over time and often with life contingencies.

The following table provides fixed annuity contract values within maturity date ranges as of December 31. The values and date ranges provided below do not necessarily represent our expected outflow of funds from these contracts, as these cash flows may be significantly impacted by the needs and decisions of the contract owners.

	2021	% of Total	2020	% of Total
One year or less	$ 135,123	14 %	$ 130,614	13 %
Two years	102,670	10 %	78,935	8 %
Three years	44,275	4 %	59,334	6 %
Four years	48,333	5 %	44,125	4 %
Five years	56,100	6 %	47,954	5 %
Six years or more	610,719	61 %	653,004	64 %
Total	$ 997,220	100 %	$ 1,013,966	100 %

Fixed annuity contracts typically also contain provisions for charges to be paid by contract holders if the contract is surrendered within a fixed period of time after purchase. The surrender charge typically declines on an annual basis during an initial term of ten or fewer years. The magnitude of any surrender charge applicable to a contract is believed to impact policyholder behavior and the timing of future cash flows. The following table provides the policy values for fixed annuities by summary ranges of applicable surrender charges as of December 31.

	2021	% of Total	2020	% of Total
None	$ 592,322	59 %	$ 628,761	62 %
Less than 5%	186,471	19 %	180,218	18 %
5% and greater	218,427	22 %	204,987	20 %
Total	$ 997,220	100 %	$ 1,013,966	100 %

Asset/Liability Management

Our asset/liability management programs and procedures involve the monitoring of asset and liability durations for various product lines, cash flow testing under various interest rate scenarios to evaluate the potential sensitivity of assets and liabilities to interest rate movements, and the continuous rebalancing of assets and liabilities with respect to yield, risk, and cash flow characteristics.

We believe our asset/liability management programs and procedures, along with certain product features, provide protection for us against the effects of changes in interest rates under various scenarios.

Cash flows and effective durations of the asset and liability portfolios are measured at points in time and are affected by changes in the level and term structure of interest rates, as well as changes in policyholder behavior. Further, durations are managed on an individual product level, and an aggregate portfolio basis. As a result, differences typically exist between the duration, cash flows, and yields of assets versus liabilities on an individual portfolio and aggregate basis. Our asset/liability management programs and procedures enable management to monitor the changes, which have varying correlations among certain portfolios, and to make adjustments to asset mix, liability crediting rates, and product terms so as to manage risk and profitability over time.

We aggregate similar policyholder liabilities into portfolios and then match specific investments with these liability portfolios. In 2021 and 2020, all of our portfolios had investment yields near or in excess of crediting rates on matched liabilities. We monitor the risk to portfolio investment margins on an ongoing basis.

We perform cash flow scenario testing through models of our in force business. These models reflect specific product characteristics and include assumptions based on current and anticipated experience regarding the relationships between short-term and long-term interest rates (i.e., the slope of the yield curve), credit spreads, market liquidity, and other factors, including policyholder behavior in certain market conditions. In addition, these models include asset cash flow projections, reflecting interest payments, sinking fund payments, scheduled principal payments, and optional bond calls and prepayments.

The risk exists that our asset or liability portfolio performance may differ from forecasted results as a result of unforeseen economic circumstances, estimates or assumptions that prove incorrect, unanticipated policyholder behavior, or other factors. The result of such deviation of actual versus expected performance could include excess or insufficient liquidity in future periods. Excess liquidity, in turn, could result in reduced profitability on one or more product lines. Insufficient liquidity could result in the need to generate liquidity through borrowing, asset sales, or other means. We believe that our asset/liability management programs will provide sufficient liquidity to enable us to fulfill our obligation to pay benefits under our various insurance and deposit contracts. On a historical basis, we have not needed to liquidate assets to ensure sufficient cash flows. We maintain borrowing lines on a secured and unsecured basis to provide additional liquidity, if needed.

Risk Factors

The operating results of life insurance companies have historically been subject to significant fluctuations. The factors which could affect our future results include, but are not limited to, general economic conditions and the known trends and uncertainties which are discussed more fully below.

