

Hilltop Holdings Inc.  
Form 10-Q  
July 30, 2014  
Table of Contents

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

Washington, DC 20549

**FORM 10-Q**

- x QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended June 30, 2014

- o TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

Commission File Number: 1-31987

**Hilltop Holdings Inc.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of incorporation or organization)

**84-1477939**  
(I.R.S. Employer Identification No.)

**200 Crescent Court, Suite 1330**  
**Dallas, TX**

**75201**

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(Address of principal executive offices)

(Zip Code)

(214) 855-2177

(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or smaller reporting company. See the definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act.

Large accelerated filer	<input checked="" type="checkbox"/>	Accelerated filer	<input type="checkbox"/>
Non-accelerated filer	<input type="checkbox"/> (Do not check if a smaller reporting company)	Smaller reporting company	<input type="checkbox"/>

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes  No

The number of shares of the registrant's common stock outstanding at July 29, 2014 was 90,182,915.

Table of Contents

**HILLTOP HOLDINGS INC.**  
**FORM 10-Q**  
**FOR THE QUARTER ENDED JUNE 30, 2014**

**TABLE OF CONTENTS**

**PART I FINANCIAL INFORMATION**

Item 1.	Financial Statements.	
	<u>Consolidated Balance Sheets</u>	3
	<u>Consolidated Statements of Operations</u>	4
	<u>Consolidated Statements of Comprehensive Income (Loss)</u>	5
	<u>Consolidated Statements of Stockholders' Equity</u>	6
	<u>Consolidated Statements of Cash Flows</u>	7
	<u>Notes to Consolidated Financial Statements</u>	8
<u>Item 2.</u>	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	50
<u>Item 3.</u>	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	81
<u>Item 4.</u>	<u>Controls and Procedures</u>	83

**PART II OTHER INFORMATION**

<u>Item 1.</u>	<u>Legal Proceedings</u>	84
<u>Item 1A.</u>	<u>Risk Factors</u>	84
<u>Item 2.</u>	<u>Unregistered Sales of Equity Securities and Use of Proceeds</u>	87
<u>Item 6.</u>	<u>Exhibits</u>	87

Table of Contents**HILLTOP HOLDINGS INC. AND SUBSIDIARIES****CONSOLIDATED BALANCE SHEETS**

(in thousands, except share and per share data)

	June 30, 2014 (Unaudited)	December 31, 2013
<b>Assets</b>		
Cash and due from banks	\$ 673,972	\$ 713,099
Federal funds sold and securities purchased under agreements to resell	14,813	32,924
Securities:		
Trading, at fair value	61,663	58,846
Available for sale, at fair value (amortized cost of \$1,205,912 and \$1,256,862, respectively)	1,201,778	1,203,143
Held to maturity, at amortized cost (fair value of \$65,631)	65,275	
	1,328,716	1,261,989
Loans held for sale	1,410,873	1,089,039
Non-covered loans, net of unearned income	3,714,837	3,514,646
Allowance for non-covered loan losses	(36,431)	(33,241)
Non-covered loans, net	3,678,406	3,481,405
Covered loans, net of allowance of \$4,115 and \$1,061, respectively	840,898	1,005,308
Broker-dealer and clearing organization receivables	190,764	119,317
Insurance premiums receivable	27,957	25,597
Deferred policy acquisition costs	22,027	20,991
Premises and equipment, net	201,545	200,706
FDIC indemnification asset	175,114	188,291
Covered other real estate owned	142,174	142,833
Mortgage servicing rights	35,877	20,149
Other assets	336,199	279,745
Goodwill	251,808	251,808
Other intangible assets, net	65,305	70,921
Total assets	\$ 9,396,448	\$ 8,904,122
<b>Liabilities and Stockholders Equity</b>		
Deposits:		
Noninterest-bearing	\$ 1,829,072	\$ 1,773,749
Interest-bearing	4,326,238	4,949,169
Total deposits	6,155,310	6,722,918
Broker-dealer and clearing organization payables	227,891	129,678
Reserve for losses and loss adjustment expenses	35,146	27,468
Unearned insurance premiums	94,611	88,422
Short-term borrowings	1,187,193	342,087
Notes payable	55,584	56,327
Junior subordinated debentures	67,012	67,012
Other liabilities	176,539	158,288
Total liabilities	7,999,286	7,592,200
Commitments and contingencies (see Notes 11 and 12)		
Stockholders equity:		
Hilltop stockholders equity:		
	114,068	114,068

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Preferred stock, \$0.01 par value, 10,000,000 shares authorized; Series B, liquidation value per share of \$1,000; 114,068 shares issued and outstanding			
Common stock, \$0.01 par value, 125,000,000 and 100,000,000 shares authorized; 90,180,699 and 90,175,688 shares issued and outstanding, respectively		902	902
Additional paid-in capital		1,387,883	1,388,641
Accumulated other comprehensive loss		(2,501)	(34,863)
Accumulated deficit		(103,910)	(157,607)
Total Hilltop stockholders' equity		1,396,442	1,311,141
Noncontrolling interest		720	781
Total stockholders' equity		1,397,162	1,311,922
Total liabilities and stockholders' equity	\$	9,396,448	\$ 8,904,122

*See accompanying notes.*

Table of Contents

**HILLTOP HOLDINGS INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF OPERATIONS**

(in thousands, except per share data)

(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
<b>Interest income:</b>				
Loans, including fees	\$ 92,204	\$ 65,213	\$ 171,948	\$ 130,099
<b>Securities:</b>				
Taxable	7,618	6,480	15,206	12,392
Tax-exempt	1,187	1,189	2,429	2,536
Federal funds sold and securities purchased under agreements to resell	14	35	33	56
Interest-bearing deposits with banks	317	242	912	575
Other	3,068	3,009	5,708	5,114
<b>Total interest income</b>	<b>104,408</b>	<b>76,168</b>	<b>196,236</b>	<b>150,772</b>
<b>Interest expense:</b>				
Deposits	3,096	3,406	6,855	6,856
Short-term borrowings	539	591	934	1,104
Notes payable	632	2,308	1,280	4,630
Junior subordinated debentures	587	612	1,171	1,220
Other	1,108	826	2,129	1,276
<b>Total interest expense</b>	<b>5,962</b>	<b>7,743</b>	<b>12,369</b>	<b>15,086</b>
<b>Net interest income</b>	<b>98,446</b>	<b>68,425</b>	<b>183,867</b>	<b>135,686</b>
Provision for loan losses	5,533	11,289	8,775	24,294
<b>Net interest income after provision for loan losses</b>	<b>92,913</b>	<b>57,136</b>	<b>175,092</b>	<b>111,392</b>
<b>Noninterest income:</b>				
Net gains from sale of loans and other mortgage production income	106,054	142,531	185,165	270,127
Mortgage loan origination fees	16,983	22,695	29,327	41,588
Net insurance premiums earned	40,777	38,590	81,096	76,063
Investment and securities advisory fees and commissions	22,264	25,964	43,599	47,973
Other	17,203	9,453	34,194	16,760
<b>Total noninterest income</b>	<b>203,281</b>	<b>239,233</b>	<b>373,381</b>	<b>452,511</b>
<b>Noninterest expense:</b>				
Employees' compensation and benefits	124,445	132,715	230,874	248,905
Loss and loss adjustment expenses	35,275	48,160	53,612	69,345
Policy acquisition and other underwriting expenses	11,652	11,627	23,339	22,430
Occupancy and equipment, net	25,762	20,154	52,100	39,566
Other	54,078	47,744	103,916	95,145
<b>Total noninterest expense</b>	<b>251,212</b>	<b>260,400</b>	<b>463,841</b>	<b>475,391</b>
<b>Income before income taxes</b>	<b>44,982</b>	<b>35,969</b>	<b>84,632</b>	<b>88,512</b>
Income tax expense	16,294	13,309	30,648	32,479

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Net income	28,688	22,660	53,984	56,033
Less: Net income attributable to noncontrolling interest	177	568	287	868
Income attributable to Hilltop	28,511	22,092	53,697	55,165
Dividends on preferred stock	1,426	1,149	2,852	1,852
Income applicable to Hilltop common stockholders	\$ 27,085	\$ 20,943	\$ 50,845	\$ 53,313
Earnings per common share:				
Basic	\$ 0.30	\$ 0.25	\$ 0.56	\$ 0.64
Diluted	\$ 0.30	\$ 0.24	\$ 0.56	\$ 0.61
Weighted average share information:				
Basic	89,709	83,490	89,708	83,489
Diluted	90,569	90,294	90,576	90,125

*See accompanying notes.*

Table of Contents**HILLTOP HOLDINGS INC. AND SUBSIDIARIES****CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (LOSS)****(in thousands)****(Unaudited)**

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2014</b>	<b>2013</b>	<b>2014</b>	<b>2013</b>
Net income	\$ 28,688	\$ 22,660	\$ 53,984	\$ 56,033
Other comprehensive income (loss):				
Unrealized gains (losses) on securities available for sale, net of tax of \$7,638, \$(15,249), \$17,221 and \$(14,776)	13,553	(28,320)	32,362	(27,441)
Comprehensive income (loss)	42,241	(5,660)	86,346	28,592
Less: comprehensive income attributable to noncontrolling interest	177	568	287	868
Comprehensive income (loss) applicable to Hilltop	\$ 42,064	\$ (6,228)	\$ 86,059	\$ 27,724

*See accompanying notes.*



Table of Contents

**HILLTOP HOLDINGS INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF STOCKHOLDERS EQUITY**

(in thousands)

(Unaudited)

	Preferred Stock		Common Stock		Additional	Accumulated	Accumulated	Total	Noncontrolling	Total
	Shares	Amount	Shares	Amount	Paid-in	Other	Deficit	Stockholders	Interest	Stockholders
					Capital	Income (Loss)		Equity		Equity
Balance, December 31, 2012	114	\$ 114,068	83,487	\$ 835	\$ 1,304,448	\$ 8,094	\$ (282,949)	\$ 1,144,496	\$ 2,054	\$ 1,146,550
Net income							55,165	55,165	868	56,033
Other comprehensive loss						(27,441)		(27,441)		(27,441)
Stock-based compensation expense					480			480		480
Common stock issued to board members			4		47			47		47
Issuance of restricted common stock			465	5	(5)					
Dividends on preferred stock					(1,852)			(1,852)		(1,852)
Cash distributions to noncontrolling interest									(2,017)	(2,017)
Balance, June 30, 2013	114	\$ 114,068	83,956	\$ 840	\$ 1,303,118	\$ (19,347)	\$ (227,784)	\$ 1,170,895	\$ 905	\$ 1,171,800
Balance, December 31, 2013	114	\$ 114,068	90,176	\$ 902	\$ 1,388,641	\$ (34,863)	\$ (157,607)	\$ 1,311,141	\$ 781	\$ 1,311,922
Net income							53,697	53,697	287	53,984
Other comprehensive income						32,362		32,362		32,362
Stock-based compensation expense					1,979			1,979		1,979
Common stock issued to board members			5		115			115		115
Dividends on preferred stock					(2,852)			(2,852)		(2,852)
Cash distributions to noncontrolling interest									(348)	(348)
Balance, June 30, 2014	114	\$ 114,068	90,181	\$ 902	\$ 1,387,883	\$ (2,501)	\$ (103,910)	\$ 1,396,442	\$ 720	\$ 1,397,162

See accompanying notes.

