

## Guaranty Financial Corp.

### Consolidated Statement of Financial Condition

As of December 31, 2010

(unaudited; Dollars in Thousands)

#### Assets:

Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 154,642
Federal Funds Sold and Other Short Term Investments	229
Total Cash and Cash Equivalents	<u>154,871</u>
Investment Securities Available for Sale	14,286
Investment Securities Held to Maturity	4,017
Loans Held for Sale	134,611
Loans Held for Investment, Net	739,771
Net Loans	<u>874,382</u>
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	72,638
Premises and Equipment, Net	23,483
Mortgage Servicing Rights	12,816
Other Assets	<u>86,898</u>
Total Assets	<u><u>\$ 1,270,526</u></u>

#### Liabilities and Stockholders' Equity:

Deposits	1,098,928
Escrow Funds Due to Investors	31,329
Borrowings	40,000
Accrued Expenses and Other Liabilities	22,858
Minority Interest	2,859
Total Liabilities	<u>1,195,974</u>

#### 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	50,099
Retained Earnings	11,478
Accumulated Other Comprehensive Income	77
Treasury Common Shares, at cost (3,583 shares)	(250)
Total Stockholders' Equity	<u>74,552</u>
Total Liabilities and Stockholders' Equity	<u><u>\$ 1,270,526</u></u>

### Consolidated Operating Highlights

(unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (3 Mo)	
	12/2010	09/2010	12/2009	12/2010	12/2009
Net Income (loss)	(\$1,464)	(\$2,687)	(\$5,187)	(\$1,464)	(\$5,187)
Net Income Per Common Share					
Basic	(\$0.78)	(\$1.44)	(\$2.78)	(\$0.78)	(\$2.78)
Diluted	(\$0.78)	(\$1.44)	(\$2.78)	(\$0.78)	(\$2.78)
Dividends Declared Per Share	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00