Strategic and Operational Risks:

We operate in a mature and highly competitive industry, which could limit our ability to grow sales or maintain our position in the industry and negatively affect profitability.

Life insurance is a mature and highly competitive industry. We encounter significant competition in all lines of business from other insurance companies, many of which may have greater financial resources, a greater market share, a broader range of products, lower product prices, better name recognition, greater actual or perceived financial strength, higher claims-paying ratings, the ability to assume a greater level of risk, lower operating or financing costs, or lower profitability expectations.

In recent years, there has been substantial consolidation and convergence among companies in the financial services industry, resulting in increased competition from large, well-capitalized financial services firms. Furthermore, many of these larger competitors may have lower operating costs and an ability to absorb greater risk while maintaining their financial strength ratings, thereby allowing them to price their products more competitively.

Changes in demographics, particularly the aging of the population, and the decline in the number of agents in the industry, may affect the sales of life insurance products. Also, as technology evolves, customers and agents may be able to compare products of any particular company with any other, which could lead to increased competition as well as changes in agent or customer behavior, including persistency, that differs from past behavior.

We may be unable to attract and retain agencies and agents.

We sell insurance and annuity products through independent agents and agencies. These agencies and agents are not captive and may sell products of our competitors. Sales and our financial results could be adversely affected if we are unsuccessful in attracting agencies and agents. Our ability to retain agents and agencies is dependent upon a number of factors, including: our ability to maintain a competitive compensation system while also offering products with competitive features and benefits for policyholders; our ability to maintain a level of service and assistance that effectively supports the needs of agents and agencies; and our ability to approve and monitor sales and business practices of agents and agencies that are consistent with regulatory requirements and our expectations.

Our results may be negatively affected should actual experience differ from management's assumptions and estimates.

We make certain assumptions regarding mortality, persistency, expenses, interest rates, tax liability, business mix, policyholder behavior, and other factors appropriate for the type of business results we expect to experience in future periods. These assumptions are also used to estimate the amounts of DAC, VOBA, DRL, policy reserves and accruals, future earnings, and various components of our financial statements. These assumptions are used in the operations of our business in making decisions that are crucial to our success, including the pricing of products and expense structures relating to products. Our actual experience and changes in estimates are reflected in our financial statements. Our actual experience may vary from period to period and from established assumptions, potentially resulting in variability in the financial statements.

We establish and carry a reserve liability based on current estimates of how much will be needed to pay for future benefits and claims. The assumptions and estimates used in connection with establishing and carrying reserves are inherently uncertain and in some cases are mandated by regulators, irrespective of a company's actual experience. If actual experience is significantly different from assumptions or estimates or if regulators decide to increase or change regulations, current reserves may prove to be inadequate in relation to estimated future benefits and claims. As a result, a charge to earnings would be incurred in the quarter in which we change reserves.

The calculations we use to estimate various components of our financial statements are complex and involve analyzing and interpreting large quantities of data. We employ various techniques for such calculations and from time to time will develop and implement more sophisticated systems and procedures to facilitate calculations and improve estimates. Accordingly, our financial results may be affected, positively or negatively, by actual results differing from assumptions, by changes in estimates, and by changes resulting from implementing new administrative systems and procedures.

We may face difficult economic conditions that could adversely affect our operations.

Market factors, including inflation, interest rates, consumer spending, government actions, market volatility, disruptions and strength of the capital markets, may result in investment losses, changes in insurance liabilities, impairments, increased valuation allowances, increases in reserves, reduced net investment income and changes in unrealized gain or loss positions.

In addition, higher unemployment, lower personal income, lower corporate earnings, lower consumer spending, elevated incidence of claims, lapses or surrenders of policies, reduced demand for our products, and deferred or canceled payments of insurance premiums may negatively affect our operating results.

Risk management policies and procedures may not be fully effective and could leave us exposed to unidentified or unanticipated risk, which could negatively affect business or result in losses.