Table of Contents

**HILLTOP HOLDINGS INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**

(in thousands)

(Unaudited)

	Six Months Ended June 30,	
	2014	2013
<b>Operating Activities</b>		
Net income	\$ 53,984	\$ 56,033
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Provision for loan losses	8,775	24,294
Depreciation, amortization and accretion, net	(48,612)	(18,032)
Deferred income taxes	4,842	(11,528)
Other, net	2,191	533
Net change in securities purchased under resale agreements		(3,237)
Net change in trading securities	(2,817)	57,256
Net change in broker-dealer and clearing organization receivables	(146,643)	(76,430)
Net change in other assets	(28,818)	34,972
Net change in broker-dealer and clearing organization payables	177,748	17,281
Net change in loss and loss adjustment expense reserve	7,678	8,446
Net change in unearned insurance premiums	6,189	7,813
Net change in other liabilities	4,645	(37,247)
Net gains from sale of loans	(185,165)	(270,127)
Loans originated for sale	(4,927,983)	(6,545,177)
Proceeds from loans sold	4,782,239	6,769,795
Net cash provided by (used in) operating activities	(291,747)	14,645
<b>Investing Activities</b>		
Proceeds from maturities and principal reductions of securities held to maturity	911	
Proceeds from sales, maturities and principal reductions of securities available for sale	97,867	96,069
Purchases of securities held to maturity	(66,207)	
Purchases of securities available for sale	(47,557)	(223,570)
Net change in loans	68,552	(51,027)
Purchases of premises and equipment and other assets	(19,815)	(11,417)
Proceeds from sales of premises and equipment and other real estate owned	38,281	4,859
Net cash paid for Federal Home Loan Bank and Federal Reserve Bank stock	(31,440)	(21,219)
Net cash provided by (used in) investing activities	40,592	(206,305)
<b>Financing Activities</b>		
Net change in deposits	(647,143)	(179,826)
Net change in short-term borrowings	845,106	275,554
Proceeds from notes payable	1,000	
Payments on notes payable	(1,743)	(1,601)
Dividends paid on preferred stock	(2,768)	(703)
Net cash distributed to noncontrolling interest	(348)	(2,017)
Other, net	(187)	(154)
Net cash provided by financing activities	193,917	91,253
Net change in cash and cash equivalents	(57,238)	(100,407)
Cash and cash equivalents, beginning of period	746,023	726,460

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Cash and cash equivalents, end of period	\$	688,785	\$	626,053
<b>Supplemental Disclosures of Cash Flow Information</b>				
Cash paid for interest	\$	13,046	\$	14,889
Cash paid for income taxes, net of refunds	\$	5,582	\$	40,949
<b>Supplemental Schedule of Non-Cash Activities</b>				
Conversion of loans to other real estate owned	\$	34,391	\$	1,718

*See accompanying notes.*

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements

(Unaudited)

**1. Summary of Significant Accounting and Reporting Policies**

**Nature of Operations**

Hilltop Holdings Inc. ( Hilltop and, collectively with its subsidiaries, the Company ) is a financial holding company registered under the Bank Holding Company Act of 1956, as amended by the Gramm-Leach-Bliley Act of 1999. On November 30, 2012, Hilltop acquired PlainsCapital Corporation pursuant to a plan of merger whereby PlainsCapital Corporation merged with and into a wholly owned subsidiary of Hilltop (the PlainsCapital Merger ), which continued as the surviving entity under the name PlainsCapital Corporation ( PlainsCapital ).

The Company has two primary operating business units, PlainsCapital and National Lloyds Corporation ( NLC ). PlainsCapital is a financial holding company, headquartered in Dallas, Texas, that provides, through its subsidiaries, an array of financial products and services. In addition to traditional banking services, PlainsCapital provides residential mortgage lending, investment banking, public finance advisory, wealth and investment management, treasury management, capital equipment leasing, fixed income sales, asset management, and correspondent clearing services. NLC is a property and casualty insurance holding company that provides, through its subsidiaries, fire and homeowners insurance to low value dwellings and manufactured homes primarily in Texas and other areas of the southern United States.

On September 13, 2013 (the Bank Closing Date ), PlainsCapital Bank (the Bank ) assumed substantially all of the liabilities, including all of the deposits, and acquired substantially all of the assets of Edinburg, Texas-based First National Bank ( FNB ) from the Federal Deposit Insurance Corporation (the FDIC ), as receiver, and reopened former FNB branches acquired from the FDIC under the PlainsCapital Bank name (the FNB Transaction ). Pursuant to the Purchase and Assumption Agreement (the P&A Agreement ), the Bank and the FDIC entered into loss-share agreements whereby the FDIC agreed to share in the losses of certain covered loans and covered other real estate owned ( OREO ) that the Bank acquired, as further described in Note 2 to the consolidated financial statements. The fair value of the assets acquired was \$2.2 billion, including \$1.1 billion in covered loans, \$286.2 million in securities, \$135.2 million in covered OREO and \$42.9 million in non-covered loans. The Bank also assumed \$2.2 billion in liabilities, consisting primarily of deposits. The acquisition of FNB 's expansive branch network allowed the Bank to increase its presence in Texas to include the Rio Grande Valley, Houston, Corpus Christi, Laredo and El Paso markets, among others.

On March 31, 2014, the Company entered into a definitive merger agreement with SWS Group, Inc. ( SWS ) providing for the merger of SWS with and into Peruna LLC, a wholly owned subsidiary of Hilltop formed for the purpose of facilitating this transaction. SWS stockholders will receive per share consideration of 0.2496 shares of Hilltop common stock and \$1.94 of cash, equating to \$7.25 per share based on Hilltop 's closing price on June 30, 2014. The value of the merger consideration will fluctuate with the market price of Hilltop common stock. The Company intends to fund the cash portion of the consideration through available cash. The merger is subject to customary closing conditions, including regulatory approvals and approval of the stockholders of SWS, and is expected to be completed prior to the end of 2014.

**Basis of Presentation**

The accompanying unaudited consolidated financial statements have been prepared in conformity with accounting principles generally accepted in the United States ( GAAP ), and in conformity with the rules and regulations of the Securities and Exchange Commission (the SEC ). In the opinion of management, these financial statements contain all adjustments necessary for a fair statement of the results of the interim periods presented. Accordingly, the financial statements do not include all of the information and footnotes required by GAAP for complete financial statements and should be read in conjunction with the audited consolidated financial statements and notes thereto included in the Company s Annual Report on Form 10-K for the year ended December 31, 2013. Results for interim periods are not necessarily indicative of results to be expected for a full year or any future period.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the 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. Estimates regarding the allowance for loan losses, the fair values of financial instruments, the amounts receivable under the loss-share agreements with the FDIC ( FDIC Indemnification Asset ), reserves for losses and loss adjustment expenses, the mortgage loan indemnification liability, and the potential impairment of assets are particularly subject to change. The Company has applied its critical accounting policies and estimation methods consistently in all periods presented in these consolidated financial statements.

Certain reclassifications have been made to the prior period consolidated financial statements to conform with the current period presentation.

Hilltop owns 100% of the outstanding stock of PlainsCapital. PlainsCapital owns 100% of the outstanding stock of the Bank and 100% of the membership interest in PlainsCapital Equity, LLC. The Bank owns 100% of the outstanding stock of PrimeLending, a PlainsCapital Company ( PrimeLending ), PCB-ARC, Inc. and RGV-ARC, Inc. The Bank has a 100% membership interest in First Southwest Holdings, LLC ( First Southwest ) and PlainsCapital Securities, LLC.

Hilltop also owns 100% of NLC, which operates through its wholly owned subsidiaries, National Lloyds Insurance Company ( NLIC ) and American Summit Insurance Company ( ASIC ).

PrimeLending owns a 100% membership interest in PrimeLending Ventures Management, LLC, the controlling and sole managing member of PrimeLending Ventures, LLC ( Ventures ).

The principal subsidiaries of First Southwest are First Southwest Company ( FSC ), a broker-dealer registered with the SEC and the Financial Industry Regulatory Authority and a member of the New York Stock Exchange, and First Southwest Asset Management, Inc., a registered investment advisor under the Investment Advisors Act of 1940.

The consolidated financial statements include the accounts of the above-named entities. All significant intercompany transactions and balances have been eliminated. Noncontrolling interests have been recorded for minority ownership in entities that are not wholly owned and are presented in compliance with the provisions of Noncontrolling Interest in Subsidiary Subsections of the Financial Accounting Standards Board ( FASB ) Accounting Standards Codification ( ASC ).

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PlainsCapital also owns 100% of the outstanding common securities of PCC Statutory Trusts I, II, III and IV (the Trusts ), which are not included in the consolidated financial statements under the requirements of the Variable Interest Entities Subsections of the ASC, because the primary beneficiaries of the Trusts are not within the consolidated group.

### 2. Acquisitions

#### *FNB Transaction*

On the Bank Closing Date, the Bank assumed substantially all of the liabilities, including all of the deposits, and acquired substantially all of the assets of FNB from the FDIC in an FDIC-assisted transaction. As part of the P&A Agreement, the Bank and the FDIC entered into loss-share agreements covering future losses incurred on certain acquired loans and OREO. The Company refers to acquired commercial and single family residential loan portfolios and OREO that are subject to the loss-share agreements as covered loans and covered OREO, respectively, and these assets are presented as separate line items in the Company's consolidated balance sheet. Collectively, covered loans and covered OREO are referred to as covered assets.

In accordance with the loss-share agreements, the Bank may be required to make a true-up payment to the FDIC approximately ten years following the Bank Closing Date if the FDIC's initial estimate of losses on covered assets is greater than the actual realized losses. The true-up payment is calculated using a defined formula set forth in the P&A Agreement.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The FNB Transaction was accounted for using the purchase method of accounting and, accordingly, purchased assets, including identifiable intangible assets and assumed liabilities, were recorded at their respective fair values as of the Bank Closing Date using significant estimates and assumptions to value certain identifiable assets acquired and liabilities assumed. The amounts are subject to adjustments based upon final settlement with the FDIC. The terms of the P&A Agreement provide for the FDIC to indemnify the Bank against claims with respect to liabilities and assets of FNB or any of its affiliates not assumed or otherwise purchased by the Bank and with respect to certain other claims by third parties.

