

1st Quarter 2023 Consumer Price Index Report

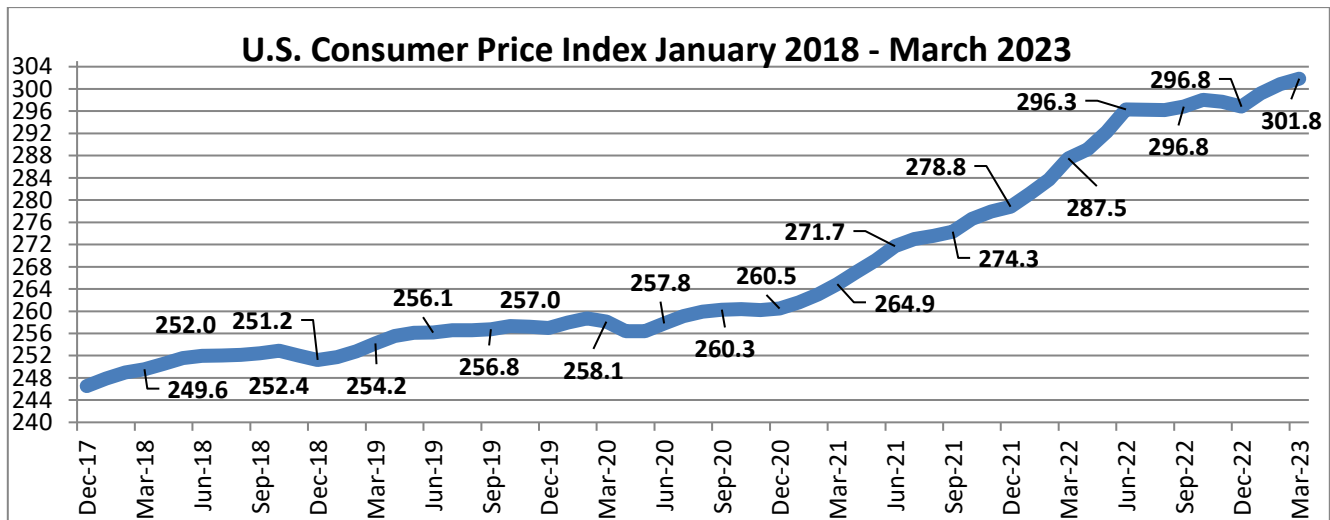
May 2023

Executive Summary

The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by American consumers for goods and services. The Consumer Price Index is measured by the U.S. Bureau of Labor and Statistics and reported monthly and is often used as a measure for cost of living and economic conditions. The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 87 urban areas across the country from about 4,000 housing units and approximately 26,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments.

The 1st quarter average Consumer Price Index (US City Average) increased to 300.6 from its 297.5 level last quarter indicating that inflation is cooling although there is still strong inflation compared to this time last year. Monthly CPI has generally been trending upwards since November 2016 with periodic declines in December 2017 and 2019. The effects of the COVID-19 pandemic caused the CPI to decline through May 2020. As the economy gradually reopened, prices rose steadily with the CPI reaching 260.5 by December 2020. The effects of the economy reopening, supply chain challenges, the demand for goods, and the effects of variants led prices to increase significantly throughout 2021 with the CPI reaching 278.8 in December 2021. The Russian invasion of Ukraine has resulted in geopolitical and economic instability and led to historically high gas prices. While gas prices have stabilized and levels of inflation are easing, consumers are growing frustrated with persistently high grocery prices. The current levels of inflation (6.4% in January, 6.0% in February, and 5.0% in March) are above the level that the Federal Reserve generally considers acceptable. The series of rate hikes that began in spring 2022 allowed the Federal Reserve to strike the delicate balance of decreasing demand and spending without curbing employment and sending the US economy toward a recession. The results are improving economic conditions which has allowed the Federal Reserve to be less aggressive with rate hikes in recent months.

The yearly levels of inflation keep trending upwards: 2022 annual average CPI rose to 292.7, compared to the 2021 annual average CPI of 271.0, and 2020 average of 258.8. The current YTD inflation rate is at 2.7% with a 300.6 YTD average CPI.