We have devoted significant resources to develop risk management policies and procedures and will continue to do so in the future. However, the policies and procedures that we use to identify, monitor, and manage risks may not be fully effective. Many of the methods of managing risk and exposure are based upon the use of observed historical policyholder and market behavior or statistics based on historical models. As a result, these methods may not effectively or fully identify or evaluate the magnitude of existing or future exposure, which could be significantly greater than the historical measures or our evaluation indicate. Other risk management methods depend upon the evaluation of information regarding markets, agents, clients, catastrophe occurrence, or other matters that are publicly available or otherwise accessible. This information may not always be accurate, complete, up-to-date, or properly evaluated. Management of operational, legal, and regulatory risks requires policies and procedures to record properly and verify a large number of transactions and events, and these policies and procedures may not be fully effective. Additional risks and uncertainties not currently known or that we currently deem to be immaterial may adversely affect our business and/or our financial statements.

A rating downgrade could adversely affect our ability to compete and increase the number or value of policies surrendered.

Our financial strength rating, which is intended to measure our ability to meet policyholder obligations, may be an important consideration affecting public confidence in some of our products and, as a result, our competitiveness. A downgrade in our rating could adversely affect our ability to sell products, retain existing business, and compete for attractive acquisition opportunities. Rating organizations assign ratings based upon several factors. While most of the factors relate to the rated company, some of the factors relate to the views of the rating organization, general economic conditions, and circumstances outside the rated company's control. We cannot predict what actions rating organizations may take or what actions we may be required to take in response to the actions of the rating organizations.

Projected operating results for acquisitions may not be achieved and the ability to integrate acquisitions and achieve anticipated operating efficiencies may not be successful.

Actual operating results may vary significantly from projected results of acquired companies and blocks of business. Projected operating results are estimates of future results based on assumptions made by management at the time of the acquisition. General economic, political, and market conditions may have a material impact on the reliability of these projections. We may not be able to realize the projected value of acquired assets or we may underestimate the value of the liabilities assumed. Our financial position and results of operations could be negatively impacted if the projections are materially inaccurate. This could result in the write-down of acquired assets, impairment to goodwill, impairment to intangible assets, increases to assumed liabilities, and other negative impacts to our financial statements.

We may not achieve efficient operational integration of acquisitions or may not achieve operating efficiencies that were projected at the time of acquisition. Failure to achieve either or both of these could result in increased expenses and negatively impact our financial position and results of operations.

Reinsurance Risks:

Our reinsurers could fail to meet assumed obligations or be subject to adverse developments that could impact us.

We follow the insurance practice of reinsuring a portion of the risks under the policies we issue, known as ceding. We cede significant amounts of insurance to other insurance companies through reinsurance. This reinsurance makes the assuming reinsurer liable to us for the reinsured portion of the risk. However, reinsurance does not discharge us from our primary obligation to pay policyholders for losses insured under the policies that are issued. Therefore, we are subject to the credit risk of our reinsurers. The failure of one or more of our reinsurers could negatively impact our financial position or financial statements.

Our ability to compete is dependent on the availability of reinsurance, cost of reinsurance, or other substitute capital market solutions.

The premium rates we charge are based, in part, on the assumption that reinsurance will be available at a certain cost. Under certain reinsurance agreements, the reinsurer may increase the rate it charges us for the reinsurance. Therefore, if the cost of reinsurance were to increase for existing business, if reinsurance were to become unavailable for new business, or if alternatives to reinsurance were not available, we may be exposed to reduced profitability and cash flow strain, or we may not be able to sell or price new business at competitive rates.

In recent years, the number of life reinsurers has decreased as the reinsurance industry has consolidated. The decreased number of participants in the life reinsurance market results in increased concentration risk for insurers. If the reinsurance market further contracts, our ability to continue to offer our products on terms favorable to us could be adversely impacted.

Investment Risks:

Our investments are subject to market and credit risks.