*Pro Forma Results of Operations*

The operations acquired in the FNB Transaction are included in the Company's operating results beginning September 14, 2013. The purchase of assets and assumption of certain liabilities of FNB from the FDIC, as receiver, was sufficiently significant to require disclosure of historical financial statements and related pro forma financial disclosure. Due to the nature and magnitude of the FNB Transaction, coupled with the federal assistance and protection resulting from the FDIC loss-share agreements, historical financial information of FNB is not relevant to future operations. The Company has omitted certain historical financial information and the related pro forma financial information of FNB pursuant to the guidance provided in Staff Accounting Bulletin Topic 1.K, Financial Statements of Acquired Troubled Financial Institutions ( SAB 1:K ), and a request for relief granted by the SEC. SAB 1:K provides relief from the requirements of Rule 3-05 of Regulation S-X in certain instances, such as the FNB Transaction, where a registrant engages in an acquisition of a significant amount of assets of a troubled financial institution for which audited financial statements are not reasonably available and in which federal assistance is so persuasive as to substantially reduce the relevance of such information to an assessment of future operations.

**3. Fair Value Measurements**

*Fair Value Measurements and Disclosures*

The Company determines fair values in compliance with The Fair Value Measurements and Disclosures Topic of the ASC (the Fair Value Topic ). The Fair Value Topic defines fair value, establishes a framework for measuring fair value in GAAP and expands disclosures about fair value measurements. The Fair Value Topic defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. The Fair Value Topic assumes that transactions upon which fair value measurements are based occur in the principal market for the asset or liability being measured. Further, fair value measurements made under the Fair Value Topic exclude transaction costs and are not the result of forced transactions.

The Fair Value Topic creates a fair value hierarchy that classifies fair value measurements based upon the inputs used in valuing the assets or liabilities that are the subject of fair value measurements. The fair value hierarchy gives the highest priority to quoted prices in active markets for



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identical assets or liabilities and the lowest priority to unobservable inputs, as indicated below.

- *Level 1 Inputs:* Unadjusted quoted prices in active markets for identical assets or liabilities that the Company can access at the measurement date.
- *Level 2 Inputs:* Observable inputs other than Level 1 prices. Level 2 inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability (e.g., interest rates, yield curves, prepayment speeds, default rates, credit risks, loss severities, etc.), and inputs that are derived from or corroborated by market data, among others.
- *Level 3 Inputs:* Unobservable inputs that reflect an entity's own assumptions about the assumptions that market participants would use in pricing the assets or liabilities. Level 3 inputs include pricing models and discounted cash flow techniques, among others.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

*Fair Value Option*

The Company has elected to measure substantially all of PrimeLending's mortgage loans held for sale and retained mortgage servicing rights (MSR) at fair value, under the provisions of the Fair Value Option. The Company elected to apply the provisions of the Fair Value Option to these items so that it would have the opportunity to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently without having to apply complex hedge accounting provisions. The Company determines the fair value of the financial instruments accounted for under the provisions of the Fair Value Option in compliance with the provisions of the Fair Value Topic of the ASC discussed above.

At June 30, 2014, the aggregate fair value of PrimeLending's mortgage loans held for sale accounted for under the Fair Value Option was \$1.41 billion, and the unpaid principal balance of those loans was \$1.35 billion. At December 31, 2013, the aggregate fair value of PrimeLending's mortgage loans held for sale accounted for under the Fair Value Option was \$1.09 billion, and the unpaid principal balance of those loans was \$1.07 billion. The interest component of fair value is reported as interest income on loans in the accompanying consolidated statements of operations.

The Company holds a number of financial instruments that are measured at fair value on a recurring basis, either by the application of the Fair Value Option or other authoritative pronouncements. The fair values of those instruments are determined primarily using Level 2 inputs. Those inputs include quotes from mortgage loan investors and derivatives dealers and data from independent pricing services.

The following tables present information regarding financial assets and liabilities measured at fair value on a recurring basis (in thousands).

	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value
<b>June 30, 2014</b>				
Trading securities	\$ 35	\$ 61,628	\$	\$ 61,663
Available for sale securities	24,653	1,113,306	63,819	1,201,778
Loans held for sale		1,400,464	10,409	1,410,873
Derivative assets		35,454		35,454
Mortgage servicing rights asset			35,877	35,877
Trading liabilities		48		48
Derivative liabilities		13,847	6,300	20,147

	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value
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**December 31, 2013**

Trading securities	\$	33	\$	58,813	\$	58,846
Available for sale securities		22,079		1,121,011	60,053	1,203,143
Loans held for sale				1,061,310	27,729	1,089,039
Derivative assets				23,564		23,564
Mortgage servicing rights asset					20,149	20,149
Trading liabilities				46		46
Derivative liabilities				139	5,600	5,739

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables include a roll forward for those financial instruments measured at fair value using Level 3 inputs (in thousands).

	Balance at Beginning of Period	Purchases/ Additions	Sales/ Reductions	Total Gains or Losses (Realized or Unrealized) Included in Net Income	Included in Other Comprehensive Income (Loss)	Balance at End of Period
<b><u>Three months ended</u></b>						
<b><u>June 30, 2014</u></b>						
Available for sale securities	\$ 64,098	\$	\$	\$ 616	\$ (895)	\$ 63,819
Loans held for sale	26,826	5,522	(24,009)	2,070		10,409
Mortgage servicing rights asset	29,939	7,376		(1,438)		35,877
Derivative liabilities	(5,950)			(350)		(6,300)
Total	\$ 114,913	\$ 12,898	\$ (24,009)	\$ 898	\$ (895)	\$ 103,805
<b><u>Six months ended June 30,</u></b>						
<b><u>2014</u></b>						
Available for sale securities	\$ 60,053	\$	\$	\$ 1,209	\$ 2,557	\$ 63,819
Loans held for sale	27,729	10,422	(29,603)	1,861		10,409
Mortgage servicing rights asset	20,149	14,808		920		35,877
Derivative liabilities	(5,600)			(700)		(6,300)
Total	\$ 102,331	\$ 25,230	\$ (29,603)	\$ 3,290	\$ 2,557	\$ 103,805
<b><u>Three months ended</u></b>						
<b><u>June 30, 2013</u></b>						
Available for sale securities	\$ 58,801	\$	\$	\$ 531	\$ (3,822)	\$ 55,510
Mortgage servicing rights asset	4,430	2,180		501		7,111
Derivative liabilities	(4,714)			(225)		(4,939)
Total	\$ 58,517	\$ 2,180	\$	\$ 807	\$ (3,822)	\$ 57,682
<b><u>Six months ended June 30,</u></b>						
<b><u>2013</u></b>						
Available for sale securities	\$ 56,277	\$	\$	\$ 1,043	\$ (1,810)	\$ 55,510
Mortgage servicing rights asset	2,080	4,305		726		7,111
Derivative liabilities	(4,490)			(449)		(4,939)
Total	\$ 53,867	\$ 4,305	\$	\$ 1,320	\$ (1,810)	\$ 57,682

All net realized and unrealized gains (losses) in the tables above are reflected in the accompanying consolidated financial statements. The unrealized gains (losses) relate to financial instruments still held at June 30, 2014. The available for sale securities noted in the table above reflect Hilltop's note receivable and warrant to purchase common stock of SWS as discussed in Note 4 to the consolidated financial statements.

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For Level 3 financial instruments measured at fair value on a recurring basis at June 30, 2014, the significant unobservable inputs used in the fair value measurements were as follows.

Financial instrument	Valuation Technique	Unobservable Input	Weighted Average / Range
Available for sale securities - note receivable	Discounted cash flow	Discount rate	8.3%
Available for sale securities - warrant	Binomial model	SWS common stock price volatility	24.0%
Loans held for sale	Discounted cash flow / Market comparable	Projected price	86 - 90%
Mortgage servicing rights asset	Discounted cash flow	Constant prepayment rate Discount rate	10.32% 11.11%
Derivative liabilities	Discounted cash flow	Discount rate Time to receive full payment of cash flows	14 - 28% 10.75 - 14.0 years

Hilltop's note receivable is valued using a cash flow model that estimates yield based on comparable securities in the market. The interest rate used to discount cash flows is the most significant unobservable input. An increase or decrease in the discount rate would result in a corresponding decrease or increase, respectively, in the fair value measurement of the note receivable.

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## Table of Contents

### Hilltop Holdings Inc. and Subsidiaries

#### Notes to Consolidated Financial Statements (continued)

(Unaudited)

The warrant is valued utilizing a binomial model. The underlying SWS common stock price and its related volatility, an unobservable input, are the most significant inputs into the model, and, therefore, decreases or increases to the SWS common stock price would result in a significant change in the fair value measurement of the warrant.

The fair value of certain loans held for sale that are either non-standard (i.e. loans that cannot be sold through normal sale channels) or non-performing is measured using unobservable inputs. The fair value of such loans is generally based upon estimates of expected cash flows using unobservable inputs including listing prices of comparable assets, uncorroborated expert opinions, and/or management's knowledge of underlying collateral.

The MSR asset is valued by projecting net servicing cash flows, which are then discounted to estimate the fair value. The fair value of the MSR asset is impacted by a variety of factors. Prepayment rates and discount rates, the most significant unobservable inputs, are discussed further in Note 7 to the consolidated financial statements.

Derivative liabilities in the tables above include a derivative option agreement ( Fee Award Option ) entered into by First Southwest and valued using discounted cash flows and probability of exercise.

The Company had no transfers between Levels 1 and 2 during the periods presented.

The following tables present the changes in fair value for instruments that are reported at fair value under the Fair Value Option (in thousands).

	Changes in Fair Value for Assets and Liabilities Reported at Fair Value under Fair Value Option Three Months Ended June 30, 2014			Changes in Fair Value for Assets and Liabilities Reported at Fair Value under Fair Value Option Three Months Ended June 30, 2013		
	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value
Loans held for sale	\$ 35,651	\$	\$ 35,651	\$ (36,203)	\$	\$ (36,203)
Mortgage servicing rights asset	(1,438)		(1,438)	501		501
Time deposits					4	4

Changes in Fair Value for Assets and Liabilities Reported at Fair Value under Fair Value Option Six Months Ended June 30, 2014			Changes in Fair Value for Assets and Liabilities Reported at Fair Value under Fair Value Option Six Months Ended June 30, 2013		
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	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value	Net Gains (Losses)	Other Noninterest Income	Total Changes in Fair Value
Loans held for sale	\$ 40,169	\$	\$ 40,169	\$ (41,641)	\$	\$ (41,641)
Mortgage servicing asset	920		920	726		726
Time deposits					12	12

The Company also determines the fair value of certain assets and liabilities on a non-recurring basis. In addition, facts and circumstances may dictate a fair value measurement when there is evidence of impairment. Assets and liabilities measured on a non-recurring basis include the items discussed below.