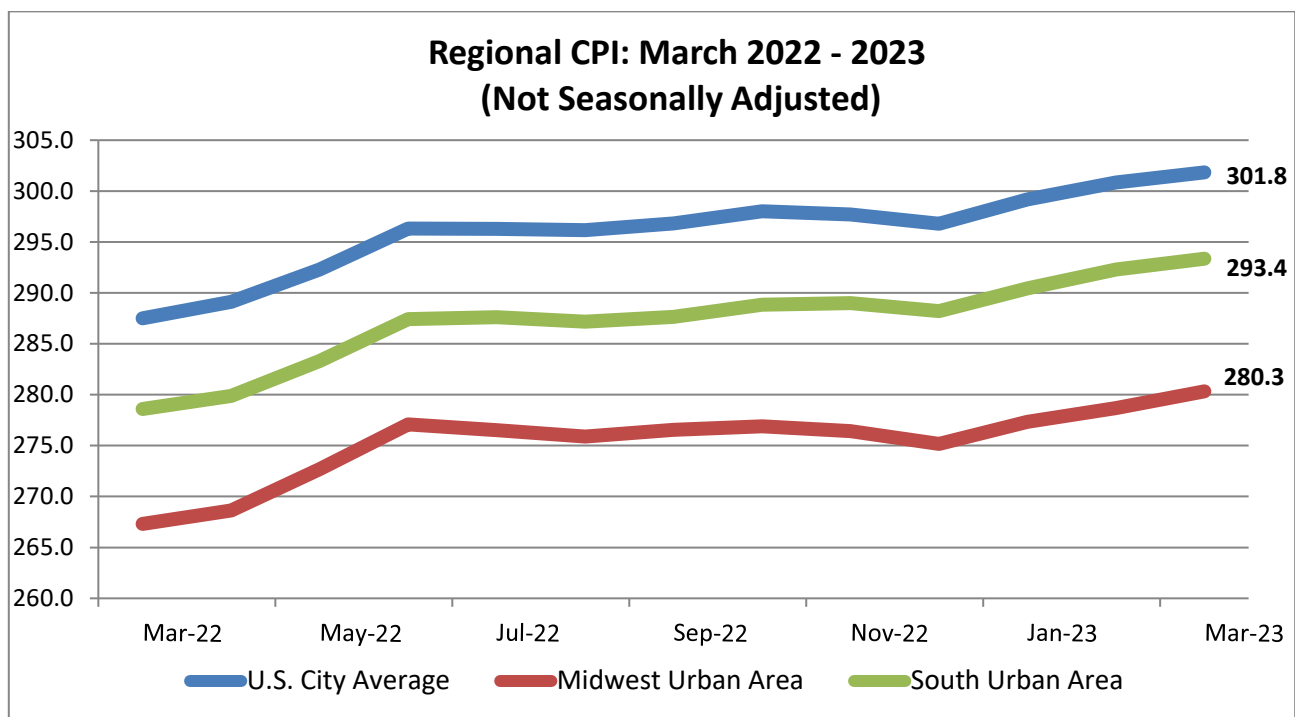
U.S. City Average **Not Seasonally Adjusted** – March 2023 – 301.8

Regional Consumer Price Index

Oklahoma is the most northwestern state in the Southern region, as defined by the Bureau of Labor Statistics. Oklahoma shares many characteristics with the Midwest region, given that it is in such close proximity. The South region is comprised of: Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia. The Midwest region is comprised of Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin.

The Midwest and the South Urban Areas' CPIs increased by 4.35% and 4.82%, respectively, over the 12-month period, while the national CPI increased 4.40%. In 2022, gains in the costs of food and rent were primarily driven by the pandemic, the Russian invasion of Ukraine and significant disruptions in the supply chains of many industries that are gradually recovering. In 2023 higher prices for services seem to be driving inflation.

