

## Guaranty Financial Corp.

### Consolidated Statement of Financial Condition

As of September 30, 2010

(unaudited; Dollars in Thousands)

#### Assets:

Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 164,824
Federal Funds Sold and Other Short Term Investments	221
Total Cash and Cash Equivalents	<u>165,045</u>
Investment Securities Available for Sale	14,305
Investment Securities Held to Maturity	2,345
Loans Held for Sale	157,734
Loans Held for Investment, Net	768,205
Net Loans	<u>925,939</u>
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	71,787
Premises and Equipment, Net	24,239
Mortgage Servicing Rights	12,589
Other Assets	<u>76,204</u>
Total Assets	<u><u>\$ 1,319,588</u></u>

#### Liabilities and Stockholders' Equity:

Deposits	1,109,739
Escrow Funds Due to Investors	56,665
Borrowings	45,000
Accrued Expenses and Other Liabilities	28,864
Minority Interest	3,258
Total Liabilities	<u>1,243,526</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	12,942
Accumulated Other Comprehensive Income	123
Treasury Common Shares, at cost (3,583 shares)	(250)
Total Stockholders' Equity	<u>76,062</u>
Total Liabilities and Stockholders' Equity	<u><u>\$ 1,319,588</u></u>

### Consolidated Operating Highlights

(unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (12 Mo)	
	09/2010	06/2010	09/2009	09/2010	09/2009
Net Income (loss)	(\$2,687)	(\$4,668)	(\$34,992)	(\$24,019)	(\$51,273)
Net Income Per Common Share					
Basic	(\$1.44)	(\$2.50)	(\$18.74)	(\$12.87)	(\$27.46)
Diluted	(\$1.44)	(\$2.50)	(\$18.74)	(\$12.87)	(\$27.46)
Dividends Declared Per Share	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00