First General Bank
大通銀行
Your Path to Success 攜手大通 邁向成功

2019 Annual Report

BUILDING THE FUTURE

Your Path to Success 攜手大通 邁向成功

MISSION & VALUES 使命和價值

Our mission is to create value for our shareholders, customers, employees and community.

為股東，客戶，員工和社區創造最高價值。

Creating value for shareholders 為股東創造價值

Creating and maximizing shareholder value is a mission and goal of our Bank. Our strategy is to create value for our shareholders through profitable and sustainable growth. We understand that long-term shareholder value can be maximized only when the Bank is able to create value for our customers, our employees, and our community. We believe we have succeeded in these areas, and we are proud to continue our mission to create and add value for our shareholders, year after year.

創造和實現股東最高獲利是我們銀行的使命。我們通過持續盈利的增長，為股東創造價值。我們相信當銀行能夠為我們的客戶，員工和社會創造最大價值的時候，就是股東的最高價值。我們感恩能夠每年持續的為股東創造最高價值。

Creating value for employees 為員工創造價值

Our employees are our most important assets – Therefore, providing a harmonious and rewarding environment for our employees is also our focus. Over the years, the Bank has greatly invested in training and developing its employees, along with a competitive, merit-based compensation and benefit program. The reward? A team of dedicated, professional employees who share a common goal of the First General Bank family: Creating value for our customers, shareholders, employees, and community.

我們的員工是我們最重要的資產。我們提供一個和諧，成長和獎勵的工作環境，並為員工增進其競爭力及專業發展，最終提高整體服務品質。我們的員工成就了我們銀行的使命:為股東，客戶和社區創造最高價值。

Creating value for customers 為客戶創造價值

Since the Bank's beginning, we understand that we can only compete in the marketplace by creating value for our customers. We accomplish this in several ways: Ensuring that each of our employees understand that the "Customer" is our top priority; understanding each of our customer's unique business needs; and providing responsive, valuable and quality services. Our business exists because of our customers – Going the extra mile for our customers has always been a standard at our Bank.

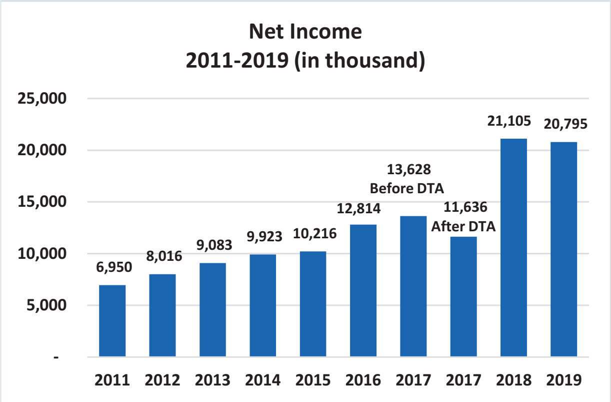
從銀行開幕營運以來，我們的使命就是為客戶創造最高價值。服務「客戶」是我們的首要任務。我們了解客戶的需求，以最迅速專業的服務來滿足客戶。我們永遠會為客戶提供優質，及時和增值的服務來確保客戶能獲得最高價值。

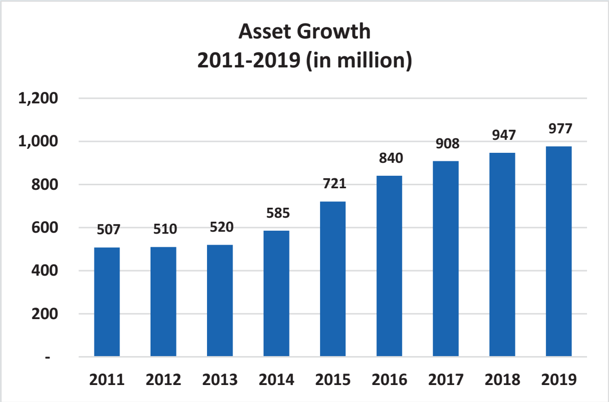
Creating value for our community 為社區創造價值

The Bank's roots lie in the community. We owe much of our success to the community's support – Therefore, we have been committed to its well-being. In addition to providing financial support to numerous community organizations, our Bank's employees have volunteered to serve the community through teaching financial literacy, assisting low-income families with tax returns filing. Through such volunteering opportunities, our Bank has been able to foster a community-focused culture within the organization, and expand our community network.

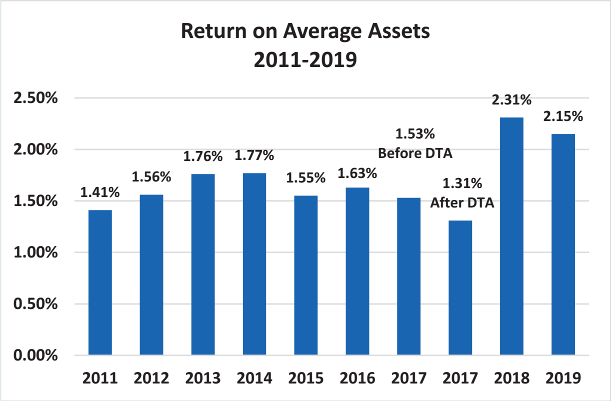
我們創行以來始終秉持著以人為本的基本理念。我們的成功來自於社會各界的支持。因此，我們提供慈善捐款幫助社區組織並鼓勵所有員工積極參與社區服務。創造和實現幸福的社區是我們的最高價值。

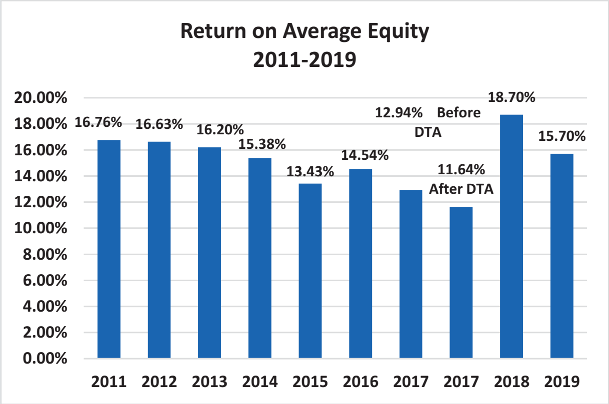
Financial Highlights

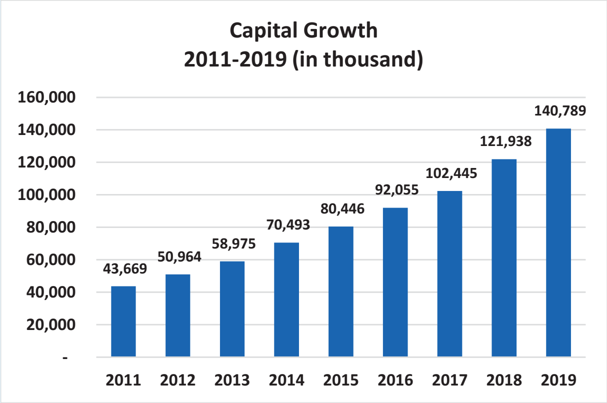


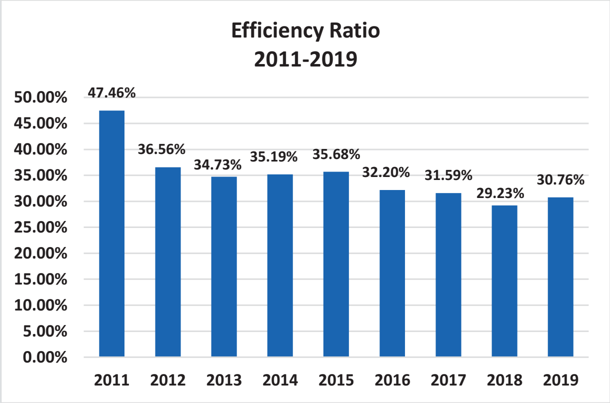


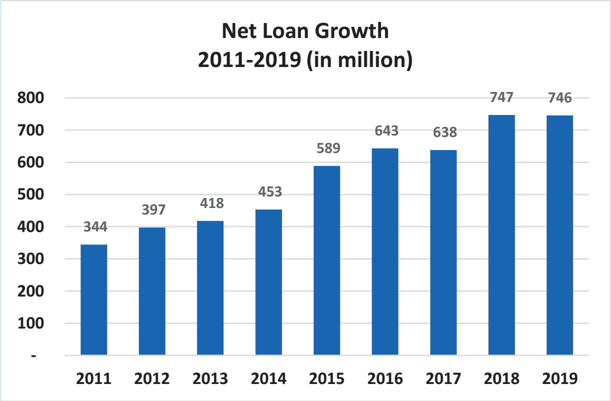
DTA = Deferred Tax Assets/One time $1.992 million yearend DTA write down due to the new Tax Cuts and Jobs Act on Dec. 22, 2017

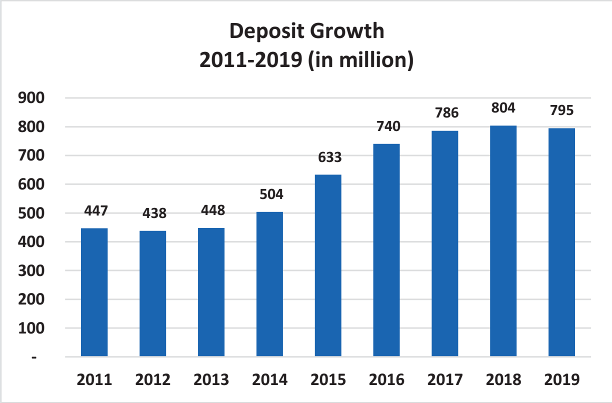












Letter to Shareholders

Dear Shareholders,

As we entered 2019, the industry had a list of concerns and economic uncertainties. The trade war and political tensions between the U.S. and China, and the signs of global economic slowdown had caused us to be proactive, and in some cases, conservative, in our actions. Those concerted efforts paid off – Amid a very challenging environment – including the three interest rate cuts by the Fed in 2019 that had caused some impact on our bottom line, we are pleased to report that 2019 was a year of solid accomplishments.

2019 Financial Performance

Building on the momentum over the past decade, for 2019, our Bank continued to achieve strong levels in many areas:

- Our Net Operating Income before tax was $29.90 million.
- Our After-Tax Net Income of $20.79 million was a decrease of 1.47% over 2018, but exceeded budget by 3.52%.
- Total Assets were $977.32 million, an increase of 3.18% as compared to 2018's $947.19 million.
- Approximately $218 million in new loans were booked.
- Total Gross Loans were $755.8 million, a decrease of 0.19%, as compared to 2018's $757.10 million. Although a continuously strong loan production year, our loan growth was offset by large payoffs, as encountered by the banking industry.
- Credit quality remained excellent. Net charge-off for the year was actually negative. There were no charge offs and a recovery of $76 thousand.
- Total Deposits decreased by approximately 1.10% to $795.2 million, as compared to 2018 as the Bank opted to not competing for high-cost deposits.
- Total Risk-Based Capital was 17.81%. The Bank is "well-capitalized" by all regulatory measurements and definitions.
- Tangible Shareholders' Equity was $139.87 million, a 15.65% increase from 2018.
- Tangible Book Value per share was at $34.92, a 14.24% increase from 2018.
- In 2019, our Board of Directors declared a cash dividend of $0.75 per common share to stockholders, unchanged from 2018.