**Impaired Loans** The Company reports impaired loans based on the underlying fair value of the collateral through specific allowances within the allowance for loan losses. Purchased credit impaired ( PCI ) loans with a fair value of \$172.9 million and \$822.8 million were acquired by the Company upon completion of the PlainsCapital Merger and the FNB Transaction, respectively. Substantially all PCI loans acquired in the FNB Transaction are covered by FDIC loss-share agreements. The fair value of PCI loans was determined using Level 3 inputs, including estimates of expected cash flows that incorporated significant unobservable inputs regarding default rates, loss severity rates assuming default, prepayment speeds and estimated collateral values. At June 30, 2014, these inputs included estimated weighted average default rates, loss severity rates and prepayment speed assumptions of 51%, 45% and 0%, respectively, for those PCI loans acquired in the PlainsCapital Merger and 62%, 39% and 7%, respectively, for those PCI loans acquired in the FNB Transaction. The resulting weighted average expected loss on PCI loans associated with the PlainsCapital Merger and the FNB Transaction was 23% and 24%, respectively.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Company obtains updated appraisals of the fair value of collateral securing impaired collateral dependent loans at least annually, in accordance with regulatory guidelines. The Company also reviews the fair value of such collateral on a quarterly basis. If the quarterly review indicates that the fair value of the collateral may have deteriorated, the Company will order an updated appraisal of the fair value of the collateral. Since the Company obtains updated appraisals when evidence of a decline in the fair value of collateral exists, it typically does not adjust appraised values.

**Other Real Estate Owned** The Company reports OREO at fair value less estimated cost to sell. Any excess of recorded investment over fair value, less cost to sell, is charged against either the allowance for loan losses or the related PCI pool discount when property is initially transferred to OREO. Subsequent to the initial transfer to OREO, downward valuation adjustments are charged against earnings. The Company determines fair value primarily using independent appraisals of OREO properties. The resulting fair value measurements are classified as Level 2 or Level 3 inputs, depending upon the extent to which unobservable inputs determine the fair value measurement. The Company considers a number of factors in determining the extent to which specific fair value measurements utilize unobservable inputs, including, but not limited to, the inherent subjectivity in appraisals, the length of time elapsed since the receipt of independent market price or appraised value, and current market conditions. At June 30, 2014, the most significant unobservable input used in the determination of fair value of OREO was a discount to independent appraisals for estimated holding periods of OREO properties. Such discount was 1% per month for estimated holding periods of 6 to 24 months. Level 3 inputs were used to determine the fair value of a large group of smaller balance properties that were acquired in the FNB Transaction. In the FNB Transaction, the Bank acquired OREO of \$135.2 million, all of which is covered by FDIC loss-share agreements. At June 30, 2014 and December 31, 2013, the estimated fair value of covered OREO was \$142.2 million and \$142.8 million, respectively, and the underlying fair value measurements utilize Level 2 and Level 3 inputs. The fair value of non-covered OREO at June 30, 2014 and December 31, 2013 was \$4.4 million and \$4.8 million, respectively, and is included in other assets within the consolidated balance sheets. During the reported periods, all fair value measurements for non-covered OREO utilized Level 2 inputs.

The following table presents information regarding certain assets and liabilities measured at fair value on a non-recurring basis for which a change in fair value has been recorded during reporting periods subsequent to initial recognition (in thousands).

	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total Fair Value	Total Gains (Losses) for the Three Months Ended June 30,		Total Gains (Losses) for the Six Months Ended June 30,	
					2014	2013	2014	2013
<b>June 30, 2014</b>								
Non-covered impaired loans	\$	\$	\$ 29,993	\$ 29,993	\$ (222)	\$ (228)	\$ (437)	\$ (659)
Covered impaired loans			133,325	133,325	(1,341)		(3,032)	
Non-covered other real estate owned					(9)	(30)	(111)	(190)
Covered other real estate owned		18,186	34,126	52,312	(2,528)		(2,959)	

The Fair Value of Financial Instruments Subsection of the ASC requires disclosure of the fair value of financial assets and liabilities, including the financial assets and liabilities previously discussed. The methods for determining estimated fair value for financial assets and liabilities is described in detail in Note 3 to the consolidated financial statements included in our Annual Report on Form 10-K for the year ended



December 31, 2013.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables present the carrying values and estimated fair values of financial instruments not measured at fair value on either a recurring or non-recurring basis (in thousands).

	Carrying Amount	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs	Total
<b>June 30, 2014</b>					
Financial assets:					
Cash and cash equivalents	\$ 688,785	\$ 688,785	\$	\$	\$ 688,785
Held to maturity securities	65,275		65,631		65,631
Non-covered loans, net	3,678,406		356,907	3,346,987	3,703,894
Covered loans, net	840,898			902,588	902,588
Broker-dealer and clearing organization receivables	190,764		190,764		190,764
FDIC indemnification asset	175,114			175,114	175,114
Other assets	63,843		42,383	21,460	63,843
Financial liabilities:					
Deposits	6,155,310		6,160,913		6,160,913
Broker-dealer and clearing organization payables	227,891		227,891		227,891
Short-term borrowings	1,187,193		1,187,193		1,187,193
Debt	122,596		115,856		115,856
Other liabilities	2,834		2,834		2,834
<b>December 31, 2013</b>					
Financial assets:					
Cash and cash equivalents	\$ 746,023	\$ 746,023	\$	\$	\$ 746,023
Non-covered loans, net	3,481,405		281,712	3,119,319	3,401,031
Covered loans, net	1,005,308			997,371	997,371
Broker-dealer and clearing organization receivables	119,317		119,317		119,317
FDIC indemnification asset	188,291			188,291	188,291
Other assets	66,055		43,946	22,109	66,055
Financial liabilities:					
Deposits	6,722,019		6,722,909		6,722,909
Broker-dealer and clearing organization payables	129,678		129,678		129,678
Short-term borrowings	342,087		342,087		342,087
Debt	123,339		114,671		114,671

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Other liabilities	3,362	3,362	3,362
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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**4. Securities**

The amortized cost and fair value of securities, excluding trading securities, are summarized as follows (in thousands).

	Amortized Cost	Available for Sale		Fair Value
		Gross Unrealized Gains	Gross Unrealized Losses	
<b>June 30, 2014</b>				
U.S. Treasury securities	\$ 63,692	\$ 164	\$ (34)	\$ 63,822
U.S. government agencies:				
Bonds	654,513	1,485	(20,899)	635,099
Residential mortgage-backed securities	55,895	2,008	(399)	57,504
Collateralized mortgage obligations	110,909	302	(4,081)	107,130
Corporate debt securities	95,704	5,659	(108)	101,255
States and political subdivisions	148,255	1,470	(1,894)	147,831
Commercial mortgage-backed securities	597	68		665
Equity securities	20,396	4,257		24,653
Note receivable	43,883	6,038		49,921
Warrant	12,068	1,830		13,898
Totals	\$ 1,205,912	\$ 23,281	\$ (27,415)	\$ 1,201,778

	Amortized Cost	Available for Sale		Fair Value
		Unrealized Gains	Unrealized Losses	
<b>December 31, 2013</b>				
U.S. Treasury securities	\$ 43,684	\$ 82	\$ (238)	\$ 43,528
U.S. government agencies:				
Bonds	717,909	550	(55,727)	662,732
Residential mortgage-backed securities	59,936	735	(584)	60,087
Collateralized mortgage obligations	124,502	349	(4,390)	120,461
Corporate debt securities	72,376	4,610	(378)	76,608
States and political subdivisions	162,955	388	(6,508)	156,835
Commercial mortgage-backed securities	691	69		760
Equity securities	20,067	2,012		22,079
Note receivable	42,674	5,235		47,909
Warrant	12,068	76		12,144
Totals	\$ 1,256,862	\$ 14,106	\$ (67,825)	\$ 1,203,143

Amortized	Held to Maturity Unrealized	Unrealized
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	Cost	Gains	Losses	Fair Value
<b>June 30, 2014</b>				
U.S. government agencies:				
Residential mortgage-backed securities	\$ 31,048	\$ 384	\$ (1)	\$ 31,431
Collateralized mortgage obligations	29,821		(14)	29,807
States and political subdivisions	4,406	7	(20)	4,393
Totals	\$ 65,275	\$ 391	\$ (35)	\$ 65,631

Available for sale securities includes 1,475,387 shares of SWS common stock, a \$50.0 million aggregate principal amount note issued by SWS and a warrant to purchase 8,695,652 shares of SWS common stock. SWS issued the note in July 2011 under a credit agreement pursuant to a senior unsecured loan from Hilltop. The note bears interest at a rate of 8.0% per annum, is prepayable by SWS subject to certain conditions after three years, and has a maturity of five years. The warrant provides for the purchase of 8,695,652 shares of SWS common stock at an exercise price of \$5.75 per share, subject to anti-dilution adjustments. If the warrant was fully exercised, Hilltop would beneficially own 24.4% of SWS.

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Information regarding securities that were in an unrealized loss position is shown in the following tables (dollars in thousands).

	June 30, 2014			December 31, 2013		
	Number of Securities	Fair Value	Unrealized Losses	Number of Securities	Fair Value	Unrealized Losses
<b>Available for Sale</b>						
U.S. treasury securities:						
Unrealized loss for less than twelve months	3	\$ 6,396	\$ 26	6	\$ 12,748	\$ 238
Unrealized loss for twelve months or longer	1	2,010	8			
	4	8,406	34	6	12,748	238
U.S. government agencies:						
Bonds:						
Unrealized loss for less than twelve months	1	9,987	13	35	526,817	45,274
Unrealized loss for twelve months or longer	31	487,164	20,886	5	90,931	10,453
	32	497,151	20,899	40	617,748	55,727
Residential mortgage-backed securities:						
Unrealized loss for less than twelve months	1	1,593	58	2	2,194	54
Unrealized loss for twelve months or longer	3	9,356	341	3	9,309	530
	4	10,949	399	5	11,503	584
Collateralized mortgage obligations:						
Unrealized loss for less than twelve months	2	13,128	24	7	84,054	4,320
Unrealized loss for twelve months or longer	8	68,301	4,057	2	4,995	70
	10	81,429	4,081	9	89,049	4,390
Corporate debt securities:						
Unrealized loss for less than twelve months				7	10,754	378
Unrealized loss for twelve months or longer	1	1,889	108			
	1	1,889	108	7	10,754	378
States and political subdivisions:						
Unrealized loss for less than twelve months	12	8,846	49	46	30,245	669
Unrealized loss for twelve months or longer	119	80,555	1,845	150	96,882	5,839
	131	89,401	1,894	196	127,127	6,508
Total available for sale:						
Unrealized loss for less than twelve months	19	39,950	170	103	666,812	50,933
Unrealized loss for twelve months or longer	163	649,275	27,245	160	202,117	16,892
	182	\$ 689,225	\$ 27,415	263	\$ 868,929	\$ 67,825