We hold a diversified portfolio of investments that primarily includes fixed maturity securities, mortgage loans, and real estate. Each of these investments is subject, in varying degree, to market risks that can affect their return and their fair value.

Our invested assets, primarily including fixed maturity securities, are subject to customary risks of credit defaults and changes in fair value. The value of our mortgage loan and real estate portfolios also depend on the financial condition of the borrowers and tenants occupying the properties which we have financed. Factors that may affect the overall default rate on and fair value of our invested assets include interest rate levels and changes, availability and cost of liquidity, financial market performance, state and federal regulations, and general economic conditions, as well as particular circumstances affecting the businesses of individual borrowers and tenants.

Our investments are exposed to varying degrees of credit risk. Credit risk is the risk that the value of the investment may decline due to deterioration in the financial strength of the issuer and that the timely or ultimate payment of principal or interest might not occur. A default by an issuer usually involves some loss of principal to the investor. Losses can be mitigated by timely sales of affected securities or by active involvement in a restructuring process. However, there can be no assurance that the efforts of an investor will lead to favorable outcomes in a bankruptcy or restructuring.

We attempt to mitigate credit risk by diversifying the investment portfolio across a broad range of issuers, investment sectors and security types, and by limiting the amount invested in any particular entity. We also invest in securities collateralized or supported by physical assets, guarantees by insurers or other providers of financial strength, and other sources of secondary or contingent payment. These securities can improve the likelihood of payment according to contractual terms and increase recovery amounts in the case of issuer default, bankruptcy, or restructuring.

Interest rate fluctuations could negatively affect our spread income or otherwise impact our business.

Interest rate fluctuations or sustained low interest rate environments could negatively affect earnings because the profitability of certain products depends in part on interest rate spreads. These products include fixed annuities, single premium immediate annuities, interest-sensitive whole life, universal life, and the fixed portion of variable universal life insurance and variable annuity business. In addition, we offer riders, including guaranteed minimum withdrawal benefits and guaranteed minimum death benefits. Changes in interest rates or sustained low interest rate environments may reduce both the profitability and the return on invested capital.

Some of our products, principally fixed annuities, interest-sensitive whole life, universal life, and the fixed portion of variable universal life insurance and variable annuity business, have interest rate guarantees that expose us to the risk that changes in interest rates will reduce the spread, or the difference between the amounts we are required to credit to policyholder contracts and the amounts earned on general account investments. Because many of our policies have guaranteed minimum interest or crediting rates, spreads could decrease and potentially become negative. Declines in spread or instances where the returns on the general account investments are not sufficient to support the interest rate guarantees on these products could have a material adverse effect on our financial statements. In addition, in periods of increasing interest rates, we may not be able to replace the assets in the general account with higher yielding assets needed to fund the higher crediting rates that may be necessary to keep interest sensitive products competitive. Therefore, we may have to accept a lower spread and profitability or face a decline in sales, loss of existing contracts from non-renewed maturities, early withdrawals, or surrenders. In periods of declining interest rates, we may have to reinvest the cash received from interest or return of principal on investments in lower yielding instruments then available. Moreover, issuers of fixed income investment securities and borrowers related to our commercial mortgage investments may prepay these obligations in order to borrow at lower market rates, which may increase our risk to have to reinvest at lower rates. Increases in interest rates may cause increased surrenders of insurance products. In periods of increasing interest rates, policy loans and surrenders and withdrawals of life insurance policies and annuity contracts may increase, as policyholders seek to buy products with higher returns. These outflows may require investment assets to be sold at a time when the prices of those assets are lower because of the increase in market interest rates, which may result in realized investment losses. Further, higher interest rates may result in significant unrealized losses on investments. These net unrealized losses could have a negative effect on stockholders' equity. This could negatively impact the ability to pay policyholder and stockholder dividends. In addition, higher interest rates may reduce the fair value of policyholders' separate account investments, which may reduce our revenues from asset-based management fees.