The Bank's performance ratios continue to compare favorable to those of local, state and national peer banks. For examples: The Bank's Return on Equity (ROE) at 15.70% and Return on Assets at 2.15% were among the highest in the nation. The Bank's efficiency ratio of 30.76% was noteworthy, as compared to the average of 63.98% for banks of similar asset size.

Aside from our financial performance:

- We joined the Promontory Interfinancial Network to offer Certificate of Deposit Account Registry Service (CDARS) and Insured Cash Sweep® service (ICS) to consumer and business customers who prefer "Full FDIC insurance" on their deposit accounts in excess of the maximum FDIC insurance coverage.
- We joined hands with nationally known Elan Financial Services through a referral program to offer consumers and business customers and the public robust credit card programs, broadening our reach to customers with different banking and credit needs.
- Our continued investment in supporting our community development enabled the Bank to continue being certified as a Community Development Financial Institution (CDFI) and receiving a Bank Enterprise Award from the U.S. Department of the Treasury.

Honors and Awards Received

2005 - Founded in Rowland Heights
2008 - Rated as "FIVE STAR Bank" by Bauer Financial
2009 - Rated as "FIVE STAR Bank" by Bauer Financial
2011 - Ranked as "Super Premier Performing Bank" by Findley Reports
2012 - Ranked as "Top Bank" by SNL Financials
Ranked as "Most Profitable Bank" by LA Business Journal
Ranked as "Super Premier Performing Bank" by Findley Reports
2013 - Ranked as "SBA Export Lender of the Year" by SBA
Ranked as "Super Premier Performing Bank" by Findley Reports
2014 - Ranked as "Super Premier Performing Bank" by Findley Reports
2015 - Rated as "FIVE STAR Bank" by Bauer Financial
Ranked as "Super Premier Performing Bank" by Findley Reports
2016 - Rated as "FIVE STAR Bank" by Bauer Financial
Ranked as "Super Premier Performing Bank" by Findley Reports
2017 - Rated as "FIVE STAR Bank" by Bauer Financial
Ranked as "Super Premier Performing Bank" by Findley Reports
Rated "Top Financial Institution" by LA Business Journal
Rated "Top BSA Lender" by Orange County Business Journal
2018 - Rated as "FIVE STAR Bank" by Bauer Financial
Ranked as "Super Premier Performing Bank" by Findley Reports
2019- Rated as "FIVE STAR Bank" by Bauer Financial, and ranked as "Super Premier Performing Bank" by Findley Reports.
Named one of the "100 Top Community Banks" by S&P Global Intelligence

Looking Ahead

2020 is the beginning of a new decade. Yet, 2020 will definitely be remembered in history as a year of unprecedented challenges in many aspects for people all over the world. The outbreak of the coronavirus had caused many countries to lock down. In the U.S., schools, many public facilities and businesses have been closed down, to slow down the spread of the virus. The whole economy was hurt seriously. By March 18, the DOW Index had dropped more than 9,500 points (or 32%) in a month's time. Treasury Secretary Steven Mnuchin warned that the unemployment rate could hit 20%. To respond to the quickly deteriorating economy, in less than two weeks apart, unprecedentedly, the Fed cut its target fed funds rate twice, altogether by 150 basis points. Prediction for GDP loss for the second quarter range from 8% to 24%. At this time, no economists know for sure how bad the situation will be. But it is certain that impact on the banking industry will be drastic.

That is the environment that we are operating in. Despite these unprecedented adversaries, we believe brighter days will eventually come. Meanwhile, as we have been practicing for more than a decade, we will continue to ensure strong control on asset quality, while working with depositors and borrows affected by the pandemic, maximal operational efficiency, and on-going enhancement of customer experience through quality service both in the traditional way and digitally – Performing for Now and Building for the Future.

We will continue to lead and reinforce our Bank's competitiveness by staying focused on what we do best - delivering quality, value-added services to our customers; pursuing sustainable growth strategies, including possible acquisition and establishment of new branches, and contributing to the development of our communities, especially at a difficult time like this.

We want to thank all of our customers, shareholders, directors, and employees for their contributions to our continued growth in 2019.

Jackson Yang
Chairman of the Board

Cliff J. Hsu
President & CEO

致股東函

親愛的股東們：

在2019年，銀行業面臨一連串的挑戰。美中貿易戰和政治緊張，全球經濟放緩，以及年中聯儲會的三度降息等等。面對這些挑戰，我們採取了積極準備，步步為營的策略。執行上，穩紮穩打。所以雖然在2019這個充满困難的環境中，在全體同人的努力下，依然獲得可喜成績。

2019年財務業績持續表現優異

總體而言，大通銀行於2019年在諸多方面表現依然強勁優異：

- 我們的稅前獲利為2,990萬美元。
- 稅後淨利2,079萬美元，雖較2018年下降1.47%，但依然超越預期淨利3.52%。
- 資產總額9.7732億美元,比2018年的9.4719億美元增長了3.18%。
- 新增貸款2.18億美元。
- 貸款總額7.558億美元，較2018年的7.5710億美元下降0.19%。儘管全年新增貸款持續強勁，但整體銀行業普遍受到貸款清償增加的影響。故而貸款增長被還款部分地抵消。
- 信貸質量保持良好。沒有壞賬。反而收回了之前報銷的7.6萬美元。
- 存款總額為7.952億美元。與2018年相比下降了約1.10%。基於成本控制的考量， 銀行選擇不爭取高成本的存款。
- 風險資本率為17.81%。是法定評比的「優質資本銀行」。
- 股東淨值為1.3987億美元，較2018年增長15.65%。
- 股票賬面價格為34.92美元， 較2018年增長14.24%。
- 2019年，我們的董事會通過發配每股0.75美元的現金股息，保持與2018年相等。

大通銀行的營運效率，資產以及股東投資報酬率，在同業之間持續保持領先的地位。2019年資本回報率爲15.70%，資產回報率爲2.15%，是全國獲利率最高的銀行之一。除此之外，銀行的效率比爲30.76%，較同級銀行的63.98%，表現特別卓越。

除此之外:

- 我們加入了Promontory Interfinancial Network，提供給客戶「無限額FDIC保險」的帳戶 - CDARS 和Insured CashSweep® (ICS）服務。
- 我們與全國知名的Elan金融服務公司攜手合作，為消費者和商業客戶提供諸多方便的信用卡計劃，擴大了我們多元的服務。
- 銀行持續投資中低收入社區發展方面的信貸服務,使銀行再次獲得社區發展金融機構（CDFI)的認證，並獲得了美國財政部頒發的銀行企業獎。

大通十四年的成長與榮譽:

2005年	大通銀行於羅蘭崗開幕營運
2008年	BauerFinancial 評選爲最高榮譽之**「五星獎」**
2009年	BauerFinancial 評選爲最高榮譽之**「五星獎」**
2011年	Findley Reports 評選爲**「超級優異營運之銀行」**
2012年	SNL Financials 評選爲**「第一名頂級銀行」** LA Business Journal洛杉磯商業雜誌評選爲**「洛杉磯獲利率最高之銀行」** Findley Reports 評選爲**「超級優異營運之銀行」**
2013年	SBA 評選爲**「中小型企業出口貸款之年度銀行」** Findley Reports 評選爲**「超級優異營運之銀行」**
2014年	American Banker Magazine美國銀行家雜誌評選爲**「超級優異上市銀行」** Findley Reports 評選爲**「超級優異營運之銀行」**
2015年	BauerFinancial評選爲最高榮譽之**「五星獎」** Findley Reports 評選爲**「超級優異營運之銀行」**
2016年	BauerFinancial評選爲最高榮譽之**「五星獎」** Findley Reports 評選爲**「超級優異營運之銀行」**
2017年	BauerFinancial評選爲最高榮譽之**「五星獎」** Findley Reports 評選爲**「超級優異營運之銀行」** LA Business Journal洛杉磯商業雜誌評選爲**「洛杉磯獲利率最高之銀行」** Orange County Business Journal 評選爲**「優等中小型企業貸款銀行」**
2018年	BauerFinancial評選爲最高榮譽之**「五星獎」** Findley Reports 評選爲**「超級優異營運之銀行」**
2019年	BauerFinancial 評選爲最高榮譽之**「五星獎」** Findley Reports 評選爲**「超級優異營運之銀行」** S&P Global Intelligence評為“**100家頂級社區銀行**”之一

展望未來:

2020年是新年代的開始。然而，對於世界各地的人們來說，2020年無疑將是歷史上無可抹滅的一年。冠狀病毒的爆發已導致許多國家「封國」。全美許多學校，公司行號和公共設施也多數關閉隔離，以減緩病毒的傳播。整體經濟受到了嚴重傷害。截至3月18日，道瓊斯工業平均指數在一個月內下跌了9,500點以上（或32%）。財政部長Steven Mnuchin警告說，失業率可能達到20%。為了應對迅速惡化的經濟，相隔不到兩週的時間，美聯儲史無前例地兩次下調了目標聯邦基金利率，共計下調了150個基點。對第二季度GDP損失的預測範圍為8%至24%。目前，沒有經濟學家確切地知道情況將有多嚴重。但是可以肯定的是，對銀行業的影響將是巨大的。
這就是我們所處的環境。儘管面對這些空前的困難，我們相信光明的日子終將到來。在2020年,銀行會繼續強化自身的競爭力，同舟共濟， 幫助受冠狀病毒影響的客戶，爲在困境中社區的經濟發展和福祉做出貢獻。銀行將秉持一貫穩定而紮實的營運政策方針應對挑戰。我們將繼續確保對資產質量的嚴格控制，謀求最高的運營效率以及努力不懈的爲客户提供更優質的服務，爲股東們創造價值，並追求可持續發展的戰略，包括併購，設立新分行等，積極拓展業務範圍，提供全方位的服務。成就當下， 建設未來。

對於銀行2019年的營運和獲利成果，我們要感謝客戶長期的支持，股東，董事，和全體員工的努力貢獻。

董事長
楊信

總裁/執行長
徐仁貴

CONTENTS

EideBailly

CPAs & BUSINESS ADVISORS

Independent Auditor's Report

To the Board of Directors and Shareholders of
First General Bank
Rowland Heights, California

Report on the Financial Statements

We have audited the accompanying financial statements of First General Bank, which comprise the statements of financial condition as of December 31, 2019, and the related statements of income, comprehensive income, changes in shareholders' equity, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of First General Bank as of December 31, 2019, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter
The financial statements of First General Bank as of and for the year ended December 31, 2018, were audited by Vavrinek, Trine, Day & Co. LLP, who joined Eide Bailly LLP on July 22, 2019, and whose report dated March 15, 2019, expressed an unmodified opinion on those statements.

