

## CONSOLIDATED BALANCE SHEETS

	December 31	
Dollars in thousands, except per share data	2003	2002
<b>Assets</b>		
Cash and cash equivalents	\$ 115,485	\$ 196,720
Securities classified as trading (\$70.9 million and \$589.6 million pledged as collateral for borrowings at December 31, 2003 and 2002, respectively)	223,632	765,883
Mortgage-backed securities available for sale, amortized cost of \$1.6 billion (\$1.5 billion pledged as collateral for borrowings at December 31, 2003 and 2002)	1,613,974	1,573,210
Loans receivable:		
Loans held for sale		
Prime	2,196,488	1,939,780
Subprime	295,008	213,405
Consumer lot loans	81,752	74,498
Total loans held for sale	2,573,248	2,227,683
Loans held for investment		
SFR mortgage	4,945,439	2,096,517
Consumer construction	1,145,526	875,335
Builder construction	484,397	482,408
HELOC	711,494	312,881
Land and other mortgage	126,044	130,454
Income property	36,285	64,053
Allowance for loan losses	(52,645)	(50,761)
Total loans held for investment	7,396,540	3,910,887
Total loans receivable (\$7.6 billion and \$4.3 billion pledged as collateral for borrowings at December 31, 2003 and 2002, respectively)	9,969,788	6,138,570
Mortgage servicing rights	443,688	300,539
Investment in Federal Home Loan Bank stock, at cost	313,284	155,443
Interest receivable	51,758	47,089
Goodwill and other intangible assets	33,697	34,549
Foreclosed assets	23,677	36,526
Other assets	451,408	325,925
<b>Total assets</b>	<b>\$13,240,391</b>	<b>\$9,574,454</b>
<b>Liabilities and Shareholders' Equity</b>		
<b>Liabilities</b>		
Deposits	\$ 4,350,773	\$3,140,502
Advances from Federal Home Loan Bank	4,934,911	2,721,783
Other borrowings	2,622,094	2,608,534
Other liabilities	315,182	253,670
Total liabilities	12,222,960	8,724,489
<b>Shareholders' Equity</b>		
Preferred stock — authorized, 10,000,000 shares of \$0.01 par value; none issued	—	—
Common stock — authorized, 200,000,000 shares of \$0.01 par value:		
issued 85,914,552 shares (56,760,313 outstanding) at December 31, 2003	859	840
and issued 83,959,547 shares (54,829,486 outstanding) at December 31, 2002	—	—
Additional paid-in-capital	1,043,856	1,007,936
Accumulated other comprehensive loss	(26,454)	(17,747)
Retained earnings	518,408	377,707
Treasury stock, 29,154,239 shares and 29,130,061 shares at December 31, 2003 and 2002, respectively	(519,238)	(518,771)
Total shareholders' equity	1,017,431	849,965
<b>Total liabilities and shareholders' equity</b>	<b>\$13,240,391</b>	<b>\$9,574,454</b>

Please refer to the complete set of financial statements and accompanying notes included in the Company's Annual Report on Form 10-K, Item 8: Financial Statements—Supplementary Data