While we develop and maintain asset/liability management programs and procedures designed to identify and mitigate the effect on spread income in rising or falling interest rate environments, no assurance can be given that changes in interest rates will not affect such spreads or that our evaluation of fluctuations will be correct or allow for timely modifications. Additionally, our asset/liability management programs incorporate assumptions about the relationship between short-term and long-term interest rates (i.e., the slope of the yield curve) and relationships between risk-adjusted and risk-free interest rates, market liquidity, and policyholder behavior in periods of changing interest rates and other factors. The effectiveness of our asset/liability management programs and procedures may be negatively affected whenever actual results differ from these assumptions.

Prolonged periods of low interest rates can affect policyholder behavior and negatively impact earnings.

As interest rates decline, policyholders may become more likely to extend the retention or duration of fixed-rate products previously purchased and may seek alternatives to fixed-rate products for new purchases. Policyholders may add premiums or deposits to existing policies or contracts with terms upon which we are no longer offering on new products. Many of the products sold in earlier periods may have minimum guaranteed interest crediting rates or other features that are greater than those being offered in the current low interest rate environment. Additionally, cash flows from existing investments, including interest and principal payments, may be reinvested at lower interest rates relative to prior periods. As a result, a prolonged low interest rate environment can result in significant changes to cash flows, lower investment income, compressed product spreads, reduced earnings, and statutory surplus strain. In addition, we may change our risk profiles in regards to selecting investment opportunities to reduce the impact on earnings.

The change from a low interest rate environment to an environment of increasing interest rates can affect policyholder behavior and negatively impact earnings.

The change from a period of low interest rates to a period of significantly higher and increasing interest rates may cause policyholders to surrender policies or to make early withdrawals in order to maximize their returns. Accordingly, we may become more susceptible to increased surrenders and withdrawals on policies, as surrender charges and other features that help protect us from increased or unexpected policyholder withdrawals or lapses are ineffective. Increases in policyholder surrenders, withdrawals, or lapses could negatively affect our operating results and liquidity.

Our valuation of fixed maturity and equity securities include estimations and assumptions and could result in changes to investment valuations that may have a material adverse effect on our financial statements.

Fixed maturity securities, equity securities, and short-term investments are reported at fair value in the Consolidated Balance Sheets and represent the majority of total cash and invested assets. During periods of market disruption, including periods of significantly rising or high interest rates, rapidly widening credit spreads or illiquidity, it may be difficult to value certain securities if trading becomes less frequent and/or market data becomes less observable. There may be certain asset classes that were previously acquired and valued in active markets with significant observable data that will be valued in illiquid markets with little observable data. As such, valuations may include inputs and assumptions that are less observable or require greater estimation as well as valuation methods which are more complex or require increased estimation, thereby resulting in values which may have greater variance from the value at which the investments may or could be ultimately sold. Further, rapidly changing credit and equity market conditions could materially impact the valuation of securities as reported in the consolidated financial statements, and the period to period changes in value could vary significantly. Decreases in value could have a material adverse effect on our financial statements.

Equity market volatility could negatively impact our profitability.

We are exposed to equity market volatility in the following ways:

- We have exposure to equity price risk through investments. However, this exposure is limited due to the relatively small equity portfolio held during the periods presented.
- We earn investment management fees and mortality and expense fee income based upon the value of assets held in our separate accounts from both direct and reinsurance arrangements. Revenues from these sources fluctuate with changes in the fair value of the separate accounts.
- Volatility in equity markets may discourage customers from purchasing variable universal life and annuity products that have returns linked to the performance of the equity markets. This volatility may also result in existing customers withdrawing cash values or reducing investments in those products.
- We have equity price risk to the extent that it may affect the liability recognized under guaranteed minimum death benefits and guaranteed minimum withdrawal benefit provisions of the variable contracts. Periods of significant and sustained downturns in equity markets, increased equity volatility, or reduced interest rates could result in an increase in the valuation of the future policy benefit or policyholder account balance liabilities associated with such products, which ultimately could result in a reduction to net income.
- The amortization of DAC relating to variable products can fluctuate with changes in the performance of the underlying separate accounts due to the impact on estimated gross profits.
- The Company has a defined benefit pension plan that is frozen. Declining financial markets could have several impacts on this plan including but not limited to: a decrease in the plan's investment values; additional pension expense; a reduction in comprehensive income; and an increase in contributions. In addition, the funding requirements of our pension plan are sensitive to interest rate changes. Should interest rates decrease, plan liabilities may increase. Should interest rates increase, plan assets may decrease.