Eide Bailly LLP

Laguna Hills, California
March 16, 2020

FIRST GENERAL BANK

STATEMENTS OF FINANCIAL CONDITION
DECEMBER 31, 2019 AND 2018

ASSETS

	2019	2018
Cash and Due from Banks	$ 23,199,903	$ 39,224,422
Federal Funds Sold	170,000,000	129,000,000
TOTAL CASH AND CASH EQUIVALENTS	193,199,903	168,224,422
Interest-Bearing Deposits in Other Banks	494,000	743,000
Securities Available for Sale	3,346,734	3,012,629
Securities Held to Maturity (Fair Value of $ 4,180,540 at 2019 and $4,467,352 at 2018)	4,187,186	4,655,981
Loans:		
Real Estate	692,715,263	683,443,855
Commercial	61,994,196	72,331,823
TOTAL LOANS	754,709,459	755,775,678
Net Deferred Loan (Fees) Costs	(569,147)	(441,341)
Unaccreted Discount on Acquired Loans	(388,487)	(587,886)
Allowance for Loan Losses	(8,223,685)	(7,772,561)
NET LOANS	745,528,140	746,973,889
Premises and Equipment	2,419,059	2,129,878
Right of Use ("ROU") Asset	6,955,941	-
Federal Home Loan Bank Stock, at cost	3,885,700	3,418,400
Bank Owned Life Insurance ("BOLI")	6,080,439	5,933,199
Deferred Income Taxes	4,915,730	4,425,045
Core Deposit Intangible	19,200	34,700
Goodwill	248,671	248,671
Accrued Interest and Other Assets	5,752,989	7,385,584
TOTAL ASSETS	$ 977,033,692	$ 947,185,399

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

STATEMENTS OF FINANCIAL CONDITION
DECEMBER 31, 2019 AND 2018

LIABILITIES AND SHAREHOLDERS' EQUITY

	2019	2018
Deposits:		
Noninterest-Bearing Demand	$ 114,079,957	$ 115,470,641
Savings, NOW and Money Market Accounts	178,477,656	206,789,391
Time Deposits	502,633,467	481,777,775
TOTAL DEPOSITS	795,191,080	804,037,807
FHLB Advance	22,000,000	10,000,000
Operating Lease Liability	7,387,695	-
Accrued Interest and Other Liabilities	11,666,236	11,209,944
TOTAL LIABILITIES	836,245,011	825,247,750
Commitments and Contingencies - Notes E and L	-	-
Shareholders' Equity:		
Preferred Stock - 10,000,000 Shares Authorized, No Par Value; No Shares Issued and Outstanding	-	-
Common Stock - 10,000,000 Shares Authorized, No Par Value; Shares Issued and Outstanding of 4,005,302 at 2019 and 3,956,500 at 2018	43,915,157	43,009,167
Additional Paid-in-Capital	1,859,609	1,732,648
Retained Earnings	94,967,670	77,176,882
Accumulated Other Comprehensive Income - Unrealized Gain on Available-for-Sale Securities, Net of Taxes of $19,407 at 2019 and $7,953 at 2018	46,245	18,952
TOTAL SHAREHOLDERS' EQUITY	140,788,681	121,937,649
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	$ 977,033,692	$ 947,185,399

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
INTEREST INCOME		
Interest and Fees on Loans	$ 49,366,498	$ 45,409,994
Interest on Investment Securities	215,702	146,555
Interest on Federal Funds Sold and Other	4,639,709	4,187,615
TOTAL INTEREST INCOME	54,221,909	49,744,164
INTEREST EXPENSE		
Interest on Savings, NOW and Money Market Accounts	1,096,012	1,083,829
Interest on Time Deposits	11,697,457	7,338,701
Interest on Other Borrowings	141,602	4,882
TOTAL INTEREST EXPENSE	12,935,071	8,427,412
NET INTEREST INCOME	41,286,838	41,316,752
Provision for Loan Losses	375,000	650,000
NET INTEREST INCOME AFTER PROVISION FOR LOAN LOSSES	40,911,838	40,666,752
NONINTEREST INCOME		
Service Charges and Fees on Deposits	361,205	385,881
Other Charges and Fees	1,119,860	1,079,318
Earnings on BOLI	147,240	140,881
Gain on Sale of Loans	336,650	213,104
	1,964,955	1,819,184
NONINTEREST EXPENSE		
Salaries and Employee Benefits	7,636,169	7,336,400
Occupancy and Equipment Expenses	1,880,057	1,612,430
Other Expenses	3,837,109	3,665,375
	13,353,335	12,614,205
INCOME BEFORE INCOME TAXES	29,523,458	29,871,731
Income Tax Expense	8,728,694	8,766,764
NET INCOME	$ 20,794,764	$ 21,104,967

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
Net Income	$ 20,794,764	$ 21,104,967
OTHER COMPREHENSIVE INCOME (LOSS):		
Unrealized Gains and Losses on Securities Available for Sale:		
Changes in Unrealized Gains (Losses)	38,747	3,958
	38,747	3,958
Related Income Tax Effect:		
Changes in Unrealized Gains (Losses)	(11,454)	2,373
	(11,454)	2,373
OTHER COMPREHENSIVE INCOME	27,293	6,331
TOTAL COMPREHENSIVE INCOME	$ 20,822,057	$ 21,111,298

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	Common Stock		Additional		Accumulated Other	
	Number of Shares	Amount	Paid-in Capital	Retained Earnings	Comprehensive Income/(Loss)	Total
Balance at January 1, 2018	3,868,695	$ 41,639,590	$ 1,753,046	$ 59,039,290	$ 12,621	$ 102,444,547
Net Income				21,104,967		21,104,967
Stock-Based Compensation			266,262			266,262
Exercise of Stock Options	87,805	1,369,577	(286,660)			1,082,917
Dividends Declared				(2,967,375)		(2,967,375)
Other Comprehensive Income, Net of Taxes					6,331	6,331
Balance at December 31, 2018	3,956,500	43,009,167	1,732,648	77,176,882	18,952	121,937,649
Net Income				20,794,764		20,794,764
Stock-Based Compensation			294,104			294,104
Exercise of Stock Options	48,802	905,990	(167,143)			738,847
Dividends Declared				(3,003,976)		(3,003,976)
Other Comprehensive Income, Net of Taxes					27,293	27,293
Balance at December 31, 2019	4,005,302	$ 43,915,157	$ 1,859,609	$ 94,967,670	$ 46,245	$ 140,788,681

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

		2019		2018
OPERATING ACTIVITIES				
Net Income	$	20,794,764	$	21,104,967
Adjustments to Reconcile Net Income to Net Cash				
From Operating Activities:				
Depreciation, Amortization and Accretion, Net		130,982		199,842
Provision for Loan Losses		375,000		650,000
Stock-Based Compensation		294,103		266,262
Gain on Sale of Loans		(336,650)		(213,104)
Earnings on BOLI		(147,240)		(140,881)
Deferred Income Tax (Benefit)/Expense		(502,139)		36,016
Change in Accrued Interest and Other Assets		1,683,776		(812,586)
Change in Accrued Interest and Other Liabilities		851,444		1,754,467
NET CASH FROM OPERATIONS		23,144,040		22,844,983
INVESTING ACTIVITIES				
Net Change in Interest-Bearing Deposits in Other Banks		249,000		498,000
Purchase of Available-for-Sale Securities		(1,243,728)		(2,739,765)
Maturity/Principal Paydowns of Held to Maturity		444,499		621,510
Maturity/Principal Paydowns of Available-for-Sale Securities		969,064		94,039
Net Change in Federal Home Loan Bank and Other Stock		(467,300)		-
Net Increase in Loans		(7,915,395)		(113,214,185)
Proceeds from Loan Sales		9,514,443		3,694,865
Proceeds from Sale of OREO		-		(300,000)
Purchases of Premises and Equipment		(643,888)		(332,406)
NET CASH FROM INVESTING ACTIVITIES		906,695		(111,677,942)
FINANCING ACTIVITIES				
Net Decrease in Demand Deposits and Savings Accounts		(29,702,419)		(40,393,295)
Net Increase in Time Deposits		20,855,693		58,847,598
Net Change in Short-Term FHLB Advances		2,000,000		(1,000,000)
Proceeds from Long-Term FHLB Advances		10,000,000		-
Dividends Paid		(2,967,375)		(2,321,217)
Proceeds from Exercise of Stock Options, Including Tax Benefit		738,847		1,082,917
NET CASH FROM FINANCING ACTIVITIES		924,746		16,216,003
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		24,975,481		(72,616,956)
Cash and Cash Equivalents at Beginning of Year		168,224,422		240,841,378
CASH AND CASH EQUIVALENTS AT END OF YEAR	$	193,199,903	$	168,224,422
Supplemental Disclosures of Cash Flow Information:				
Interest Paid	$	12,850,556	$	8,294,856
Taxes Paid	$	9,530,000	$	8,260,000
ROU Asset Obtained in Exchange for Operating Lease Obiligations	$	7,629,727	$	-

The accompanying notes are an integral part of these financial statements.

FIRST GENERAL BANK

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations and FDIC Part 350.4 Statement

The Bank has been incorporated in the State of California and organized as a single operating segment that operates five full-service branches in Rowland Heights, Arcadia, San Gabriel, Irvine, and Cerritos, California. The Bank's primary source of revenue is providing loans to customers, who are predominately small and middle-market businesses and individuals. These financial statements have not been reviewed, or confirmed for accuracy or relevance, by the Federal Deposit Insurance Corporation ("FDIC"). The Bank is considered a public business entity.

Subsequent Events

The Bank has evaluated subsequent events for recognition and disclosure through March 16, 2020 which is the date the financial statements were available to be issued.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. A material estimate that is particularly susceptible to significant change in the near term is the determination of the allowance for loan losses.

Cash and Cash Equivalents

For purposes of reporting cash flows, cash and cash equivalents include cash, due from banks, Federal funds sold and term Federal funds sold with original maturities of less than 90 days.

Cash and Due From Banks

Banking regulations require that banks maintain a percentage of their deposits as reserves in cash or on deposit with the Federal Reserve Bank. The Bank was in compliance with all reserve requirements as of December 31, 2019.

The Bank maintains amounts due from banks, which may exceed federally insured limits. The Bank has not experienced any losses in such accounts.

Interest-Bearing Deposits in Other Banks

Interest-bearing deposits in other banks mature within one year and are carried at cost.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Debt Securities

Debt securities are classified in three categories and accounted for as follows: debt securities that the Bank has the positive intent and ability to hold to maturity are classified as held-to-maturity and are measured at amortized cost; debt securities bought and held principally for the purpose of selling in the near term are classified as trading securities and are measured at fair value, with unrealized gains and losses included in earnings; debt securities not classified as either held-to-maturity or trading securities are deemed as available-for-sale and are measured at fair value, with unrealized gains and losses, net of applicable taxes, reported in a separate component of shareholders' equity. Gains or losses on sales of debt securities are determined on the specific identification method. Premiums and discounts are amortized or accreted using the interest method over the expected lives of the related securities.

Management evaluates securities for other-than-temporary impairment ("OTTI") on at least a quarterly basis, and more frequently when economic or market conditions warrant such an evaluation. For securities in an unrealized loss position, management considers the extent and duration of the unrealized loss, and the financial condition and near-term prospects of the issuer. Management also assesses whether it intends to sell, or it is more likely than not that it will be required to sell, a security in an unrealized loss position before recovery of its amortized cost basis. If either of the criteria regarding intent or requirement to sell is met, the entire difference between amortized cost and fair value is recognized as impairment through earnings. For debt securities that do not meet the aforementioned criteria, the amount of impairment is split into two components as follows; OTTI related to credit loss, which must be recognized in the income statement and; OTTI related to other factors, which is recognized in other comprehensive income. The credit loss is defined as the difference between the present value of the cash flows expected to be collected and the amortized cost basis.

Loans

Loans receivable that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are reported at their outstanding unpaid principal balances reduced by any charge-offs or specific valuation accounts and net of any deferred fees or costs on originated loans, or unamortized premiums or discounts on purchased loans. Loan origination fees and certain direct origination costs are capitalized and recognized as an adjustment of the yield of the related loan. Premiums and discounts on loans purchased are grouped by type and certain common risk characteristics and amortized or accreted as an adjustment of yield over the weighted-average remaining contractual lives of each group of loans, adjusted for prepayments when applicable, using methodologies which approximate the interest method.

