

Guaranty Financial Corp.

Consolidated Statement of Financial Condition

As of December 31, 2009

(unaudited; Dollars in Thousands)

Assets:

Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 119,792
Federal Funds Sold and Other Short Term Investments	<u>320</u>
Total Cash and Cash Equivalents	120,112
Investment Securities Available for Sale	12,821
Investment Securities Held to Maturity	2,709
Loans Held for Sale	72,962
Loans Held for Investment, Net	<u>865,885</u>
Net Loans	938,847
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	69,293
Premises and Equipment, Net	27,628
Mortgage Servicing Rights	15,645
Other Assets	<u>105,758</u>
Total Assets	<u>\$ 1,319,948</u>

Liabilities and Stockholders' Equity:

Deposits	1,143,722
Escrow Funds Due to Investors	26,471
Borrowings	25,000
Accrued Expenses and Other Liabilities	25,692
Minority Interest	<u>4,221</u>
Total Liabilities	1,225,106

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	31,775
Accumulated Other Comprehensive Income	70
Treasury Common Shares, at cost (3,583 shares)	<u>(250)</u>
Total Stockholders' Equity	94,842
Total Liabilities and Stockholders' Equity	<u>\$ 1,319,948</u>

Consolidated Operating Highlights

(unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (3 Mo)	
	12/2009	09/2009	12/2008	12/2009	12/2008
Net Income (loss)	(\$5,187)	(\$34,992)	(\$3,849)	(\$5,187)	(\$3,849)
Net Income Per Common Share					
Basic	(\$2.78)	(\$18.74)	(\$2.06)	(\$2.78)	(\$2.06)
Diluted	(\$2.78)	(\$18.74)	(\$2.06)	(\$2.78)	(\$2.06)
Dividends Declared Per Share	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00