The determination of the amount of realized and unrealized impairments and allowances established on our investments is highly subjective and could materially impact our financial position or financial statements.

The determination of the amount of impairments and allowances varies by investment type and is based upon our evaluation and assessment of known and inherent risks associated with the respective asset class. Such evaluations and assessments are revised as conditions change and new information becomes available. There can be no assurance that the assumptions, methodologies, and judgments employed in these evaluations and assessments will be accurate or sufficient in later periods. As a result, additional impairments may need to be realized or allowances provided in future periods. Further, historical trends may not be indicative of future impairments or allowances.

Additionally, we consider a wide range of factors about security issuers and we use our best judgment in evaluating the cause of the decline in the fair value of the security and in assessing the prospects for recovery. Inherent in management's evaluation of the security are assumptions and estimates about the operations of the issuer, its future earnings potential, and the ability and timeliness of the security's recovery in fair value.

We could be forced to sell investments at a loss to meet policyholder withdrawals.

Many of our products allow policy and contract holders to withdraw their funds under defined circumstances. We manage liabilities and attempt to align the investment portfolio so as to provide and maintain sufficient liquidity to support anticipated withdrawal demands, contract benefits, and maturities. While we own a significant amount of liquid assets, a certain portion of our investment assets are relatively illiquid. If we experience unanticipated withdrawal or surrender activity, we could exhaust other sources of liquidity and be forced to liquidate assets, possibly on unfavorable terms. If we are forced to dispose of assets on unfavorable terms, it could have an adverse effect on our financial statements and financial condition.

Regulatory Risks:

Insurance companies are highly regulated and are subject to numerous legal restrictions and regulations.

We are subject to government regulation in each of the states in which we conduct business. Such regulation is vested in state agencies having broad administrative and, in some instances, discretionary power dealing with many aspects of our business. This may include, among other things, premium rates and increases thereto, reserve requirements, marketing practices, advertising, privacy, policy forms, reinsurance reserve requirements, acquisitions, mergers, and capital adequacy. Government regulation of insurers is concerned primarily with the protection of policyholders and other customers rather than shareholders. Interpretations of regulations by regulators may change, and statutes, regulations, and interpretations may be applied with retroactive impact, particularly in areas such as accounting or reserve requirements.

We cannot predict whether or in what manner regulatory reforms will be enacted and, if so, whether the enacted reforms will positively or negatively affect the Company, or whether any effects will be material. The NAIC generally formulates and promulgates statutory-based insurance regulations. However, each state is independent and must separately enact these financial regulations and guidelines. As such, insurers follow the interpretations and legal approvals of their respective states of domicile.

Other types of regulation that could affect us include insurance company investment laws and regulations, state statutory accounting practices, state escheatment practices, anti-trust laws, minimum solvency requirements, state securities laws, federal privacy laws, insurable interest laws, federal money laundering laws, anti-terrorism laws, and federal income tax regulations. Further, because we own and operate real property, state, federal, and local environmental laws could affect us. We cannot predict what form any future changes in these or other areas of regulation affecting the insurance industry might take or what effect, if any, such proposals might have on us if enacted into law.

We are also subject to various government regulations at the federal level. As a result of economic and market conditions in recent years, the federal government has become increasingly more active in issuing and enforcing regulations. The implementation of these legislative or regulatory requirements may make it more expensive for us to conduct business, may have a material adverse effect on the overall business climate, and could materially affect the profitability of the results of operations and financial condition of financial institutions. We are uncertain as to all of the impacts that new legislation will have and cannot provide assurance that it will not adversely affect our financial statements.