Loans on which the accrual of interest has been discontinued are designated as nonaccrual loans. The accrual of interest on loans is discontinued when principal or interest is past due 90 days based on the contractual terms of the loan or when, in the opinion of management, there is reasonable doubt as to collectibility. When loans are placed on nonaccrual status, all interest previously accrued but not collected is reversed against current period interest income. Income on nonaccrual loans is subsequently recognized only to the extent that cash is received and the loan's principal balance is deemed collectible. Interest accruals are resumed on such loans only when they are brought current with respect to interest and principal and when, in the judgment of management, the loans are estimated to be fully collectible as to all principal and interest.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Allowance for Loan Losses

The allowance for loan losses is a valuation allowance for probable incurred credit losses. Loan losses are charged against the allowance when management believes the uncollectibility of a loan balance is confirmed. Subsequent recoveries, if any, are credited to the allowance. Management estimates the allowance balance required using past loan loss experience, the nature and volume of the portfolio, information about specific borrower situations and estimated collateral values, economic conditions, and other factors. Allocations of the allowance may be made for specific loans, but the entire allowance is available for any loan that, in management's judgment, should be charged off. Amounts are charged-off when available information confirms that specific loans or portions thereof, are uncollectible. This methodology for determining charge-offs is consistently applied to each segment.

The Bank determines a separate allowance for each portfolio segment. The allowance consists of specific and general reserves. Specific reserves relate to loans that are individually classified as impaired. A loan is impaired when, based on current information and events, it is probable that the Bank will be unable to collect all amounts due according to the contractual terms of the loan agreement. Factors considered in determining impairment include payment status, collateral value and the probability of collecting all amounts when due. Measurement of impairment is based on the expected future cash flows of an impaired loan, which are to be discounted at the loan's effective interest rate, or measured by reference to an observable market value, if one exists, or the fair value of the collateral for a collateral-dependent loan. The Bank selects the measurement method on a loan-by-loan basis except that collateral-dependent loans for which foreclosure is probable are measured at the fair value of the collateral.

The Bank recognizes interest income on impaired loans based on its existing methods of recognizing interest income on nonaccrual loans. Loans, for which the terms have been modified resulting in a concession, and for which the borrower is experiencing financial difficulties, are considered troubled debt restructurings and classified as impaired with measurement of impairment as described above.

If a loan is impaired, a portion of the allowance is allocated so that the loan is reported, net, at the present value of estimated future cash flows using the loan's existing rate or at the fair value of collateral if repayment is expected solely from the collateral. Smaller balance, homogeneous loans are collectively evaluated for impairment.

General reserves cover non-impaired loans and are based on a combination of peer and historical loss rates for each portfolio segment, adjusted for the effects of qualitative or environmental factors that are likely to cause estimated credit losses as of the evaluation date to differ from the portfolio segment's historical loss experience. Qualitative factors include consideration of the following: changes in lending policies and procedures; changes in economic conditions, changes in the nature and volume of the portfolio; changes in the experience, ability and depth of lending management and other relevant staff; changes in the volume and severity of past due, nonaccrual and other adversely graded loans; changes in the loan review system; changes in the value of the underlying collateral for collateral-dependent loans; concentrations of credit and the effect of other external factors such as competition and legal and regulatory requirements.

Portfolio segments identified by the Bank include real estate and commercial loans. Relevant risk characteristics for these portfolio segments generally include debt service coverage, loan-to-value ratios, and financial performance.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Certain Acquired Loans

As part of business acquisitions, the Bank acquired certain loans that have shown evidence of credit deterioration since origination. These acquired loans are recorded at the allocated fair value, such that there is no carryover of the seller's allowance for loan losses. Such acquired loans are accounted for individually. The Bank estimates the amount and timing of expected cash flows for each purchased loan, and the expected cash flows in excess of the allocated fair value is recorded as interest income over the remaining life of the loan (accretable yield). The excess of the loan's contractual principal and interest over expected cash flows is not recorded (non-accretable difference). Over the life of the loan, expected cash flows continue to be estimated. If the present value of expected cash flows is less than the carrying amount, a loss is recorded through the allowance for loan losses. If the present value of expected cash flows is greater than the carrying amount, it is recognized as part of future interest income.

Allowance for Credit Losses on Off-Balance Sheet Credit Exposures

The Bank also maintains a separate allowance for off-balance sheet commitments. Management estimates anticipated losses using historical data and utilization assumptions. The allowance for off-balance sheet commitments totaled $80,000 at December 31, 2019 and $80,000 at December 31, 2018, and is included in other liabilities on the balance sheet.

Bank Owned Life Insurance

Bank owned life insurance is recorded at the amount that can be realized under insurance contracts at the date of the statement of financial condition, which is the cash surrender value adjusted for other charges or other amounts due that are probable at settlement.

Other Real Estate Owned

Real estate acquired by foreclosure or deed in lieu of foreclosure is recorded at fair value at the date of foreclosure, establishing a new cost basis by a charge to the allowance for loan losses, if necessary. Other real estate owned is carried at the lower of the Bank's carrying value of the property or its fair value, less estimated carrying costs and costs of disposition. Fair value is based on current appraisals less estimated selling costs. Any subsequent write-downs are charged against operating expenses and recognized as a valuation allowance. Operating expenses of such properties, net of related income, and gains and losses on their disposition are included in other operating expenses.

Premises and Equipment

Premises and equipment are carried at cost less accumulated depreciation and amortization. Depreciation is computed using the straight-line method over the estimated useful lives, which ranges from three to ten years for furniture, equipment, and computer equipment. Leasehold improvements are amortized using the straight-line method over the estimated useful lives of the improvements or the remaining lease term, whichever is shorter. Expenditures for betterments or major repairs are capitalized and those for ordinary repairs and maintenance are charged to operations as incurred.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Leases

The Bank determines if an arrangement contains a lease at contract inception and recognize right-of-use ("ROU") assets and operating lease liabilities based on the present value of lease payments over the lease term. While operating leases may include options to extend the term, the Bank does not take into account the options in calculating the ROU asset and lease liability unless it is reasonably certain such options will be reasonably exercised. The present value of lease payments is determined based on the Bank's incremental borrowing rate and other information available at lease commencement. Leases with an initial term of 12 months or less are not recorded in the statements of financial condition. Lease expense is recognized on a straight-line basis over the lease term. The Bank has elected to account for lease agreements with lease and non-lease components as a single lease component. Refer to - Accounting Standards Adopted in 2019 and Note E *Leases* for further discussion on the Bank's leasing arrangements and related accounting.

Goodwill and Other Intangible Assets

Goodwill is generally determined as the excess of the fair value of the consideration transferred, plus the fair value of any noncontrolling interests in the acquire, over the fair value of the net assets acquired and liabilities assumed as of the acquisition date. Goodwill and intangible assets acquired in a purchase business combination and determined to have an indefinite useful life are not amortized, but tested for impairment at least annually. The Bank has selected December 31 as the date to perform the annual impairment test. Intangible assets with definite useful lives are amortized over their estimated useful lives to their estimated residual values. Goodwill is the only intangible asset with an indefinite life on the balance sheet.

Other intangible assets consist of core deposit intangible assets arising from whole bank acquisitions. They are initially measured at fair value and then are amortized on an accelerated method over their estimated useful lives, which range from 7 to 10 years.

Federal Home Loan Bank ("FHLB") Stock

The Bank is a member of the FHLB system. Members are required to own a certain amount of stock based on the level of borrowings and other factors, and may invest in additional amounts. FHLB stock is carried at cost, classified as a restricted security, and periodically evaluated for impairment based on the ultimate recovery of par value. Both cash and stock dividends are reported as income. The Bank's investment in FHLB stock was $3,885,700 and $3,418,400 at December 31, 2019 and 2018, respectively.

Pursuant to the adoption of ASU 2016-01 on January 1, 2018, the Bank elected the measurement alternative for measuring equity securities without readily determinable fair values at cost less impairment, plus or minus observable price changes in orderly transactions. No adjustments were required.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Loss Contingencies

Loss contingencies, including claims and legal actions arising in the ordinary course of business, are recorded as liabilities when the likelihood of loss is probable and an amount or range of loss can be reasonable estimated. Management does not believe there now are such matters that will have a material effect on the financial statements.

Revenue Recognition – Noninterest Income

The Bank adopted the provisions of ASU No. 2014-09, Revenue from Contracts with Customers (Topic 606), on January 1, 2018 and all subsequent ASUs that modified Topic 606. The Bank recognizes revenue as it is earned and noted no impact to its revenue recognition policies as a result of the adoption of ASU 2014-09. All of the Bank's revenue from contracts with customers within the scope of ASC 606 is recognized in non-interest income.

In accordance with Topic 606, revenues are recognized when control of promised goods or services is transferred to customers in an amount that reflects the consideration the Bank expects to be entitled to in exchange for those goods or services. To determine revenue recognition for arrangements that an entity determines are within the scope of Topic 606, the Bank performs the following five steps: (i) identify the contract(s) with a customer; (ii) identify the performance obligation in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligation in the contract; and (v) recognize revenue when (or as) the Bank satisfies a performance obligation. The Bank only applies the five-step model to contracts when it is probable that the entity will collect the consideration it is entitled to in exchange for the goods or services it transfers to the customer. At contract inception, once the contract is determined to be within the scope of Topic 606, the Bank assesses the goods or services that are promised within each contract and identifies those that contain performance obligation, and assesses whether each promised good or service is distinct. The Bank then recognizes as revenue the amount of the transaction price that is allocated to the respective performance obligation when (or as) the performance obligation is satisfied.

The following is a discussion of key revenues within the scope of the new revenue guidance.

Service Charges and Fees on Deposit Accounts

The Bank earns fees from its deposit customers for account maintenance, transaction-based and overdraft services. Account maintenance fees consist primarily of account fees and analyzed account fees charged on deposit accounts on a monthly basis. The performance obligation is satisfied and the fees are recognized on a monthly basis as the service period is completed. Transaction-based fees on deposits accounts are charged to deposit customers for specific services provided to the customer, such as non-sufficient funds fees, overdraft fees, and wire fees. The performance obligation is completed as the transaction occurs and the fees are recognized at the time each specific service is provided to the customer.

Advertising Costs

The Bank's expenses in advertising was $70,084 and $45,304 at December 31, 2019 and 2018, respectively.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Stock-Based Compensation

The Bank recognizes the cost of employee services received in exchange for awards of stock options, or other equity instruments, based on the grant-date fair value of those awards. This cost is recognized over the period which an employee is required to provide services in exchange for the award, generally the vesting period.

Compensation cost is recognized over the required service period, generally defined as the vesting period, on s straight-line basis. The Bank has elected to account for forfeitures of stock-based awards as they occur. Excess tax benefits and tax deficiencies relating to stock-based compensation are recorded as income tax expense or benefit in the income statement when incurred.

Note N for additional information on the Bank's stock option plan.

Income Taxes

Deferred income taxes are computed using the asset and liability method, which recognizes a liability or asset representing the tax effects, based on current tax law, of future deductible or taxable amounts attributable to events that have been recognized in the financial statements. A valuation allowance is established to reduce the deferred tax asset to the level at which it is "more likely than not" that the tax asset or benefits will be realized. Realization of tax benefits of deductible temporary differences and operating loss carryforwards depends on having sufficient taxable income of an appropriate character within the carryforward periods.