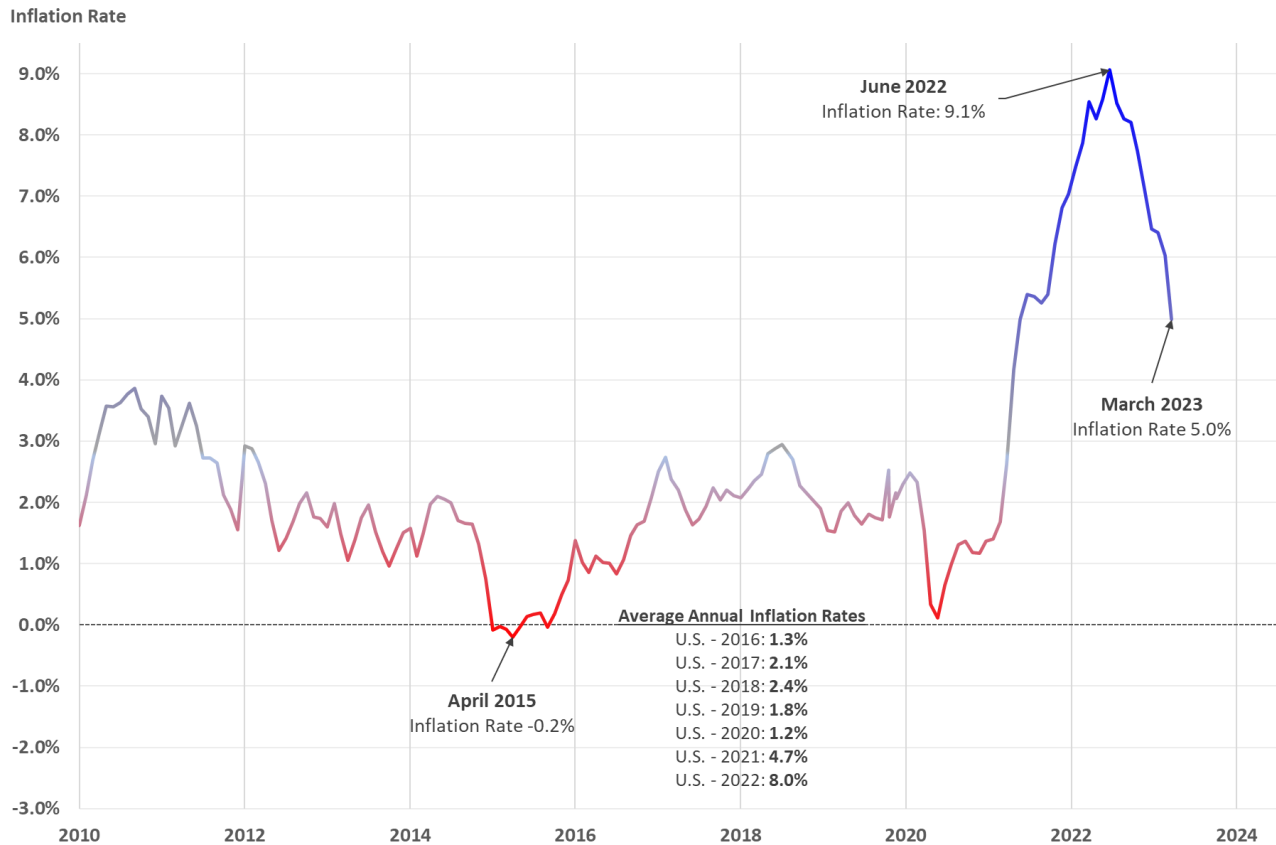
The graph below shows a 12-month moving average for the U.S., as well as the South and Midwest Regions.



12-Month Moving Average: **U.S.** – 296.8, **Midwest Urban Area** – 276.0, **South Urban Area** – 287.9

Inflation Rate (Month over Month)

The inflation rate is a measure of the rise in the general price levels of goods and services over a period of time. The chief measure of price inflation is the percentage change in the Consumer Price Index.



Observations:

From late 2015 to the present, the US has not seen any deflation year over year, but the Federal Open Market Committee's target of two-percent inflation was only hit once in 2016. In 2017 and 2018, meeting the 2% goal proved to be more successful. Inflation was over the 2% mark for most months in 2017 and remained above 2% throughout 2018, until December. This is partially why the Federal Reserve continued to raise interest rates in December 2017 and three times in 2018, bumping up target inflation to 2.5% at the end of 2019. The Federal Reserve had to reverse the trend during the pandemic, but as stimulus funds were dispersed and the economy continued to recover, inflation rates were consistently over 2% in 2021, settling at 4.7% for the year. In 2022, high rates were a culmination of an economic recovery peppered by variants, global supply chain issues, labor market issues, and rising gas prices. In 2022, rates reached historic highs (9.1% in June). The Federal Reserve has been trying to counteract inflationary pressures with interest rate increases since Spring 2022. While the job market remains strong and unemployment levels remain low, the Federal Reserve continued to increase interest rates to counteract inflation, with the intention of slowing rates if inflationary pressures continue to ease. Inflation has shown signs of cooling which may result in a halt of rate hikes or possible rate reductions as prices stabilize.

Methodology: The graph above illustrates month-over-month inflation levels using the U.S. City Average measure of the CPI. For example, the March 2023 inflation level of 5.0% was calculated by comparing the CPI of the preceding March (2022) to the March 2023 figure.