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	June 30, 2014			December 31, 2013		
	Number of Securities	Fair Value	Unrealized Losses	Number of Securities	Fair Value	Unrealized Losses
<b>Held to Maturity</b>						
U.S. government agencies:						
Residential mortgage-backed securities:						
Unrealized loss for less than twelve months	1	\$ 2,029	\$ 1		\$	\$
Unrealized loss for twelve months or longer						
	1	2,029	1			
Collateralized mortgage obligations:						
Unrealized loss for less than twelve months	1	29,807	14			
Unrealized loss for twelve months or longer						
	1	29,807	14			
States and political subdivisions:						
Unrealized loss for less than twelve months	6	3,327	20			
Unrealized loss for twelve months or longer						
	6	3,327	20			
Total held to maturity:						
Unrealized loss for less than twelve months	8	35,163	35			
Unrealized loss for twelve months or longer						
	8	\$ 35,163	\$ 35		\$	\$

During the three and six months ended June 30, 2014 and 2013, the Company did not record any other-than-temporary impairments. While all of the investments are monitored for potential other-than-temporary impairment, the Company's analysis and experience indicate that these available for sale investments generally do not present a significant risk of other-than-temporary-impairment, as fair value should recover over time. Factors considered in the Company's analysis

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

include the reasons for the unrealized loss position, the severity and duration of the unrealized loss position, credit worthiness, and forecasted performance of the investee. While some of the securities held in the investment portfolio have decreased in value since the date of acquisition, the severity of loss and the duration of the loss position are not believed to be significant enough to warrant other-than-temporary impairment of the securities. The Company does not intend, nor is it likely that the Company will be required, to sell these securities before the recovery of the cost basis. Therefore, management does not believe any other-than-temporary impairments exist at June 30, 2014.

Expected maturities may differ from contractual maturities because certain borrowers may have the right to call or prepay obligations with or without penalties. The amortized cost and fair value of securities, excluding trading and available for sale equity securities and the available for sale warrant, at June 30, 2014 are shown by contractual maturity below (in thousands).

	Available for Sale		Held to Maturity	
	Amortized Cost	Fair Value	Amortized Cost	Fair Value
Due in one year or less	\$ 133,456	\$ 133,611	\$	\$
Due after one year through five years	120,411	130,803		
Due after five years through ten years	71,929	74,513	264	264
Due after ten years	680,251	659,001	4,142	4,129
	1,006,047	997,928	4,406	4,393
Residential mortgage-backed securities	55,895	57,504	31,048	31,431
Collateralized mortgage obligations	110,909	107,130	29,821	29,807
Commercial mortgage-backed securities	597	665		
	\$ 1,173,448	\$ 1,163,227	\$ 65,275	\$ 65,631

The Company realized net gains from its trading securities portfolio of \$0.8 million and \$1.4 million during the three and six months ended June 30, 2014, respectively, and net losses of \$1.5 million and \$2.7 million during the three and six months ended June 30, 2013, respectively, which are recorded as a component of other noninterest income within the consolidated statements of operations.

Securities with a carrying amount of \$1.0 billion (with a fair value of \$983.1 million and \$938.1 million, respectively) at both June 30, 2014 and December 31, 2013, were pledged to secure public and trust deposits, federal funds purchased and securities sold under agreements to repurchase, and for other purposes as required or permitted by law.



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Mortgage-backed securities and collateralized mortgage obligations consist principally of Government National Mortgage Association ( GNMA ), Federal National Mortgage Association ( FNMA ) and Federal Home Loan Mortgage Corporation ( FHLMC ) pass-through and participation certificates. GNMA securities are guaranteed by the full faith and credit of the United States, while FNMA and FHLMC securities are fully guaranteed by those respective United States government-sponsored agencies, and conditionally guaranteed by the full faith and credit of the United States.

At June 30, 2014 and December 31, 2013, NLC had investments on deposit in custody for various state insurance departments with carrying values of \$8.6 million and \$9.4 million, respectively.

Table of Contents

## Hilltop Holdings Inc. and Subsidiaries

## Notes to Consolidated Financial Statements (continued)

(Unaudited)

**5. Non-Covered Loans and Allowance for Non-Covered Loan Losses**

Non-covered loans refer to loans not covered by the FDIC loss-share agreements. Covered loans are discussed in Note 6 to the consolidated financial statements. Non-covered loans summarized by portfolio segment are as follows (in thousands).

	June 30, 2014	December 31, 2013
Commercial and industrial	\$ 1,681,655	\$ 1,637,266
Real estate	1,586,535	1,457,253
Construction and land development	391,611	364,551
Consumer	55,036	55,576
	3,714,837	3,514,646
Allowance for non-covered loan losses	(36,431)	(33,241)
Total non-covered loans, net of allowance	\$ 3,678,406	\$ 3,481,405

The Bank has lending policies in place with the goal of establishing an asset portfolio that will provide a return on stockholders' equity sufficient to maintain capital to assets ratios that meet or exceed established regulations. Loans are underwritten with careful consideration of the borrower's financial condition, the specific purpose of the loan, the primary sources of repayment and any collateral pledged to secure the loan.

Underwriting procedures address financial components based on the size or complexity of the credit. The financial components include, but are not limited to, current and projected cash flows, shock analysis and/or stress testing, and trends in appropriate balance sheet and statement of operations ratios. Collateral analysis includes a complete description of the collateral, as well as determining values, monitoring requirements, loan to value ratios, concentration risk, appraisal requirements and other information relevant to the collateral being pledged. Guarantor analysis includes liquidity and cash flow analysis based on the significance the guarantors are expected to serve as secondary repayment sources. The Bank's underwriting standards are governed by adherence to its loan policy. The loan policy provides for specific guidelines by portfolio segment, including commercial and industrial, real estate, construction and land development, and consumer loans. Within each individual portfolio segment, permissible and impermissible loan types are explicitly outlined. Within the loan types, minimum requirements for the underwriting factors listed above are provided.

The Bank maintains a loan review department that reviews credit risk in response to both external and internal factors that potentially impact the performance of either individual loans or the overall loan portfolio. The loan review process reviews the creditworthiness of borrowers and determines compliance with the loan policy. The loan review process complements and reinforces the risk identification and assessment decisions made by lenders and credit personnel. Results of these reviews are presented to management and the Bank's board of directors.

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In connection with the PlainsCapital Merger and the FNB Transaction, the Company acquired non-covered loans both with and without evidence of credit quality deterioration since origination. The following table presents the carrying values and the outstanding balances of the non-covered PCI loans (in thousands).

	<b>June 30, 2014</b>		<b>December 31, 2013</b>	
Carrying amount	\$	60,787	\$	100,392
Outstanding balance		83,534		141,983

Table of Contents

## Hilltop Holdings Inc. and Subsidiaries

## Notes to Consolidated Financial Statements (continued)

(Unaudited)

Changes in the accretable yield for the non-covered PCI loans were as follows (in thousands).

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Balance, beginning of period	\$ 17,713	\$ 26,246	\$ 17,601	\$ 17,553
Increases in expected cash flows	6,141	141	9,616	12,137
Disposals of loans	(3,581)	(1,806)	(4,184)	(1,832)
Accretion	(8,369)	(4,463)	(11,129)	(7,740)
Balance, end of period	\$ 11,904	\$ 20,118	\$ 11,904	\$ 20,118

The remaining nonaccretable difference for non-covered PCI loans was \$24.0 million and \$38.6 million at June 30, 2014 and December 31, 2013, respectively.

Impaired loans exhibit a clear indication that the borrower's cash flow may not be sufficient to meet principal and interest payments, which is generally when a loan is 90 days past due unless the asset is both well secured and in the process of collection.

Non-covered impaired loans include non-accrual loans, troubled debt restructurings ( TDRs ), PCI loans and partially charged-off loans. The amounts shown in following tables include loans accounted for on an individual basis, as well as acquired loans accounted for in pools ( Pooled Loans ). For Pooled Loans, the recorded investment with allowance and the related allowance consider impairment measured at the pool level. Non-covered impaired loans are summarized by class in the following tables (in thousands).

	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
<b>June 30, 2014</b>					
Commercial and industrial:					
Secured	\$ 50,056	\$ 9,060	\$ 15,514	\$ 24,574	\$ 3,268
Unsecured	5,411	504		504	
Real estate:					
Secured by commercial properties	31,715	10,286	14,116	24,402	492
Secured by residential properties	5,896	2,898	1,199	4,097	59
Construction and land development:					
Residential construction loans					
Commercial construction loans and land development					
	17,731	10,313	553	10,866	65
Consumer	6,852	483	2,606	3,089	111
	\$ 117,661	\$ 33,544	\$ 33,988	\$ 67,532	\$ 3,995

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	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
<b>December 31, 2013</b>					
Commercial and industrial:					
Secured	\$ 63,636	\$ 21,540	\$ 17,147	\$ 38,687	\$ 3,126
Unsecured	11,865	336	1,204	1,540	15
Real estate:					
Secured by commercial properties	49,437	20,317	16,070	36,387	339
Secured by residential properties	5,407	1,745	1,648	3,393	39
Construction and land development:					
Residential construction loans	33				
Commercial construction loans and land development	48,628	15,337	4,592	19,929	39
Consumer	7,946	4,509		4,509	
	\$ 186,952	\$ 63,784	\$ 40,661	\$ 104,445	\$ 3,558

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Average investment in non-covered impaired loans is summarized by class in the following table (in thousands).

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
<b>Commercial and industrial:</b>				
Secured	\$ 29,852	\$ 61,715	\$ 31,631	\$ 61,365
Unsecured	865	2,385	1,022	2,697
<b>Real estate:</b>				
Secured by commercial properties	27,120	49,687	30,395	51,835
Secured by residential properties	4,541	7,131	3,745	6,446
<b>Construction and land development:</b>				
Residential construction loans				354
Commercial construction loans and land development	13,313	26,681	15,398	29,776
Consumer	3,410	69	3,799	72
	\$ 79,101	\$ 147,668	\$ 85,990	\$ 152,545

Non-covered non-accrual loans, excluding those classified as held for sale, are summarized by class in the following table (in thousands).

	June 30,	December 31,
	2014	2013
<b>Commercial and industrial:</b>		
Secured	\$ 14,258	\$ 15,430
Unsecured	504	1,300
<b>Real estate:</b>		
Secured by commercial properties	485	2,638
Secured by residential properties	1,887	398
<b>Construction and land development:</b>		
Residential construction loans		
Commercial construction loans and land development	863	112
Consumer		
	\$ 17,997	\$ 19,878

At June 30, 2014 and December 31, 2013, non-covered non-accrual loans included non-covered PCI loans of \$11.3 million and \$15.8 million, respectively, for which discount accretion has been suspended because the extent and timing of cash flows from these non-covered PCI loans can no longer be reasonably estimated. In addition to the non-covered non-accrual loans in the table above, \$3.9 million and \$3.5 million of real estate loans secured by residential properties and classified as held for sale were in non-accrual status at June 30, 2014 and December 31, 2013, respectively.