The Bank has adopted guidance issued by the Financial Accounting Standards Board ("FASB") that clarifies the accounting for uncertainty in tax positions taken or expected to be taken on a tax return and provides that the tax effects from an uncertain tax position can be recognized in the financial statements only if, based on its merits, the position is more likely than not to be sustained on audit by taxing authorities. Interest and penalties related to uncertain tax positions are recorded as part of income tax expense.

Comprehensive Income

The change in unrealized gains and losses on available-for-sale securities is the only component of accumulated other comprehensive income for the Bank.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Financial Instruments

In the ordinary course of business, the Bank has entered into off-balance sheet financial instruments consisting of commitments to extend credit, commercial letters of credit, and standby letters of credit as described in Note L. Such financial instruments are recorded in the financial statements when they are funded or related fees are incurred or received.

Fair Value Measurement

Fair value is the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. Current accounting guidance establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs when measuring fair value. The guidance describes three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Significant other observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3: Significant unobservable inputs that reflect a Bank's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

See Note O for more information and disclosures relating to the Bank's fair value measurements.

Transfers of Financial Assets

Transfers of financial assets are accounted for as sales, when control over the assets has been relinquished. Control over transferred assets is deemed to be surrendered when the assets have been isolated from the Bank, the transferee obtains the right (free of conditions that constrain it from taking advantage of that right) to pledge or exchange the transferred assets, and the Bank does not maintain effective control over the transferred assets through an agreement to repurchase them before their maturity.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Loan Sales and Servicing of Financial Assets

The Bank originates SBA loans that may be sold in the secondary market. Servicing rights are recognized separately when they are acquired through sale of loans. Servicing rights are initially recorded at fair value with the income statement effect recorded in gain on sale of loans. Fair value is based on a valuation model that calculates the present value of estimated future cash flows from the servicing assets. The valuation model uses assumptions that market participants would use in estimating cash flows from servicing assets, such as the cost to service, discount rates and prepayment speeds. The Bank compares the valuation model inputs and results to published industry data in order to validate the model results and assumptions. Servicing assets are subsequently measured using the amortization method which requires servicing rights to be amortized into noninterest income in proportion to, and over the period of, the estimated future net servicing income of the underlying loans.

Management periodically evaluates servicing assets for impairment, utilizing a fair value approach. Fair value is determined using prices for similar assets with similar characteristics, when available, or based upon discounted cash flows using market based assumptions. A valuation allowance is recorded where the fair value is below the carrying amount of the asset. If the Bank later determines that all or a portion of the impairment no longer exists for a particular grouping, a reduction of the allowance may be recorded as an increase in income. The fair values of servicing rights are subject to significant fluctuations as a result of changes in estimated and actual prepayments speeds and changes in the discount rates. The balance of servicing assets was $608,904 and $692,461 at December 31, 2019 and December 31, 2018, respectively, which are included within the accrued interest and other assets account on the statement of financial condition.

Servicing fee income which is reported on the income statement as service charges, fees and other is recorded for fees earned for servicing loans. The fees are based on a contractual percentage of the outstanding principal and recorded as income when earned. The amortization of servicing rights and changes in the valuation allowance are netted against loan servicing income.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Recently Adopted Accounting Pronouncements

The Bank adopted ASU 2016-02, *Leases (Topic 842)* and ASU 2018-11, *Leases (Topic 842): Targeted Improvements,* referred to herein as Topic 842, effective January 1, 2019. The new guidance establishes the principles to report transparent and economically neutral information about the assets and liabilities that arise from leases. Entities are required to recognize ROU assets and lease liabilities that arise from leases in the balance sheets and to disclose qualitative and quantitative information about lease transactions, such as information about variable lease payments and options to renew and terminate leases. Under the amendments in ASU 2018-11, entities may elect not to recast the comparative periods presented when transitioning to the new leasing standard.

Upon adoption, the Bank elected to use the modified retrospective transition approach and recorded ROU assets of $7.6 million and $7.9 million of operating lease liabilities at the date of adoption with no adjustment to opening equity. The Bank elected to apply the package of practical expedients which permits entities to not reassess: (i) whether any expired or existing contracts contain a lease; (ii) lease classification for any expired or existing leases; and (iii) whether initial direct costs for any existing leases qualify for capitalization under the amended guidance. The Bank also elected not to include short-term leases (leases with initial terms of twelve months or less) on the statements of financial condition.

Recent Accounting Guidance Not Yet Effective

In June 2016, the FASB issued ASU No. 2016-13, *Measurement of Credit Losses on Financial Instruments (Topic 326).* This ASU significantly changes how entities will measure credit losses for most financial assets and certain other instruments that aren't measured at fair value through net income. In issuing the standard, the FASB is responding to criticism that today's guidance delays recognition of credit losses. The standard will replace today's "incurred loss" approach with an "expected loss" model. The new model, referred to as the current expected credit loss ("CECL") model, will apply to: (1) financial assets subject to credit losses and measured at amortized cost, and (2) certain off-balance sheet credit exposures. This includes, but is not limited to, loans, leases, held-to-maturity securities, loan commitments, and financial guarantees. The CECL model does not apply to available-for-sale ("AFS") debt securities. ASU 2016-13 also expands the disclosure requirements regarding an entity's assumptions, models, and methods for estimating the allowance for loan and lease losses. In addition, public business entities will need to disclose the amortized cost balance for each class of financial asset by credit quality indicator, disaggregated by the year of origination. ASU No. 2016-13 is effective for interim and annual reporting periods beginning after December 15, 2022 for all entities, other than SEC filers that do not qualify as a Smaller Reporting Company as defined by the SEC. Entities will apply the standard's provisions as a cumulative-effect adjustment to retained earnings as of the beginning of the first reporting period in which the guidance is effective (i.e., modified retrospective approach). The Bank is currently evaluating the provisions of ASU No. 2016-13 for potential impact on its financial statements and disclosures.

In August 2018, the FASB issued ASU No. 2018-13, *"Disclosure Framework - Changes to the Disclosure Requirements for Fair Value Measurement."* This ASU eliminates, adds and modifies certain disclosure requirements for fair value measurements. Among the changes, entities will no longer be required to disclose the amount of and reasons for transfers between Level 1 and Level 2 of the fair value hierarchy, but will be required to disclose the range and weighted average used to develop significant unobservable inputs for Level 3 fair value measurements. ASU No. 2018-13 is effective for all entities for interim and annual reporting periods beginning after December 15, 2019. Early adoption is permitted. As ASU No. 2018-13 only revises disclosure requirements, it will not have a material impact on the Bank's financial statements.

FIRST GENERAL BANK

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018

NOTE B - DEBT SECURITIES

Debt securities have been classified in the balance sheets according to management's intent. The amortized cost of securities and their approximate fair values at December 31 were as follows:

December 31, 2019 Available-for-Sale:	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
Mortgage-Backed Securities:				
Agency	$ 3,255,247	$ 73,835	$ (10,259)	$ 3,318,823
Collateralized Mortgage Obligations:				
Agency	25,835	2,076	-	27,911
	$ 3,281,082	$ 75,911	$ (10,259)	$ 3,346,734
Held-to-Maturity:				
Mortgage-Backed Securities:				
Agency	$ 4,187,186	$ 20,338	$ (26,984)	$ 4,180,540
December 31, 2018				
Available-for-Sale:				
Mortgage-Backed Securities:				
Agency	$ 2,957,005	$ 31,581	$ (6,761)	$ 2,981,825
Collateralized Mortgage Obligations:				
Agency	28,719	2,085	-	30,804
	$ 2,985,724	$ 33,666	$ (6,761)	$ 3,012,629
Held-to-Maturity:				
Mortgage-Backed Securities:				
Agency	$ 4,655,981	$ -	$ (188,629)	$ 4,467,352

The carrying value of debt securities pledged for borrowings and for other purposes as required or permitted by law was approximately $212,000 at December 31, 2019 and $254,000 at December 31, 2018.

The Bank did not sell debt securities during 2019 or 2018.

NOTE B - DEBT SECURITIES - Continued

The amortized cost and estimated fair value of all debt securities available for sale and held to maturity at December 31, 2019, by expected maturities are shown below. Expected maturities may differ from contractual maturities because borrowers may have the right to call or prepay obligations with or without call or prepayment penalties.

	Available-for-Sale		Held-To-Maturity	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value
Due Before Ten Years	$ 84,282	$ 90,615	$ 1,302,494	$ 1,306,846
Due After Ten Years	3,196,800	3,256,119	2,884,692	2,873,694
	$ 3,281,082	$ 3,346,734	$ 4,187,186	$ 4,180,540

As of December 31, unrealized losses and fair value, aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position, are summarized as follows:

	Less than Twelve Months		Over Twelve Months		Total	
December 31, 2019: Available-for-sale:	Unrealized Losses	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses	Fair Value
Mortgage-Backed Securities:						
Agency	$ (10,259)	$ 1,257,491	$ -	$ -	$ (10,259)	$1,257,491
Held-to-Maturity:						
Mortgage-Backed Securities:						
Agency	$ -	$ -	$ (26,984)	$2,601,834	$ (26,984)	$2,601,834
December 31, 2018: Available-for-sale:						
Mortgage-Backed Securities:						
Agency	$ (6,761)	$ 1,208,918	$ -	$ -	$ (6,761)	$1,208,918
Held-to-Maturity:						
Mortgage-Backed Securities:						
Agency	$ -	$ -	$(188,629)	$4,655,981	$(188,629)	$4,655,981

As of December 31, 2019, the Bank had four debt securities where estimated fair value had decreased from the Bank's amortized cost. Unrealized losses on debt securities have not been recognized into income because the issuers' bonds are above investment grade, management does not intend to sell and it is not more likely than not that management would be required to sell the securities prior to their anticipated recovery, and the decline in fair value is largely due to changes in interest rates. The fair value is expected to recover as the bonds approach maturity.

NOTE C - LOANS

The Bank's loan portfolio consists primarily of loans to borrowers within Southern California. Although the Bank seeks to avoid concentrations of loans to a single industry or based upon a single class of collateral, real estate and real estate associated businesses are among the principal industries in the Bank's market area and, as a result, the Bank's loan and collateral portfolios are, to some degree, concentrated in those industries. The Bank has pledged loans to secure lines of credit with the Federal Home Loan Bank as discussed in Note H.

The Bank also originates SBA loans for potential sale to institutional investors. A portion of the Bank's revenues are from origination of loans guaranteed by the Small Business Administration under its various programs and sale of the guaranteed portions of the loans. Funding for these loans depends on annual appropriations by the U.S. Congress. The Bank was servicing $41,895,657 and $48,501,340 in SBA loans previously sold as of December 31, 2019 and 2018, respectively.

