

Guaranty Financial Corp.

Consolidated Statement of Financial Condition

As of June 30, 2010

(unaudited; Dollars in Thousands)

Assets:

Cash and Cash Equivalents-	
Cash and Due from Banks	\$ 98,452
Federal Funds Sold and Other Short Term Investments	<u>322</u>
Total Cash and Cash Equivalents	98,774
Investment Securities Available for Sale	14,992
Investment Securities Held to Maturity	1,932
Loans Held for Sale	157,886
Loans Held for Investment, Net	<u>808,303</u>
Net Loans	966,189
Federal Home Loan Bank Stock	27,135
Bank Owned Life Insurance	70,947
Premises and Equipment, Net	25,274
Mortgage Servicing Rights	16,586
Other Assets	<u>89,104</u>
Total Assets	<u><u>\$ 1,310,933</u></u>

Liabilities and Stockholders' Equity:

Deposits	1,146,503
Escrow Funds Due to Investors	33,079
Borrowings	20,000
Accrued Expenses and Other Liabilities	29,409
Minority Interest	<u>3,208</u>
Total Liabilities	1,232,199

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	15,629
Accumulated Other Comprehensive Income	108
Treasury Common Shares, at cost (3,583 shares)	<u>(250)</u>
Total Stockholders' Equity	78,734
Total Liabilities and Stockholders' Equity	<u><u>\$ 1,310,933</u></u>

Consolidated Operating Highlights

(unaudited; Dollars in Thousands except per share data)

	Quarter Ended			Fiscal YTD (9 Mo)	
	06/2010	03/2010	06/2009	06/2010	06/2009
Net Income (loss)	(\$4,668)	(\$11,478)	(\$3,911)	(\$21,333)	(\$16,281)
Net Income Per Common Share					
Basic	(\$2.50)	(\$6.15)	(\$2.09)	(\$11.43)	(\$8.72)
Diluted	(\$2.50)	(\$6.15)	(\$2.09)	(\$11.43)	(\$8.72)
Dividends Declared Per Share	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00