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Interest income recorded on non-covered accruing impaired loans and on non-covered non-accrual loans was \$1.1 million and \$2.5 million for the three and six months ended June 30, 2014, respectively. Interest income recorded on non-covered accruing impaired loans and on non-covered non-accrual loans for the three and six months ended June 30, 2013 was nominal.

The Bank classifies loan modifications as TDRs when it concludes that it has both granted a concession to a debtor and that the debtor is experiencing financial difficulties. Loan modifications are typically structured to create affordable payments for the debtor and can be achieved in a variety of ways. The Bank modifies loans by reducing interest rates

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

and/or lengthening loan amortization schedules. The Bank also reconfigures a single loan into two or more loans ( A/B Note ). The typical A/B Note restructure results in a bad loan which is charged off and a good loan or loans the terms of which comply with the Bank's customary underwriting policies. The debt charged off on the bad loan is not forgiven to the debtor.

Information regarding TDRs granted is shown in the following tables (in thousands). There were no TDRs granted for the three months ended June 30, 2014. At June 30, 2014, the Bank had no unadvanced commitments to borrowers whose loans have been restructured in TDRs. At December 31, 2013, the Bank had \$0.5 million in such unadvanced commitments.

**Six months ended June 30, 2014**

Commercial and industrial:					
Secured	\$	\$	\$	\$	
Unsecured					
Real estate:					
Secured by commercial properties			336		336
Secured by residential properties			258		258
Construction and land development:					
Residential construction loans					
Commercial construction loans and land development			138		138
Consumer	\$	\$	\$	732	\$ 732

**Three months ended June 30, 2013**

Commercial and industrial:					
Secured	\$	\$	\$	9,853	\$ 9,853
Unsecured					
Real estate:					
Secured by commercial properties					
Secured by residential properties					
Construction and land development:					
Residential construction loans					
Commercial construction loans and land development					
Consumer	\$	\$	\$	9,853	\$ 9,853



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	A/B Note	Recorded Investment in Loans Modified by Interest Rate Adjustment	Payment Term Extension	Total Modification
<b>Six months ended June 30, 2013</b>				
Commercial and industrial:				
Secured	\$	\$	\$ 9,858	\$ 9,858
Unsecured				
Real estate:				
Secured by commercial properties			272	272
Secured by residential properties			1,047	1,047
Construction and land development:				
Residential construction loans				
Commercial construction loans and land development			603	603
Consumer	\$	\$	\$ 11,780	\$ 11,780

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

There were no TDRs granted in the twelve months preceding June 30, 2014 and 2013, for which a payment was at least 30 days past due in the three and six months ended June 30, 2014 and 2013, respectively.

An analysis of the aging of the Bank's non-covered loan portfolio is shown in the following tables (in thousands).

<b>June 30, 2014</b>																
Secured	\$	14,705	\$	891	\$	1,690	\$	17,286	\$	1,545,510	\$	21,086	\$	1,583,882	\$	1
Real estate:																
Secured by residential properties																
		482		1,090		467		2,039		455,149		2,304		459,492		
Residential construction loans																
		2,176						2,176		68,280				70,456		
Consumer																
		241		55				296		51,651		3,089		55,036		

	Loans Past Due 30-59 Days	Loans Past Due 60-89 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans Past Due 90 Days or More
<b>December 31, 2013</b>								
Commercial and industrial:								
Secured	\$ 2,171	\$ 277	\$ 1,354	\$ 3,802	\$ 1,492,793	\$ 35,372	\$ 1,531,967	\$ 272
Unsecured	333	9	60	402	103,453	1,444	105,299	59
Real estate:								
Secured by commercial properties								
	192		132	324	1,044,437	36,255	1,081,016	
Secured by residential properties								
	1,045	36	203	1,284	371,958	2,995	376,237	203
Construction and land development:								
Residential construction loans								
	415			415	64,664		65,079	

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Commercial construction loans and land development	41	881	112	1,034	278,621	19,817	299,472
Consumer	201	60		261	50,806	4,509	55,576
	\$ 4,398	\$ 1,263	\$ 1,861	\$ 7,522	\$ 3,406,732	\$ 100,392	\$ 3,514,646
							\$ 534

Management tracks credit quality trends on a quarterly basis related to: (i) past due levels, (ii) non-performing asset levels, (iii) classified loan levels, (iv) net charge-offs, and (v) general economic conditions in the state and local markets.

The Bank utilizes a risk grading matrix to assign a risk grade to each of the loans in its portfolio. A risk rating is assigned based on an assessment of the borrower's management, collateral position, financial capacity, and economic factors. The general characteristics of the various risk grades are described below.

**Pass** Pass loans present a range of acceptable risks to the Bank. Loans that would be considered virtually risk-free are rated Pass low risk. Loans that exhibit sound standards based on the grading factors above and present a reasonable risk to the Bank are rated Pass normal risk. Loans that exhibit a minor weakness in one or more of the grading criteria but still present an acceptable risk to the Bank are rated Pass high risk.

**Special Mention** Special Mention loans have potential weaknesses that deserve management's close attention. If left uncorrected, these potential weaknesses may result in a deterioration of the repayment prospects for the loans and weaken the Bank's credit position at some future date. Special Mention loans are not adversely classified and do not expose the Bank to sufficient risk to require adverse classification.

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

**PCI** PCI loans exhibited evidence of credit deterioration at acquisition that made it probable that all contractually required principal payments would not be collected.

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables present the internal risk grades of non-covered loans, as previously described, in the portfolio by class (in thousands).

	Pass	Special Mention	Substandard	PCI	Total
<b>June 30, 2014</b>					
Commercial and industrial:					
Secured	\$ 1,522,487	\$ 18,277	\$ 22,032	\$ 21,086	\$ 1,583,882
Unsecured	97,118		267	388	97,773
Real estate:					
Secured by commercial properties	1,097,299	4,369	1,458	23,917	1,127,043
Secured by residential properties	451,931		5,257	2,304	459,492
Construction and land development:					
Residential construction loans	70,456				70,456
Commercial construction loans and land development	309,614	274	1,264	10,003	321,155
Consumer	51,898		49	3,089	55,036
	\$ 3,600,803	\$ 22,920	\$ 30,327	\$ 60,787	\$ 3,714,837

	Pass	Special Mention	Substandard	PCI	Total
<b>December 31, 2013</b>					
Commercial and industrial:					
Secured	\$ 1,450,734	\$ 16,840	\$ 29,021	\$ 35,372	\$ 1,531,967
Unsecured	103,674	12	169	1,444	105,299
Real estate:					
Secured by commercial properties	1,038,930	4,436	1,395	36,255	1,081,016
Secured by residential properties	367,758		5,484	2,995	376,237
Construction and land development:					
Residential construction loans	65,079				65,079
Commercial construction loans and land development	275,808	3,384	463	19,817	299,472
Consumer	51,052	1	14	4,509	55,576
	\$ 3,353,035	\$ 24,673	\$ 36,546	\$ 100,392	\$ 3,514,646

The allowance for loan losses is a reserve established through a provision for loan losses charged to expense, which represents management's best estimate of probable losses inherent in the existing portfolio of loans. Management has responsibility for determining the level of the allowance for loan losses, subject to review by the Audit Committee of the Company's Board of Directors and the Loan Review Committee of the Bank's board of directors.

It is management's responsibility at the end of each quarter, or more frequently as deemed necessary, to analyze the level of the allowance for loan losses to ensure that it is appropriate for the estimated credit losses in the portfolio consistent with the Interagency Policy Statement on the Allowance for Loan and Lease Losses and the Receivables and Contingencies Topics of the ASC. Estimated credit losses are the probable

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current amount of loans that the Company will be unable to collect given facts and circumstances as of the evaluation date. When management determines that a loan or portion thereof is uncollectible, the loan, or portion thereof, is charged off against the allowance for loan losses, or for acquired loans accounted for in pools, charged against the pool discount. Recoveries on charge-offs that occurred prior to the PlainsCapital Merger represent contractual cash flows not expected to be collected and are recorded as accretion income. Recoveries on loans charged-off subsequent to the PlainsCapital Merger are credited to the allowance for loan loss, except for recoveries on loans accounted for in pools, which are credited to the pool discount. The Bank's loan portfolio is designated into two populations: acquired loans and originated loans. The allowance for loan losses is calculated separately for acquired and originated loans.

### *Originated Loans*

The Company has developed a methodology that seeks to determine an allowance within the scope of the Receivables and Contingencies Topics of the ASC. Each of the loans that has been determined to be impaired is within the scope of the Receivables Topic. Impaired loans that are equal to or greater than \$0.5 million are individually evaluated for impairment using one of three impairment measurement methods as of the evaluation date: (1) the present value of expected future discounted cash flows on the loan, (2) the loan's observable market price, or (3) the fair value of the collateral if the loan is collateral dependent. Specific reserves are provided in the estimate of the allowance based on the measurement of impairment under these three methods, except for collateral dependent loans, which require the fair value method. All

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

non-impaired loans are within the scope of the Contingencies Topic. Estimates of loss for the Contingencies Topic are calculated based on historical loss, adjusted for qualitative or environmental factors. The Bank uses a rolling three year average net loss rate to calculate historical loss factors. The analysis is conducted by call report category, and further disaggregates commercial and industrial loans by collateral type. The analysis considers charge-offs and recoveries in determining the loss rate; therefore net charge-off experience is used. The historical loss calculation for the quarter is calculated by dividing the current quarter net charge-offs for each loan category by the quarter ended loan category balance. The Bank utilizes a weighted average loss rate to better represent recent trends. The Bank weights the most recent four quarter average at 120% versus the oldest four quarters at 80%.

While historical loss experience provides a reasonable starting point for the analysis, historical losses are not the sole basis upon which the Company determines the appropriate level for the allowance for loan losses. Management considers recent qualitative or environmental factors that are likely to cause estimated credit losses associated with the existing portfolio to differ from historical loss experience, including but not limited to:

- changes in the volume and severity of past due, nonaccrual and classified loans;
- changes in the nature, volume and terms of loans in the portfolio;
- changes in lending policies and procedures;
- changes in economic and business conditions and developments that affect the collectability of the portfolio;
- changes in lending management and staff;
- changes in the loan review system and the degree of oversight by the Bank's board of directors; and
- any concentrations of credit and changes in the level of such concentrations.

Changes in the volume and severity of past due, nonaccrual and classified loans, as well as changes in the nature, volume and terms of loans in the portfolio are key indicators of changes that could indicate a necessary adjustment to the historical loss factors. The magnitude of the impact of these factors on our qualitative assessment of the allowance for loan loss changes from quarter to quarter.