A summary of the changes in the allowance for loan losses follows as of December 31:

	2019	2018
Beginning Balance	$ 7,772,561	$ 7,074,278
Additions to the Allowance Charged to Expense	375,000	650,000
Recoveries on Loans Charged Off	76,124	48,283
	8,223,685	7,772,561
Less Loans Charged Off	-	-
Ending Balance	$ 8,223,685	$ 7,772,561

FIRST GENERAL BANK

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018

NOTE C - LOANS - Continued

The following table presents the recorded investment in loans and impairment method as of December 31, 2019 and December 31, 2018 and the allowance for loan losses for the years then ended by portfolio segment:

December 31, 2019	Real Estate	Commercial	Total
Allowance for Loan Losses:			
Beginning of Year	$ 7,367,633	$ 404,928	$ 7,772,561
Provisions	414,523	(39,523)	375,000
Recoveries	76,124	-	76,124
Charge-offs	-	-	-
End of Year	$ 7,858,280	$ 365,405	$ 8,223,685
Reserves:			
Specific	$ -	$ -	$ -
General	7,858,280	365,405	8,223,685
	$ 7,858,280	$ 365,405	$ 8,223,685
Loans Evaluated for Impairment:			
Individually	$ 1,547,088	$ 167,949	$ 1,715,037
Collectively	690,014,520	62,022,268	752,036,788
	$ 691,561,608	$ 62,190,217	$ 753,751,825

December 31, 2018	Real Estate	Commercial	Total
Allowance for Loan Losses:			
Beginning of Year	$ 6,564,866	$ 509,412	$ 7,074,278
Provisions	756,284	(106,284)	650,000
Recoveries	46,483	1,800	48,283
Charge-offs	-	-	-
End of Year	$ 7,367,633	$ 404,928	$ 7,772,561
Reserves:			
Specific	$ -	$ -	$ -
General	7,367,633	404,928	7,772,561
	$ 7,367,633	$ 404,928	$ 7,772,561
Loans Evaluated for Impairment:			
Individually	$ 1,711,426	$ 172,189	$ 1,883,615
Collectively	680,483,451	72,379,385	752,862,836
	$ 682,194,877	$ 72,551,574	$ 754,746,451

NOTE C - LOANS - Continued

The Bank categorizes loans into risk categories based on relevant information about the ability of borrowers to service their debt such as current financial information, historical payment experience, collateral adequacy, credit documentation, and current economic trends, among other factors. The Bank analyzes loans individually by classifying the loans as to credit risk. This analysis typically includes larger, non-homogeneous loans such as commercial real estate and commercial and industrial loans. This analysis is performed on an ongoing basis as new information is obtained. The Bank uses the following definitions for risk ratings:

Pass - Loans classified as pass include loans not meeting the risk ratings defined below.

Special Mention - Loans classified as special mention have a potential weakness that deserves management's close attention. If left uncorrected, these potential weaknesses may result in deterioration of the repayment prospects for the loan or of the institution's credit position at some future date.

Substandard - Loans classified as substandard are inadequately protected by the current net worth and paying capacity of the obligor or of the collateral pledged, if any. Loans so classified have a well-defined weakness or weaknesses that jeopardize the liquidation of the debt. They are characterized by the distinct possibility that the institution will sustain some loss if the deficiencies are not corrected.

Impaired - A loan is considered impaired, when, based on current information and events, it is probable that the Bank will be unable to collect all amounts due according to the contractual terms of the loan agreement. Additionally, all loans classified as troubled debt restructurings are considered impaired.

The risk category of loans by class of loans was as follows as of December 31, 2019:

December 31, 2019	Pass	Special Mention	Substandard	Impaired	Total
Real Estate:					
Construction and Land Development	$ 78,562,811	$ 4,659,777	$ -	$ -	$ 83,222,588
Residential Real Estate	52,065,790	-	-	771,068	52,836,858
Multi-Family	98,167,604	4,267,559	433,338	179,950	103,048,451
Commercial - Owner Occupied	102,212,323	-	382,194	259,567	102,854,084
Commercial - Other	349,263,124	-		336,503	349,599,627
Commercial	61,978,527	43,741	-	167,949	62,190,217
	$ 742,250,179	$ 8,971,077	$ 815,532	$ 1,715,037	$ 753,751,825

NOTE C - LOANS - Continued

The risk category of loans by class of loans was as follows as of December 31, 2018:

December 31, 2018	Pass	Special Mention	Substandard	Impaired	Total
Real Estate:					
Construction and Land Development	$ 78,152,210	$ 4,865,393	$ -	$ 18,877	$ 83,036,480
Residential Real Estate	91,575,507	-	-	792,701	92,368,208
Multi-Family	84,437,005	563,397	448,318	207,989	85,656,709
Commercial - Owner Occupied	83,910,253	-	979,825	279,308	85,169,386
Commercial - Other	332,520,515	2,651,297	379,731	412,551	335,964,094
Commercial	72,212,810	166,575	-	172,189	72,551,574
	$ 742,808,300	$ 8,246,662	$ 1,807,874	$ 1,883,615	$ 754,746,451

Past due and nonaccrual loans presented by loan class were as follows as of December 31, 2019 and 2018:

	Accruing		
December 31, 2019	30-89 Days Past Due	Over 90 Days Past Due	Nonaccrual
Real Estate:			
Construction and Land Development	$ -	$ -	$ -
Residential Real Estate	-	-	771,000
Multi-Family	-	-	180,000
Commercial - Owner Occupied	283,000	-	-
Commercial - Other	-	-	240,000
Commercial	108,000	-	167,000
	$ 391,000	$ -	$ 1,358,000
December 31, 2018			
Real Estate:			
Construction and Land Development	$ 563,000	$ -	$ 19,000
Residential Real Estate	-	-	793,000
Multi-Family	-	-	208,000
Commercial - Owner Occupied	-	-	-
Commercial - Other	-	-	315,000
Commercial	-	-	172,000
	$ 563,000	$ -	$ 1,507,000

NOTE C - LOANS - Continued

Information relating to individually impaired loans presented by class of loans was as follows as of December 31, 2019 and 2018:

	With no Allowance Recorded		With an Allowance Recorded		
December 31, 2019	Unpaid Principal Balance	Recorded Investment	Unpaid Principal Balance	Recorded Investment	Related Allowance
Real Estate:					
Construction and Land Development	$ -	$ -	$ -	$ -	$ -
Residential Real Estate	894,567	771,068	-	-	-
Multi-Family	327,267	179,950	-	-	-
Commercial - Owner Occupied	354,187	259,567	-	-	-
Commercial - Other	862,520	336,503	-	-	-
Commercial	182,918	167,949	-	-	-
	$ 2,621,459	$ 1,715,037	$ -	$ -	$ -
December 31, 2018					
Real Estate:					
Construction and Land Development	$ 271,068	$ 18,877	$ -	$ -	$ -
Residential Real Estate	903,467	792,701	-	-	-
Multi-Family	330,094	207,989	-	-	-
Commercial - Owner Occupied	279,308	279,308	-	-	-
Commercial - Other	869,506	412,551	-	-	-
Commercial	173,397	172,189	-	-	-
	$ 2,826,840	$ 1,883,615	$ -	$ -	$ -

NOTE C - LOANS - Continued

Information relating to the average recorded investment and interest income recognized by class for individually impaired loans follows for the years 2019 and 2018:

	2019		2018	
	Average Recorded Investment	Interest Income	Average Recorded Investment	Interest Income
Real Estate:				
Construction and Land Development	$ 24,000	$ -	$ 30,000	$ -
Residential Real Estate	806,000	-	825,000	-
Multi-Family	202,000	-	224,000	-
Commercial - Owner Occupied	269,000	-	1,786,000	-
Commercial - Other	438,000	-	990,000	-
Commercial	172,000	-	121,000	-
	$ 1,911,000	$ -	$ 3,976,000	$ -

The Bank had seven and five loans identified as troubled debt restructurings ("TDR's") at December 31, 2019 and 2018, respectively. TDR's recorded investment and related specific reserves totaled approximately $1,715,000 and $0 and $1,026,000 and $0 at December 31, 2019 and 2018, respectively. The Bank has not committed to lend any additional amounts to customers with outstanding loans that are classified as TDR's as of December 31, 2019 and 2018. The Bank had no new troubled debt restructurings, that were material, during 2019 and 2018. There were no defaults on any TDR's in 2019 or 2018 where the modification had occurred in the twelve months prior to the date of default.

NOTE D - PREMISES AND EQUIPMENT

A summary of premises and equipment as of December 31 follows:

	2019	2018
Leasehold Improvements	$ 3,261,544	$ 3,031,696
Furniture, Fixtures, and Equipment	715,095	676,499
Computer Equipment	422,624	375,853
	4,399,263	4,084,048
Less Accumulated Depreciation and Amortization	(1,980,204)	(1,954,170)
	$ 2,419,059	$ 2,129,878

Total depreciation expense was approximately $278,000 and $244,000, respectively, for the years ended December 31, 2019 and 2018.

NOTE E - LEASES

The Bank has entered into operating leases for its branches and administrative offices, which expire at various dates through 2026 with the Bank committing to renewal periods for one leased location through 2040. These leases include provision for periodic rent increases as well as payment by the lessee of certain operating expenses. Total rental expense was $1,069,096 and $975,712 for the years ended December 31, 2019 and 2018, respectively.

ASU 2016-02, *Leases (Topic 842),* and related amendments were adopted on January 1, 2019, using the modified retrospective transition method whereby comparative periods were not restated. No cumulative effect adjustment to the opening balance of retained earnings was required. The Bank elected the package of practical expedients permitted under the new standard, which allowed carry forward historical lease classifications, account for lease and non-lease components as a single lease component, and not to recognize a ROU asset and lease liability for short-term leases.

Substantially all leases are operating leases for corporate offices and branch locations. The amount of the lease liability and ROU asset is impacted by the lease term and the discount rate applied to determine the present value of future lease payments. The remaining terms of operating leases range from 17 months to 21 years.

Most leases include one or more options to renew, with renewal terms that can extend the lease term by varying amounts. The exercise of renewal options is at the sole discretion of the Bank. The Bank does include options for its main headquarters. Renewal option periods were included in the measurement of ROU assets and lease liabilities for the main headquarters of the Bank as they are considered reasonably certain of exercise.

Upon adoption of this standard, ROU assets of $7.6 million and operating lease liabilities of $7.9 million were recognized. The balance of ROU assets and lease liabilities are included in the statements of financial condition. The statements of financial condition and supplemental information at December 31, 2019 are shown on the next page.

NOTE E – LEASES - Continued

		2019
Right of Use Asset	$	6,955,941
Operating Lease Liability	$	7,387,695
Weighted Average Remaining Lease Term, in Years		14.60
Weighted Average Discount Rate		5.50%
Other Information:		
Cash Paid for Amounts Included in the Measurement of Lease Liabilities	$	996,762
Right-of Use Assets Obtained in Exchange for Lease Obiligations	$	7,629,727

Variable lease cost primarily represents variable payments such as common area maintenance and utilities. The following table represents lease costs and other lease information for the year ended December 31, 2019:

Lease Cost:		2019
Variable Lease Cost	$	49,548

Maturities of lease liabilities for periods indicated:

2020	$	934,156
2021		849,213
2022		751,413
2023		730,831
2024		752,756
Thereafter		7,281,868
Total Lease Payments		11,300,237
Less Imputed Interest		(3,912,542)
Present Value of Net Future Minimum Lease Payments	$	7,387,695

NOTE F - CORE DEPOSIT INTANGIBLE

The gross carrying amount and accumulated amortization for the core deposit intangible was $294,000 and $274,800 as of December 31, 2019, resulting in a net carrying value of $19,200. Amortization expense was $15,500 and $20,000 for 2019 and 2018, respectively.

The estimated amortization expense for each of the next scheduled years is as follows:

2020	$ 19,200

NOTE G - DEPOSITS

At December 31, 2019, the scheduled maturities of time deposits were as follows:

2020	$ 484,814,517
2021	17,818,950
2022	-
	$ 502,633,467

Time deposits that equal or exceed the FDIC insurance limit of $250,000 amounted to $271,753,991 and $238,893,779 as of December 31, 2019 and 2018, respectively.