New accounting rules or changes to existing accounting rules could negatively impact our financial results.

We are required to comply with GAAP, as promulgated by the FASB. GAAP is subject to constant review and change in an effort to address emerging accounting issues and develop interpretative accounting guidance on a continual basis. The implementation of new accounting guidance could result in substantial costs and or changes in assumptions or estimates, which could negatively impact our financial statements. Accordingly, we can give no assurance that future changes to GAAP will not have a negative impact on us.

In addition, we are required to comply with statutory accounting principles (SAP). SAP and various components of SAP, such as statutory actuarial reserving methodology, are subject to constant review by the NAIC, NAIC task forces and committees, as well as state insurance departments to address emerging issues and otherwise improve or modify financial reporting. Various proposals are typically pending before committees and task forces of the NAIC. If enacted, some of these may negatively affect us. The NAIC also typically works to reform state regulation in various areas, including reforms relating to life insurance reserves and the accounting for such reserves. We cannot predict whether or in what manner reforms will be enacted and, if so, whether the enacted reforms will positively or negatively affect us. Although states generally defer to the interpretation of the insurance department of the state of domicile with regards to regulations and guidelines, neither the action of the domiciliary state nor action of the NAIC is binding on any other state. Accordingly, a state could choose to follow a different interpretation. We can give no assurance that future changes to SAP or components of SAP will not have a negative impact on us.

Litigation Risk:

Legal proceedings are unpredictable and could produce one or more unexpected outcomes that could materially and adversely affect our financial results.

We are, from time to time, subject to litigation and other legal proceedings in the ordinary course of business. Some of these proceedings may involve matters particular to our unique business practices, the conduct of our agents, or to matters that pertain to general industry business practices. Some lawsuits may seek class action status that, if granted, could expose the Company to potentially significant liability by virtue of the size of the putative classes. These matters often raise difficult factual and legal issues and are subject to uncertainties and complexities. The outcomes of these matters are difficult to predict, and the amounts or ranges of potential loss at particular stages in the proceedings are in most cases difficult or impossible to ascertain. Judges and juries have substantial discretion in awarding punitive and compensatory damages which creates the potential for material adverse judgments or awards. Given the inherent unpredictability of litigation, there can be no assurance that any current or future litigation will not have a material adverse effect on the Company's results of operations or cash flows in any particular reporting period.

Catastrophic Event Risk:

We are exposed to the risks of climate change, natural disasters, pandemics, terrorism, or other acts that could adversely affect our operations.

While we have implemented risk management and contingency plans and taken preventive measures and other precautions, no predictions of specific scenarios can be made nor can assurance be given that there are not scenarios that could have an adverse effect on us. Climate change, a natural disaster, a pandemic, or an outbreak of an easily communicable disease could adversely affect the mortality or morbidity experience of us or our reinsurers. A pandemic could also have an adverse effect on lapses and surrenders of existing policies, as well as sales of new policies. In addition, a pandemic could result in large areas being subject to quarantine, with the result that economic activity slows or ceases. This could adversely affect the marketing or administration of our business. The possible macroeconomic effects of climate change, natural disasters, pandemics, or terrorism could also adversely affect our financial statements.

The effects of the COVID-19 outbreak have disrupted our operations and could adversely affect our business, financial condition, and results of operations.

The widespread outbreak of COVID-19 has created significant volatility, uncertainty, and disruption in economic activity and financial markets globally. The global and domestic response to the COVID-19 outbreak continues to evolve. Since March, 2020, many state and local governments issued directives that have impacted and limited the behavior of citizens and businesses. The Company, as a financial institution, is classified as an essential business. We have instituted our business continuity plan and our home office remains open to ensure that we remain fully operational.

