

## Guaranty Financial Corp.

### Consolidated Statement of Financial Condition

As of September 30, 2009

(unaudited; Dollars in Thousands)

#### Assets:

Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 73,044
Federal Funds Sold and Other Short Term Investments	<u>410</u>
Total Cash and Cash Equivalents	73,454
Investment Securities Available for Sale	13,180
Investment Securities Held to Maturity	2,825
Loans Held for Sale	94,591
Loans Held for Investment, Net	<u>918,300</u>
Net Loans	1,012,891
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	68,452
Premises and Equipment, Net	28,745
Mortgage Servicing Rights	12,973
Other Assets	<u>126,462</u>
Total Assets	<u>\$ 1,366,117</u>

#### Liabilities and Stockholders' Equity:

Deposits	1,117,717
Escrow Funds Due to Investors	27,516
Borrowings	57,000
Accrued Expenses and Other Liabilities	29,316
Minority Interest	<u>4,098</u>
Total Liabilities	1,235,647

#### Stockholders' Equity:

Preferred Stock (\$.10 par Value; 5,000,000 Shares Authorized, None Outstanding)	
Common Stock (\$.10 Par Value; 10,000,000 Shares Authorized; Shares Outstanding: 1,867,431 )	187
Additional Paid-in Capital	12,961
Preferred Stock of Subsidiary Held by Parent	50,120
Retained Earnings	67,294
Accumulated Other Comprehensive Income	179
Treasury Common Shares, at cost (3,583 shares)	<u>(271)</u>
Total Stockholders' Equity	130,470
Total Liabilities and Stockholders' Equity	<u>\$ 1,366,117</u>

### Consolidated Operating Highlights

(unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (12 Mo)	
	09/2009	06/2009	09/2008	09/2009	09/2008
Net Income (loss)	(\$4,660)	(\$3,911)	(\$9,467)	(\$20,942)	(\$24,118)
Net Income Per Common Share					
Basic	(\$2.50)	(\$2.09)	(\$5.07)	(\$11.21)	(\$12.92)
Diluted	(\$2.50)	(\$2.09)	(\$5.07)	(\$11.21)	(\$12.92)
Dividends Declared Per Share	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00