NOTE H - BORROWING ARRANGEMENTS

The Bank may borrow up to $38 million overnight on an unsecured basis from several correspondent banks. In addition, the Bank may borrow up to approximately $221 million from the Federal Home Loan Bank of San Francisco ("FHLB") collateralized by loans with an aggregate carrying value of approximately $315 million subject to fulfilling other conditions of the credit facility. As of December 31, 2019, the Bank had total $22 million of Federal Home Loan Bank advances that bear average interest at 1.94% per annum, of which $12 million is due on January 2, 2020, and $10 million due on June 1, 2020. As of December 31, 2018, the Bank had $10 million of Federal Home Loan Bank advances that bear interest at 2.56% per annum and due on January 2, 2019.

The Bank also has borrowing capacity of approximately $204,000 with the Federal Reserve Bank discount window. The Bank has pledged investment securities of approximately $212,000 as collateral for this line. There were no borrowings under this arrangement as of December 31, 2019 and 2018.

FIRST GENERAL BANK

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018

NOTE I - INCOME TAXES

The asset and liability method is used in accounting for income taxes. Under this method, deferred tax assets and liabilities are determined based on differences between financial reporting and tax bases of assets and liabilities and are measured using the enacted tax rates and laws that will be in effect when the differences are expected to reverse.

Income tax expense consists of the following:

	2019	2018
Current Expense:		
Federal	$ 5,866,103	$ 5,566,030
State	3,364,730	3,164,718
Deferred (Benefit) Expense	(502,139)	36,016
Total Income Tax Expense	$ 8,728,694	$ 8,766,764

A comparison of the federal statutory income tax rates to the Bank's effective income tax rates at December 31 follows:

	2019		2018	
	Amount	Rate	Amount	Rate
Statutory Federal Tax	$ 6,199,926	21.0%	$ 6,273,064	21.0%
State Franchise Tax, Net of Federal Benefit	2,528,341	8.6%	2,542,393	8.5%
Other Items, Net	427	0.0%	(48,693)	(0.2%)
Actual Tax Expense	$ 8,728,694	29.6%	$ 8,766,764	29.3%

NOTE I - INCOME TAXES - Continued

Deferred taxes are a result of differences between income tax accounting and generally accepted accounting principles with respect to income and expense recognition.

The following is a summary of the components of the net deferred tax asset (liability) accounts recognized in the accompanying statements of financial condition at December 31:

	2019	2018
Deferred Tax Assets:		
Pre-Opening Expenses	$ 4,296	$ 10,023
Allowance for Loan Losses Due to Tax Limitations	2,431,217	2,297,849
Depreciation Differences	14,746	-
Stock-Based Compensation	264,498	214,027
Deferred Compensation	961,669	684,283
Nonaccrual Loan Interest	255,040	247,421
California Franchise Tax	694,565	657,837
Net Operating Loss Carryover	198,372	394,231
Acquisition Accounting Adjustments	109,175	163,542
Other	598,246	490,581
	5,531,824	5,159,794
Deferred Tax Liabilities:		
Depreciation Differences	-	(9,533)
Deductible Prepaid Items	(47,911)	(112,464)
Available-For-Sale Securities	(19,407)	(7,953)
Capitalized Loan Costs	(243,367)	(290,344)
Other	(305,409)	(314,455)
	(616,094)	(734,749)
Net Deferred Tax Assets	$ 4,915,730	$ 4,425,045

Unrecognized tax benefits are not expected to significantly increase or decrease within the next twelve months.

The Bank is subject to Federal income tax and California franchise tax. Income tax returns for the years ended after December 31, 2015 are open to audit by the federal authorities and California returns for the years ended on or after December 31, 2014 are open to audit by state authorities.

As of December 31, 2019, the Bank has Federal and State net operating loss carryforwards of approximately $892,000 and $129,000, respectively, which may begin to expire in 2025 for Federal and 2028 for California Franchise Tax purposes. These net operating loss carryforwards were acquired as part of the acquisition of American Premier Bank and are subject to an annual limitation by Section 382 of the Internal Revenue Code. The amount of the annual limitation for Federal and California Franchise Tax purposes is $662,501. It is anticipated that these carryforwards, both Federal and State, will be utilized prior to their expiration.

NOTE J - OTHER EXPENSES

Other expenses as of December 31 are comprised of the following:

	2019	2018
Data Processing	$ 527,369	$ 479,539
Marketing and Business Promotion	242,009	227,680
Professional Fees	409,972	324,764
Office Expenses	374,884	355,873
Insurance	196,393	383,681
Director Fees and Expenses	1,395,360	1,378,880
Other Expenses	691,122	514,958
	$ 3,837,109	$ 3,665,375

NOTE K - RELATED PARTY TRANSACTIONS

In the ordinary course of business, the Bank has granted loans to certain directors and the companies with which they are associated. The balance of these loans outstanding at December 31, 2019 and 2018 amounted to approximately $3,863,000 and $9,842,000, respectively.

Deposits from certain directors, officers and their related interests with which they are associated held by the Bank at December 31, 2019 and 2018 amounted to approximately $46,984,000 and $46,300,000, respectively.

NOTE L - COMMITMENTS

In the ordinary course of business, the Bank enters into financial commitments to meet the financing needs of its customers. These financial commitments include commitments to extend credit and standby letters of credit. Those instruments involve to varying degrees, elements of credit and interest rate risk not recognized in the Bank's financial statements.

The Bank's exposure to loan loss in the event of nonperformance on commitments to extend credit and standby letters of credit is represented by the contractual amount of those instruments. The Bank uses the same credit policies in making commitments as it does for loans reflected in the financial statements.

As of December 31, 2019 and 2018, the Bank had the following outstanding financial commitments whose contractual amount represents credit risk:

	2019	2018
Commitments to Extend Credit	$ 108,628,000	$ 110,723,000
Letters of Credit	2,798,000	2,111,000
	$ 111,426,000	$ 112,834,000

Commitments to extend credit are agreements to lend to a customer as long as there is no violation of any condition established in the contract. Since many of the commitments are expected to expire without being drawn upon, the total amounts do not necessarily represent future cash requirements. The Bank evaluates each client's credit worthiness on a case-by-case basis. The amount of collateral obtained if deemed necessary by the Bank is based on management's credit evaluation of the customer. The majority of the Bank's commitments to extend credit and standby letters of credit are secured by real estate.

The Bank has entered into Supplemental Executive Retirement Plan ("SERP") agreements approved in 2014 for selected executive management and employees of the Bank. Under the SERP agreements, the Bank has agreed to pay each participant, or their beneficiary, a designated monthly amount over a ten year period, beginning with the individual's termination of service. As of December 31, 2019, $1,104,430 has been accrued in conjunction with these agreements. The expense incurred for the deferred compensation was $189,332 and $129,672 for the years 2019 and 2018, respectively. The Bank is the beneficiary of life insurance policies that have been purchased as a method of financing the benefits under the agreements. As of December 31, 2019, the cash surrender value of these insurance policies was $6,080,439.

NOTE M - EMPLOYEE BENEFIT PLANS

The Bank has a 401(k) retirement plan which is generally available to all employees age 21 and older with one year of service. The Bank matches 50% of the employee contributions up to 6% of the employee's annual compensation. Employer contributions are vested to participants over five years. The Bank made contributions in the amount of $109,803 and $107,977 during 2019 and 2018, respectively.

NOTE N - STOCK OPTION PLAN

Under the terms of the Amended 2005 Stock Option Plan, officers and key employees may be granted both nonqualified and incentive stock options and directors and other consultants, who are not also an officer or employee, may be granted nonqualified stock options. The Plan provides for options to purchase up to a maximum of 1,001,954 shares of common stock at a price not less than 100% of the fair market value of the stock on the date of grant. Options may vest over a period of three to five years. Stock options expire no later than ten years from the date of the grant and generally vest over three years. As of May 20, 2015, this Plan expired. Any shares that become available for reuse due to forfeiture, expiration, cancellation, or the like, shall become available for delivery under the new plan.

The shareholders of the Bank approved the 2015 Long-term Incentive Plan ("2015 Plan") on May 20, 2015. The 2015 Plan replaces the Amended 2005 Stock Option Plan. Under the terms of the 2015 Plan, employees, directors and service providers of the Bank may be granted several types of equity awards including stock options and stock awards. The 2015 Plan provides for maximum number of shares that may be delivered upon the plan of 612,854 plus any shares that are covered under a prior plan that otherwise would become available for reuse. The exercise price of each stock option shall not be less than 100% of the fair market value of the stock on the date of grant. Awards may vest over a period of three to five years. Stock options expire no later than ten years from the date of the grant. The 2015 Plan provides for accelerated vesting if there is a change of control. The 2015 Plan expires in 2025.

The Bank recognized stock-based compensation cost of $294,103 and $266,262 in 2019 and 2018, respectively. The Bank also recognized income tax benefits related to stock-based compensation of approximately $55,000 and $49,400 in 2019 and 2018, respectively.

Fair value of each stock option granted was estimated on the date of grant using the Black-Scholes option pricing model with the following assumptions:

	2019	2018
Risk Free Interest Rate	1.92%	2.69%
Estimated Average Life	10 years	10 years
Expected Dividend Rates	2.16%	2.17%
Expected Stock Volatility	22.00%	22.00%
Weighted-Average Fair Value	$ 5.25	$ 5.25

Since the Bank has a limited amount of historical stock activity the expected volatility is based on the historical volatility of similar banks that have a longer trading history. The expected term represents the estimated average period of time that the options remain outstanding. Since the Bank does not have sufficient historical data on the exercise of stock options, the expected term is based on the "simplified" method that measures the expected term as the average of the vesting period and the contractual term, adjusted for management’s estimate on the period of time that options granted are expected to be outstanding. The risk free rate of return reflects the grant date interest rate offered for zero coupon U.S. Treasury bonds over the expected term of the options.

NOTE N - STOCK OPTION PLAN - Continued

A summary of the status of the Bank's stock option plan as of December 31, 2019 and changes during the year then ended is presented below:

	Shares	Weighted-Average Exercise Price	Weighted-Average Remaining Contractual Term	Aggregate Intrinsic Value
Outstanding at Beginning of Year	405,803	$ 18.35		
Granted	62,000	$ 24.76		
Exercised	(48,802)	$ 15.14		
Forfeited	(6,333)	$ 20.02		
Outstanding at End of Year	412,668	$ 19.67	7.02 years	$ 2,100,000
Options Exercisable	276,335	$ 18.01	5.94 years	$ 1,865,000

As of December 31, 2019, there was $641,000 of total unrecognized compensation cost related to the outstanding stock options that will be recognized over a weighted-average period of 2.01 years. The intrinsic value of stock options exercised in 2019 and 2018 was approximately $453,000 and $740,000, respectively.

NOTE O - FAIR VALUE MEASUREMENTS

The following is a description of valuation methodologies used for assets and liabilities recorded at fair value:

Securities: The fair values of securities available for sale are determined by obtaining quoted prices on nationally recognized securities exchanges (Level 1) or matrix pricing, which is a mathematical technique used widely in the industry to value debt securities without relying exclusively on quoted prices for specific securities but rather by relying on the securities' relationship to other benchmark quoted securities (Level 2).

The following table provides the hierarchy and fair value for each major category of assets and liabilities measured at fair value at December 31, 2019 and 2018:

	Fair Value Measurements			
December 31, 2019	Level 1	Level 2	Level 3	Total
Assets measured at fair value on a recurring basis				
Securities Available for Sale	$ -	$ 3,346,734	$ -	$ 3,346,734
December 31, 2018				
Assets measured at fair value on a recurring basis				
Securities Available for Sale	$ -	$ 3,012,629	$ -	$ 3,012,629

The measures of fair value on a non-recurring basis regarding the Bank's collateral-dependent impaired loans are zero at December 31, 2019 and 2018.