The COVID-19 pandemic, including its multiple variants, has impacted the activities of our customers, agents, and employees. The pandemic has increased mortality nationwide, raising the risk of increased mortality for our Company. Many of our products also include cash values that may be needed by our customers to meet financial needs during business disruptions. Sales could also be impacted because agents are unable to meet directly with customers and potential customers to complete the application process. At an employee level, many of our employees are working remotely or are periodically onsite to perform essential business functions and maintain business continuity. However, further spread of the disease and the introduction of new variants could impact our employees in many ways, including their ability to complete their work either remotely or in the office. This could result in delays in processing receipts and payments or supporting the needs of policy and contract holders. The implementation of government-issued quarantines could also impede the ability of employees to complete the necessary work at the home office or could result in the closure of the home office. Further, vaccinations may prove ineffective, and may not provide intended relief to our customers, policyholders, agents, or employees.

The extent of the impact of the COVID-19 pandemic on our financial performance will depend on numerous evolving factors and future developments, which are uncertain and cannot be predicted at this time. Such factors and developments include, but are not limited to: the duration, severity and spread of the outbreak and related variants; actions taken by government authorities to contain and mitigate COVID-19 and the effectiveness of such actions, including the relative success of vaccinations; the effect on the U.S. and global economies and financial markets and actions taken in response; the overall impact on the businesses of our customers, agents, partners, and vendors; the health of and effect on our workforce; the future effects to our operational and financial results due to the changes we have made to protect the safety and well-being of our employees and future operational disruptions or challenges we may face; increased cybersecurity and information security risk as a result of the transition of our employees to a remote work environment; and how quickly and to what extent normal economic and operating conditions may resume. Negative financial impacts that could occur include, but are not limited to, asset impairments, defaults or delinquencies in our mortgage loan portfolio, vacancies in occupancy in our real estate portfolio, a reduction in sales, a reduction in business retention, an increase in policyholder benefits, and an increase in operating expenses. While certain outcomes have been noted from the impacts of the pandemic, the full extent to which the COVID-19 pandemic may impact our business, financial condition or results of operations is uncertain and will continue to evolve over time.

Information Technology Risk:

The failure of our cybersecurity controls, other information system security controls, or the controls of our third-party providers may result in the unauthorized disclosure of sensitive or confidential corporate or customer information. Such failures could damage our reputation and hinder our ability to conduct business. Further, our contingency planning and disaster recovery programs may be insufficient to address unanticipated events. In addition, our reputation could be damaged by inaccurate presentations made in social media.

As part of the normal course of business, we use computer systems to collect, process, and retain sensitive and confidential corporate and customer information. In addition, we use third-party vendors and cloud technology for storage, processing, and data support of certain activities. We rely on commercial technologies and third parties to maintain the security of that information. Our information systems are subject to computer viruses, malicious software code, and other unauthorized computer-related actions. Preventive actions taken by the Company to reduce the risk of cyber incidents and to protect our information may be insufficient to prevent cyber attacks or other security breaches. Any security breach involving the misappropriation, loss, or other unauthorized disclosure of confidential information could severely damage our reputation, expose us to an increase in the risk of litigation, disrupt our operations, cause incurrence of significant technical, legal, and operating expenses, or otherwise harm our business.

We are highly dependent on our ability to access our computer systems to perform the necessary business functions, such as processing premium payments, processing claim payments, administration of policy data, providing customer support, managing our investment portfolio, and conducting financial reporting and analysis. Events such as natural disasters, pandemics, blackouts, computer viruses, terrorist attacks, or cyber attacks could result in system failures or outages that may cause our computer systems to become inaccessible to our employees and customers for an extended period of time. Our disaster recovery program may be insufficient to deal with such an unanticipated event. This could result in an adverse impact to our ability to conduct business functions in a timely manner and could result in a failure to maintain the security and confidentiality of sensitive data, including personal information of customers. This could also result in damage to our ability to conduct business, damage to our reputation, result in substantial remediation costs, and potentially subject us to regulatory sanctions, legal claims, or other unidentified consequences.

While we have limited social media content, we recognize that social media outlets are independent of us and our security measures. Inaccurate presentations based upon incorrect information or assumptions could be distributed via social media outlets and could harm us and our reputation.