Consumer Price Index - All Urban Consumers - Not Seasonally Adjusted- All Items														
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Average YTD	Inflation Rate YOY
2015 U.S. City Average	233.7	234.7	236.1	236.6	237.8	238.6	238.7	238.3	237.9	237.8	237.3	236.5	237.0	0.1%
2015 Midwest Urban Area	221.5	222.3	223.6	223.8	224.7	225.9	225.9	225.8	225.2	225.1	224.0	222.7	224.2	-0.5%
2015 South Urban Area	226.9	227.9	229.3	230.0	230.9	232.0	231.7	231.3	230.9	230.9	230.4	229.6	230.1	-0.2%
2016 U.S. City Average	236.9	237.1	238.1	239.3	240.2	241.0	240.6	240.9	241.4	241.7	241.4	241.4	240.0	1.3%
2016 Midwest Urban Area	223.3	223.2	224.6	225.6	226.5	227.8	226.8	227.1	227.6	227.4	226.7	226.8	226.1	0.8%
2016 South Urban Area	229.5	229.6	231.0	232.0	232.9	233.8	233.3	233.5	234.1	234.3	234.0	234.2	232.7	1.1%
2017 U.S. City Average	242.8	243.6	243.8	244.5	244.7	245.0	244.8	245.5	246.8	246.7	246.7	246.5	245.1	2.1%
2017 Midwest Urban Area	228.3	228.6	228.8	229.7	229.7	229.8	229.8	230.4	231.0	230.7	231.1	230.5	229.9	1.7%
2017 South Urban Area	235.5	236.1	236.2	236.7	236.8	237.3	236.9	237.9	239.6	239.1	238.9	238.5	237.5	2.0%
2018 U.S. City Average	247.9	249.0	249.6	250.5	251.6	252.0	252.0	252.1	252.4	252.9	252.0	251.2	251.1	2.4%
2018 Midwest Urban Area	232.0	232.5	232.9	233.9	235.1	235.5	235.3	235.3	235.5	235.7	234.3	233.5	234.3	1.9%
2018 South Urban Area	239.8	241.1	241.6	242.5	243.3	243.8	243.8	243.6	243.6	244.2	243.5	242.2	242.7	2.2%
2019 U.S. City Average	251.7	252.8	254.2	255.5	256.1	256.1	256.6	256.6	256.8	257.4	257.2	257.0	255.7	1.8%
2019 Midwest Urban Area	233.8	235.4	236.8	237.5	238.2	238.3	238.8	238.8	238.8	239.2	238.9	238.7	237.8	1.5%
2019 South Urban Area	242.6	243.9	245.6	246.8	246.7	246.5	247.3	247.0	246.9	247.4	247.4	247.3	246.3	1.5%
2020 U.S. City Average	258.0	258.7	258.1	256.4	256.4	257.8	259.1	259.9	260.3	260.4	260.2	260.5	258.8	1.2%
2020 Midwest Urban Area	240.0	240.4	239.2	263.5	237.3	239.3	240.4	241.4	241.9	241.7	241.3	241.5	242.3	1.9%
2020 South Urban Area	248.0	248.4	248.1	246.3	245.7	247.2	248.6	249.6	250.2	250.5	250.3	250.7	248.6	1.0%
2021 U.S. City Average	261.6	263.0	264.9	267.1	269.2	271.7	273.0	273.6	274.3	276.6	277.9	278.8	271.0	4.7%
2021 Midwest Urban Area	242.6	244.5	246.2	248.2	250.6	253.0	254.7	255.1	255.1	257.8	258.9	259.6	252.2	4.1%
2021 South Urban Area	252.1	253.4	255.3	257.2	259.3	261.7	263.0	263.7	264.6	267.2	268.4	269.3	261.3	5.1%
2022 U.S. City Average	281.1	283.7	287.5	289.1	292.3	296.3	296.3	296.2	296.8	298.0	297.7	296.8	292.7	8.0%
2022 Midwest Urban Area	261.7	264.0	267.3	268.6	272.7	277.1	276.5	275.9	276.5	276.9	276.4	275.2	272.4	8.0%
2022 South Urban Area	271.6	274.7	278.6	279.9	283.3	287.4	287.6	287.2	287.7	288.8	289.0	288.2	283.7	8.6%
2023 U.S. City Average	299.2	300.8	301.8										300.6	2.7%
2023 Midwest Urban Area	277.3	278.7	280.3										278.8	2.3%
2023 South Urban Area	290.4	292.3	293.4										292.0	2.9%

The table above, All Items Consumer Price Index for All Urban Consumers (CPI-U) is the Bureau of Labor Statistics' broadest and most comprehensive index. The base index year is 1982-1984 = 100. Source: U.S. Bureau of Labor Statistics, www.bls.gov/data