NOTE P - FAIR VALUE OF FINANCIAL INSTRUMENTS

The fair value of a financial instrument is the amount at which the asset or obligation could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. Fair value estimates are made at a specific point in time based on relevant market information and information about the financial instrument. These estimates do not reflect any premium or discount that could result from offering for sale at one time the entire holdings of a particular financial instrument. Because no market value exists for a significant portion of the financial instruments, fair value estimates are based on judgments regarding future expected loss experience, current economic conditions, risk characteristics of various financial instruments, and other factors. These estimates are subjective in nature, involve uncertainties and matters of judgment, and, therefore, cannot be determined with precision. Changes in assumptions could significantly affect the estimates.

Fair value estimates are based on financial instruments both on and off the balance sheet without attempting to estimate the value of anticipated future business and the value of assets and liabilities that are not considered financial instruments. Additionally, tax consequences related to the realization of the unrealized gains and losses can have a potential effect on fair value estimates and have not been considered in many of the estimates.

The estimated fair value of significant financial instruments at December 31, 2019 and 2018 is summarized as follows (dollar amounts in thousands):

		2019		2018	
	Fair Value Hierarchy	Carrying Value	Fair Value	Carrying Value	Fair Value
Financial Assets:					
Cash and Due From Banks	Level 1	$ 23,200	$ 23,200	$ 39,224	$ 39,224
Federal Funds Sold	Level 1	170,000	170,000	129,000	129,000
Interest-Bearing Deposits in Other Banks	Level 1	494	494	743	743
Investment Securities	Level 2	7,534	7,569	7,669	7,480
Loans, net	Level 3	745,528	745,910	746,974	745,602
Financial Liabilities:					
Deposits	Level 2	$ 795,191	$ 795,926	$ 804,038	$ 802,118
FHLB Advance	Level 2	22,000	22,000	10,000	10,000

NOTE Q - REGULATORY MATTERS

The Bank is subject to various regulatory capital requirements administered by the federal banking agencies. Failure to meet minimum capital requirements can initiate certain mandatory - and possibly additional discretionary - actions by regulators that, if undertaken, could have a direct material effect on the Bank's financial statements. Under capital adequacy guidelines and the regulatory framework for prompt corrective action, the Bank must meet specific capital guidelines that involve quantitative measures of the Bank's assets, liabilities, and certain off-balance-sheet items as calculated under regulatory accounting practices. The Bank's capital amounts and classification are also subject to qualitative judgments by the regulators about components, risk weightings, and other factors.

In July, 2013, the federal bank regulatory agencies approved the final rules implementing the Basel Committee on Banking Supervision's capital guidelines for U.S. banks. The new “Basel III” rules became effective on January 1, 2015, with certain of the requirements phased-in over a multi-year schedule, and fully phased in by January 1, 2019. The rules include a new common equity Tier 1 ("CET1") capital to risk-weighted assets ratio with minimums for capital adequacy and prompt corrective action purposes of 4.5% and 6.5%, respectively. The minimum Tier 1 capital to risk-weighted assets ratio was raised from 4.0% to 6.0% under the capital adequacy framework and from 6.0% to 8.0% to be well-capitalized under the prompt corrective action framework. The capital conservation buffer is being phased over a multi-year schedule and fully phased in at 2.5% by January 1, 2019. The capital conservation buffer for 2019 is 2.5%. and 1.875% for 2018. The net unrealized gain or loss on available for sale securities is not included in computing regulatory capital.

NOTE Q - REGULATORY MATTERS - Continued

Quantitative measures established by regulation to ensure capital adequacy require the Bank to maintain minimum amounts and ratios (set forth in the table below) of total, Tier 1 and CET1 capital (as defined in the regulations) to risk-weighted assets (as defined), and of Tier 1 capital (as defined) to average assets (as defined). Management believes, as of December 31, 2019 and 2018 that the Bank meets all capital adequacy requirements to which it is subject.

As of December 31, 2019 and 2018 the most recent notification from the FDIC categorized the Bank as well-capitalized under the regulatory framework for prompt corrective action (there are no conditions or events since that notification that management believes have changed the Bank's category). To be categorized as well-capitalized, the Bank must maintain minimum ratios as set forth in the table below. The following table also sets forth the Bank's actual capital amounts and ratios (dollar amounts in thousands):

			Amount of Capital Required			
	Actual		For Capital Adequacy Purposes		To Be Well-Capitalized Under Prompt Corrective Provisions	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
As of December 31, 2019:						
Total Capital (to Risk-Weighted Assets)	$ 148,456	17.8%	$ 66,671	8.0%	$ 83,339	10.0%
Tier 1 Capital (to Risk-Weighted Assets)	$ 140,152	16.8%	$ 50,003	6.0%	$ 66,671	8.0%
CET1 Capital (to Risk-Weighted Assets)	$ 140,152	16.8%	$ 37,503	4.5%	$ 54,170	6.5%
Tier 1 Capital (to Average Assets)	$ 140,152	14.2%	$ 39,398	4.0%	$ 49,247	5.0%
As of December 31, 2018:						
Total Capital (to Risk-Weighted Assets)	$ 129,266	16.2%	$ 63,679	8.0%	$ 79,599	10.0%
Tier 1 Capital (to Risk-Weighted Assets)	$ 121,413	15.3%	$ 47,759	6.0%	$ 63,679	8.0%
CET1 Capital (to Risk-Weighted Assets)	$ 121,413	15.3%	$ 35,819	4.5%	$ 51,739	6.5%
Tier 1 Capital (to Average Assets)	$ 121,413	12.8%	$ 37,903	4.0%	$ 47,378	5.0%

The California Financial Code provides that a bank may not make a cash distribution to its shareholders in excess of the lesser of the bank's undivided profits or the bank's net income for its last three fiscal years less the amount of any distribution made by the bank's shareholders during the same period. In addition, the Bank may not pay dividends that would result in its capital levels being reduced below the minimum requirements shown above. The Bank’s dividend payments in 2019 and 2018 were in compliance with the various dividend limitation rules.

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Corporate Profile

Your Path to Success

攜手大通, 邁向成功

Founded in October 2005, First General Bank is a community bank focused on providing value-added products and services to meet the financial needs of our customers. We are committed to reaching out and providing access to capital/financial services to our community, including those who are unserved/underserved, and lending to minorities. Our services are designed to create sustainable impact in our community, maximize shareholder value and provide a positive working environment for our employees. Most of our shareholders are established and well-respected members of the community with significant ties to the community. They have a first-hand understanding of the living and business environment and banking needs of the community, allowing the Bank to provide valuable and quality banking services to consumer and business customers, such as:

- Various types of depository accounts to meet different account needs
  - Checking, Interest-Checking, Business Checking
  - Savings, Money Market Accounts
  - Time Certificate of Deposit Accounts
  - CDARS® (Certificate of Deposit Account Registry Service) and ICS®, (Insured Cash Sweep®)

- Cash Management and Online Services
  - Online Banking
  - ACH Direct Deposit, Auto-Debit, Credit Origination
  - Bill Pay
  - Wire Transfers
  - Mobile Banking & Mobile Deposit (for consumers. Business Mobile Banking – Coming soon)
  - Remote Deposit Capture (for business customers)
  - ATM/debit cards
  - eStatement

- SBA Loans
  - Land and Building acquisition (for owner-use property)
  - Business Acquisition / General / Export Working Capital Line
  - Equipment, Machinery and Inventory Purchase
  - Line of Credit for Contractors / Builders
  - Commercial Building Construction

- International Trade Financing and Services
  - Bill Discount / Foreign Currency Outgoing Remittance
  - LC Issuance /Advising & Confirmation/Negotiation
  - Import/Export Documentary Collection

- Commercial Loans
  - Line of Credit / Export & Import / Fixed Assets Term Loan

- Commercial Real Estate & Construction Loans
  - Track Home Development / Construction
  - Offices, Shopping Centers, Industrial Warehouses, Hotels / Motels
  - Mixed Used Property / Apartment

- Home Equity Line of Credit

- Credit Card Program (for both consumers and businesses)

Operating on the strategic advantage of knowing the community, and the commitment to superior customer service, the Bank has earned the trust and support from its customers and recognition from industry groups as one of the leading banks in its class, in terms of safety and soundness, growth and profitability.

First General Bank has been certified by the U.S. Department of the Treasury as a Community Development Financial Institution (CDFI) since 2016. In 2019, the CDFI renewed the Bank's CDFI Certification. CDFI Certification is the U.S. Department of the Treasury's recognition of specialized financial institutions with their primary mission of promoting community development and serving low-income communities. As of March 2020, there were 140 CDFI-certified commercial banks and thrift institutions across the United States.

As of December 31, 2019, First General Bank's Total Assets exceeded $977 million, with five branch locations strategically spanning from the Greater San Gabriel Valley, Cerritos / Artesia area to Orange County, California.

Member FDIC

Corporate Information

Board of Directors

Jackson Yang
Chairman of the Board, First General Bank
Chairman, Seville Classics, Inc.

Cliff J. Hsu
President & Chief Executive Officer, First General Bank

Dr. Lawrence Cheng
Dentist/Owner, Vail Ranch Family Dentistry,
Smile Haven Dental

Dr. Joseph Chiang
President, Immediate Dental Implant, Inc.

Edward Hsieh
President, KFP Capital, LLC

Jeff Lee
CEO, Nevis Capital, LLC

Harry Leu
Principal, HB, LLC

Johnny Lin
President, Long Win Inc.

Kansei Sai
President, Yanlot Development Corporation

Hsinya Shen
Attorney

Karena Sujo
CEO, Safco Realty and Investment, Inc.

John Sun
President, Best Restaurant Supply

Chris Wen
President, Walton Realty Inc.

Executive Officers

Cliff J. Hsu
President & Chief Executive Officer

Jeanette Lin
Executive Vice President & Chief Credit Officer

Wilson Mach
Senior Executive Vice President & Chief Operating Officer

Joe Teo
Executive Vice President & Chief Financial Officer

Bank Offices

Corporate Headquarters
19036 Colima Road, Rowland Heights, CA 91748
Tel: (626) 820-1099 • Fax: (626) 820-1399

Administration Office
1744-A S. Nogales Street, Rowland Heights, CA 91748
Tel: (626) 363-8878

International Banking
19036 Colima Road, Rowland Heights, CA 91748
Tel: (626) 820-1234 • Fax: (626) 820-1258

Arcadia Branch
1127 S. Baldwin Avenue, Arcadia, CA 91007
Tel: (626) 461-0288 • Fax: (949) 461-0299

Cerritos Branch
17808 Pioneer Boulevard, #108, Artesia, CA 90701
Tel: (562) 677-8858 • Fax: (562) 677-8855

Irvine Branch
5404-C Walnut Avenue, Irvine, CA 92604
Tel: (949) 769-8888 • Fax: (949) 769-8885

Rowland Heights Main Branch
19036 Colima Road, Rowland Heights, CA 91748
Tel: (626) 820-1234 • Fax: (626) 820-1299

San Gabriel Branch
801 E. Valley Boulevard, #103, San Gabriel, CA 91776
Tel: (626) 288-9288 • Fax: (626) 280-1300

www.fgbusa.com

Rowland Heights Main Branch and Headquarters

Arcadia Branch

Cerritos Branch

Irvine Branch

San Gabriel Branch