The loan review program is designed to identify and monitor problem loans by maintaining a credit grading process, requiring that timely and appropriate changes be made to reviewed loans and coordinating the delivery of the information necessary to assess the appropriateness of the allowance for loan losses. Loans are evaluated for impaired status when: (i) payments on the loan are delayed, typically by 90 days or more (unless the loan is both well secured and in the process of collection), (ii) the loan becomes classified, (iii) the loan is being reviewed in the

normal course of the loan review scope, or (iv) the loan is identified by the servicing officer as a problem.

Homogeneous loans, such as consumer installment loans, residential mortgage loans and home equity loans, are not individually reviewed and are generally risk graded at the same levels. The risk grade and reserves are established for each homogeneous pool of loans based on the expected net charge-offs from current trends in delinquencies, losses or historical experience and general economic conditions. At June 30, 2014 and December 31, 2013, there were no material delinquencies in these types of loans.

#### *Acquired Loans*

Loans acquired in a business combination are recorded at their estimated fair value on their purchase date and with no carryover of the related allowance for loan losses. Loans without evidence of credit impairment at acquisition are subsequently evaluated for any required allowance at each reporting date. An allowance for loan losses is calculated using a methodology similar to that described above for originated loans. The allowance as determined for each loan collateral type is compared to the remaining fair value discount for that loan collateral type. If greater, the excess is recognized as an addition to the allowance through a provision for loan losses. If less than the discount, no additional allowance is recorded. Charge-offs and losses first reduce any remaining fair value discount for the loan and once the discount is depleted, losses are applied against the allowance established for that loan.

# Edgar Filing: Hilltop Holdings Inc. - Form 10-Q

## Table of Contents

### Hilltop Holdings Inc. and Subsidiaries

#### Notes to Consolidated Financial Statements (continued)

(Unaudited)

PCI loans acquired in the PlainsCapital Merger are accounted for on an individual loan basis, while PCI loans acquired in the FNB Transaction are accounted for both in pools and at the individual loan level. Cash flows expected to be collected are recast quarterly for each loan or pool. These evaluations require the continued use and updating of key assumptions and estimates such as default rates, loss severity given default and prepayment speed assumptions, similar to those used for the initial fair value estimate. Management judgment must be applied in developing these assumptions. If expected cash flows for a loan or pool decreases, an increase in the allowance for loan losses is made through a charge to the provision for loan losses. If expected cash flows for a loan or pool increase, any previously established allowance for loan losses is reversed and any remaining difference increases the accretable yield which will be taken into income over the remaining life of the loan.

The allowance is subject to regulatory examinations and determinations as to appropriateness, which may take into account such factors as the methodology used to calculate the allowance and the size of the allowance.

Changes in the allowance for non-covered loan losses, distributed by portfolio segment, are shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b><u>Three months ended June 30, 2014</u></b>					
Balance, beginning of period	\$ 16,726	\$ 9,682	\$ 8,096	\$ 141	\$ 34,645
Provision charged to operations	3,631	306	(51)	197	4,083
Loans charged off	(2,924)	(72)		(85)	(3,081)
Recoveries on charged off loans	629	82	41	32	784
Balance, end of period	\$ 18,062	\$ 9,998	\$ 8,086	\$ 285	\$ 36,431

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b><u>Six months ended June 30, 2014</u></b>					
Balance, beginning of period	\$ 16,865	\$ 8,331	\$ 7,957	\$ 88	\$ 33,241
Provision charged to operations	3,574	1,625	(34)	306	5,471
Loans charged off	(3,731)	(72)		(159)	(3,962)
Recoveries on charged off loans	1,354	114	163	50	1,681
Balance, end of period	\$ 18,062	\$ 9,998	\$ 8,086	\$ 285	\$ 36,431

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b><u>Three months ended June 30, 2013</u></b>					
Balance, beginning of period	\$ 8,812	\$ 3,522	\$ 4,286	\$ 17	\$ 16,637
Provision charged to operations	6,729	1,820	2,720	20	11,289



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Loans charged off		(3,656)		(65)		(15)		(3,736)		
Recoveries on charged off loans		1,921		62		44		2,047		
Balance, end of period	\$	13,806	\$	5,339	\$	7,050	\$	42	\$	26,237

		Commercial and Industrial		Real Estate		Construction and Land Development		Consumer		Total
<b><u>Six months ended June 30, 2013</u></b>										
Balance, beginning of period	\$	1,845	\$	977	\$	582	\$	5	\$	3,409
Provision charged to operations		13,640		4,257		6,317		80		24,294
Loans charged off		(4,094)		(96)				(71)		(4,261)
Recoveries on charged off loans		2,415		201		151		28		2,795
Balance, end of period	\$	13,806	\$	5,339	\$	7,050	\$	42	\$	26,237

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The non-covered loan portfolio was distributed by portfolio segment and impairment methodology as shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>June 30, 2014</b>					
Loans individually evaluated for impairment	\$ 2,487	\$ 1,973	\$ 863	\$	\$ 5,323
Loans collectively evaluated for impairment	1,657,694	1,558,341	380,745	51,947	3,648,727
PCI Loans	21,474	26,221	10,003	3,089	60,787
	\$ 1,681,655	\$ 1,586,535	\$ 391,611	\$ 55,036	\$ 3,714,837

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>December 31, 2013</b>					
Loans individually evaluated for impairment	\$ 2,273	\$ 373	\$ 112	\$	\$ 2,758
Loans collectively evaluated for impairment	1,598,177	1,417,630	344,622	51,067	3,411,496
PCI Loans	36,816	39,250	19,817	4,509	100,392
	\$ 1,637,266	\$ 1,457,253	\$ 364,551	\$ 55,576	\$ 3,514,646

The allowance for non-covered loan losses was distributed by portfolio segment and impairment methodology as shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>June 30, 2014</b>					
Loans individually evaluated for impairment	\$ 421	\$	\$	\$	\$ 421
Loans collectively evaluated for impairment	14,794	9,447	8,021	174	32,436
PCI Loans	2,847	551	65	111	3,574
	\$ 18,062	\$ 9,998	\$ 8,086	\$ 285	\$ 36,431

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>December 31, 2013</b>					
Loans individually evaluated for impairment	\$ 421	\$	\$	\$	\$ 421
Loans collectively evaluated for impairment	13,724	7,953	7,918	88	29,683
PCI Loans	2,720	378	39		3,137

\$	16,865	\$	8,331	\$	7,957	\$	88	\$	33,241
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**6. Covered Assets and Indemnification Asset**

As discussed in Note 2 to the consolidated financial statements, the Bank assumed substantially all of the liabilities, including all of the deposits, and acquired substantially all of the assets of FNB in an FDIC-assisted transaction on September 13, 2013. Pursuant to the loss-share agreements, the FDIC has agreed to reimburse the Bank the following amounts with respect to the covered assets: (i) 80% of losses on the first \$240.4 million of losses incurred; (ii) 0% of losses in excess of \$240.4 million up to and including \$365.7 million of losses incurred; and (iii) 80% of losses in excess of \$365.7 million of losses incurred. The Bank has also agreed to reimburse the FDIC for any subsequent recoveries. The loss-share agreements for commercial and single family residential loans are in effect for 5 years and 10 years, respectively, from the Bank Closing Date, and the loss recovery provisions to the FDIC are in effect for 8 years and 10 years, respectively, from the Bank Closing Date. The asset arising from the loss-share agreements, which we refer to as the FDIC Indemnification Asset, is measured separately from the covered loan portfolio because the agreements are not contractually embedded in the covered loans and are not transferable should the Bank choose to dispose of the covered loans.

In accordance with the loss-share agreements, the Bank may be required to make a true-up payment to the FDIC approximately ten years following the Bank Closing Date if the FDIC's initial estimate of losses on covered assets is greater than the actual realized losses. The true-up payment is calculated using a defined formula set forth in the P&A Agreement.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

*Covered Loans and Allowance for Covered Loan Losses*

Loans acquired in a FDIC-assisted acquisition that are subject to a loss-share agreement are referred to as covered loans and reported separately in the consolidated balance sheets. Covered loans are reported exclusive of the cash flow reimbursements that may be received from the FDIC.

The Bank's portfolio of acquired covered loans had a fair value of \$1.1 billion as of the Bank Closing Date, with no carryover of any allowance for loan losses. Acquired covered loans were preliminarily segregated between those considered to be PCI loans and those without credit impairment at acquisition.

In connection with the FNB Transaction, the Bank acquired loans both with and without evidence of credit quality deterioration since origination. The Company's accounting policies for acquired covered loans, including covered PCI loans, are consistent with that of acquired non-covered loans, as described in Note 5 to the consolidated financial statements. The Company has established under its PCI accounting policy a framework to aggregate certain acquired covered loans into various loan pools based on a minimum of two layers of common risk characteristics for the purpose of determining their respective fair values as of their acquisition dates, and for applying the subsequent recognition and measurement provisions for income accretion and impairment testing.

The following table presents the carrying value of the covered loans summarized by portfolio segment (in thousands).

	<b>June 30, 2014</b>	<b>December 31, 2013</b>
Commercial and industrial	\$ 50,016	\$ 66,943
Real estate	698,225	787,982
Construction and land development	96,772	151,444
Consumer		
Total covered loans	845,013	1,006,369
Allowance for covered loans	(4,115)	(1,061)
Total covered loans, net of allowance	\$ 840,898	\$ 1,005,308

The following table presents the carrying value and the outstanding contractual balance of the covered PCI loans (in thousands).

<b>June 30, 2014</b>	<b>December 31, 2013</b>
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Carrying amount	\$	595,218	\$	729,156
Outstanding balance		874,589		1,022,514

Changes in the accretable yield for the covered PCI loans were as follows (in thousands).

	<b>Three Months Ended</b>		<b>Six Months Ended</b>	
	<b>June 30, 2014</b>		<b>June 30, 2014</b>	
Balance, beginning of period	\$	176,469	\$	156,548
Increases in expected cash flows		26,871		57,581
Transfer of loans to covered OREO		111		5,372
Accretion		(17,310)		(33,360)
Balance, end of period	\$	186,141	\$	186,141

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The remaining nonaccretable difference for covered PCI loans was \$389.7 million and \$517.9 million at June 30, 2014 and December 31, 2013, respectively.

Covered impaired loans include non-accrual loans, TDRs, PCI loans and partially charged-off loans. Substantially all covered impaired loans are PCI loans. The amounts shown in following tables include Pooled Loans, as well as loans accounted for on an individual basis. For Pooled Loans, the recorded investment with allowance and the related allowance consider impairment measured at the pool level. Covered impaired loans are summarized by class in the following tables (in thousands).

	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
<b>June 30, 2014</b>					
Commercial and industrial:					
Secured	\$ 32,119	\$ 11,877	\$ 7,051	\$ 18,928	\$ 108
Unsecured	16,091	3,124	5,284	8,408	883
Real estate:					
Secured by commercial properties	480,651	221,909	93,668	315,577	1,186
Secured by residential properties	269,049	159,048	16,820	175,868	1,355
Construction and land development:					
Residential construction loans	4,929	1,905	1,170	3,075	5
Commercial construction loans and land development	137,053	65,337	13,246	78,583	377
Consumer	\$ 939,892	\$ 463,200	\$ 137,239	\$ 600,439	\$ 3,914

	Unpaid Contractual Principal Balance	Recorded Investment with No Allowance	Recorded Investment with Allowance	Total Recorded Investment	Related Allowance
<b>December 31, 2013</b>					
Commercial and industrial:					
Secured	\$ 43,957	\$ 28,611	\$ 882	\$ 28,611	\$ 882
Unsecured	16,280	9,008	882	9,890	882
Real estate:					
Secured by commercial properties	528,825	365,346		365,346	
Secured by residential properties	289,094	199,581		199,581	
Construction and land development:					
Residential construction loans	8,920	5,280		5,280	
Commercial construction loans and land development	183,117	121,363		121,363	
Consumer	\$ 1,070,193	\$ 729,189	\$ 882	\$ 730,071	\$ 882

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Average investment in covered impaired loans is summarized by class in the following table (in thousands).

	<b>Three Months Ended June 30, 2014</b>	<b>Six Months Ended June 30, 2014</b>
<b>Commercial and industrial:</b>		
Secured	\$ 20,585	\$ 23,770
Unsecured	8,688	9,149
<b>Real estate:</b>		
Secured by commercial properties	327,508	340,462
Secured by residential properties	182,264	187,725
<b>Construction and land development:</b>		
Residential construction loans	3,669	4,178
Commercial construction loans and land development	84,800	99,973
<b>Consumer</b>	<b>\$ 627,514</b>	<b>\$ 665,257</b>

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Covered non-accrual loans, excluding those classified as held for sale, are summarized by class in the following table (in thousands).

	June 30, 2014	December 31, 2013
Commercial and industrial:		
Secured	\$ 1,141	\$ 91
Unsecured	954	882
Real estate:		
Secured by commercial properties	10,910	40
Secured by residential properties	1,710	209
Construction and land development:		
Residential construction loans	1,905	575
Commercial construction loans and land development	14	
Consumer		
	\$ 16,634	\$ 1,797

At June 30, 2014, covered non-accrual loans included covered PCI loans of \$11.4 million for which discount accretion has been suspended because the extent and timing of cash flows from these covered PCI loans can no longer be reasonably estimated.

Interest income recorded on covered accruing impaired loans and on covered non-accrual loans for the three and six months ended June 30, 2014 was nominal. Except as noted above, covered PCI loans are considered to be performing due to the application of the accretion method. Additionally, no acquired covered performing loans have been modified in a TDR.

An analysis of the aging of the Bank's covered loan portfolio is shown in the following tables (in thousands).

	Loans Past Due 30-59 Days	Loans Past Due 60-89 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans Past Due 90 Days or More
<b>June 30, 2014</b>								
Commercial and industrial:								
Secured	\$	\$ 915	\$ 226	\$ 1,141	\$ 21,293	\$ 17,787	\$ 40,221	\$
Unsecured	1,000		71	1,071	387	8,337	9,795	
Real estate:								
Secured by commercial properties	580	100	609	1,289	56,520	315,197	373,006	229
Secured by residential properties	1,298	764	1,137	3,199	147,862	174,158	325,219	43



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Construction and land development:																
Residential construction loans			1,905		1,905		1,093		1,170	4,168						
Commercial construction loans and land development	57	227			284		13,751		78,569	92,604						
Consumer	\$	2,935	\$	2,006	\$	3,948	\$	8,889	\$	240,906	\$	595,218	\$	845,013	\$	272

	Loans Past Due 30-59 Days	Loans Past Due 60-89 Days	Loans Past Due 90 Days or More	Total Past Due Loans	Current Loans	PCI Loans	Total Loans	Accruing Loans Past Due 90 Days or More						
<b>December 31, 2013</b>														
Commercial and industrial:	\$	3,904	\$	10	\$	81	\$	3,995	\$	20,918	\$	28,520	\$	53,433
Secured		10		259		269		3,351		9,890		13,510		
Unsecured														
Real estate:		999		40		1,039		63,780		365,306		430,125		
Secured by commercial properties		1,679		678		2,099		155,919		199,372		357,857		
Secured by residential properties														
Construction and land development:		1,861		576		2,437		5,026		4,705		12,168		
Residential construction loans		244		20		264		17,649		121,363		139,276		
Commercial construction loans and land development														
Consumer	\$	8,697	\$	967	\$	906	\$	10,570	\$	266,643	\$	729,156	\$	1,006,369

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## Table of Contents

### Hilltop Holdings Inc. and Subsidiaries

#### Notes to Consolidated Financial Statements (continued)

(Unaudited)

The Bank assigns a risk grade to each of its covered loans in a manner consistent with the existing loan review program and risk grading matrix used for non-covered loans, as described in Note 5 to the consolidated financial statements. The following tables present the internal risk grades of covered loans in the portfolio by class (in thousands).

	Pass	Special Mention	Substandard	PCI	Total
<b>June 30, 2014</b>					
Commercial and industrial:					
Secured	\$ 15,233	\$	\$ 7,201	\$ 17,787	\$ 40,221
Unsecured	156		1,302	8,337	9,795
Real estate:					
Secured by commercial properties	47,299	1,681	8,829	315,197	373,006
Secured by residential properties	143,451		7,610	174,158	325,219
Construction and land development:					
Residential construction loans	1,093		1,905	1,170	4,168
Commercial construction loans and land development	11,527		2,508	78,569	92,604
Consumer	\$ 218,759	\$ 1,681	\$ 29,355	\$ 595,218	\$ 845,013

	Pass	Special Mention	Substandard	PCI	Total
<b>December 31, 2013</b>					
Commercial and industrial:					
Secured	\$ 24,152	\$	\$ 761	\$ 28,520	\$ 53,433
Unsecured	3,040		580	9,890	13,510
Real estate:					
Secured by commercial properties	59,343	3,310	2,166	365,306	430,125
Secured by residential properties	155,439		3,046	199,372	357,857
Construction and land development:					
Residential construction loans	6,087		1,376	4,705	12,168
Commercial construction loans and land development	17,806		107	121,363	139,276
Consumer	\$ 265,867	\$ 3,310	\$ 8,036	\$ 729,156	\$ 1,006,369

The Bank's impairment methodology for the covered loans is consistent with that of non-covered loans as discussed in Note 5 to the consolidated financial statements. To the extent there is experienced or projected credit deterioration on the acquired covered loan pools subsequent to amounts estimated at the previous quarterly recast date and expected cash flows for a loan or pool decreases, an increase in the allowance for loan losses is made through a charge to the provision for loan losses. If expected cash flows for a loan or pool increase, any previously established allowance for loan losses is reversed and any remaining difference increases the accretable yield which will be taken into income over the remaining life of the loan. Additionally, provision for credit losses will be recorded on advances on covered loans subsequent to the acquisition date in a manner consistent with the allowance for non-covered loan losses.

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Changes in the allowance for covered loan losses, distributed by portfolio segment, are shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>Three months ended June 30, 2014</b>					
Balance, beginning of period	\$ 932	\$ 1,696	\$ 37	\$	\$ 2,665
Provision charged to operations	214	855	381		1,450
Loans charged off					
Recoveries on charged off loans					
Balance, end of period	\$ 1,146	\$ 2,551	\$ 418	\$	\$ 4,115

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>Six months ended June 30, 2014</b>					
Balance, beginning of period	\$ 1,053	\$ 8	\$	\$	\$ 1,061
Provision charged to operations	184	2,587	533		3,304
Loans charged off	(91)	(44)	(115)		(250)
Recoveries on charged off loans					
Balance, end of period	\$ 1,146	\$ 2,551	\$ 418	\$	\$ 4,115

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The covered loan portfolio was distributed by portfolio segment and impairment methodology as shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>June 30, 2014</b>					
Loans individually evaluated for impairment	\$ 915	\$	\$ 801	\$	\$ 1,716
Loans collectively evaluated for impairment	22,977	208,870	16,232		248,079
PCI Loans	26,124	489,355	79,739		595,218
	\$ 50,016	\$ 698,225	\$ 96,772	\$	\$ 845,013

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>December 31, 2013</b>					
Loans individually evaluated for impairment	\$	\$	\$	\$	\$
Loans collectively evaluated for impairment	28,533	223,304	25,376		277,213
PCI Loans	38,410	564,678	126,068		729,156
	\$ 66,943	\$ 787,982	\$ 151,444	\$	\$ 1,006,369

The allowance for covered loan losses was distributed by portfolio segment and impairment methodology as shown below (in thousands).

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>June 30, 2014</b>					
Loans individually evaluated for impairment	\$	\$	\$	\$	\$
Loans collectively evaluated for impairment	155	10	36		201
PCI Loans	991	2,541	382		3,914
	\$ 1,146	\$ 2,551	\$ 418	\$	\$ 4,115

	Commercial and Industrial	Real Estate	Construction and Land Development	Consumer	Total
<b>December 31, 2013</b>					
Loans individually evaluated for impairment	\$	\$	\$	\$	\$
	171	8			179

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Loans collectively evaluated for impairment							
PCI Loans		882					882
	\$	1,053	\$	8	\$		\$ 1,061

*Covered Other Real Estate Owned*

A summary of the activity in covered OREO is as follows (in thousands).

	<b>Three Months Ended June 30, 2014</b>		<b>Six Months Ended June 30, 2014</b>	
Balance, beginning of period	\$	152,310	\$	142,833
Additions to covered OREO		8,802		31,992
Dispositions of covered OREO		(16,410)		(29,692)
Valuation adjustments in the period		(2,528)		(2,959)
Balance, end of period	\$	142,174	\$	142,174

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

*FDIC Indemnification Asset*

A summary of the activity in the FDIC Indemnification Asset is as follows (in thousands).

	<b>Three Months Ended June 30, 2014</b>		<b>Six Months Ended June 30, 2014</b>	
Balance, beginning of period	\$	188,736	\$	188,291
FDIC Indemnification Asset accretion (amortization)		490		1,847
Transfers to due from FDIC and other		(14,112)		(15,024)
Balance, end of period	\$	175,114	\$	175,114

**7. Mortgage Servicing Rights**

The following tables present the changes in fair value of the Company's MSR and other information related to our serviced portfolio (dollars in thousands).

	<b>Three Months Ended June 30, 2014</b>		<b>June 30, 2013</b>		<b>Six Months Ended June 30, 2014</b>		<b>June 30, 2013</b>	
Balance, beginning of period	\$	29,939	\$	4,430	\$	20,149	\$	2,080
Additions		7,376		2,180		14,808		4,305
Sales								
Changes in fair value:								
Due to changes in model inputs or assumptions								
(1)		(1,113)		608		1,651		907
Due to customer payments		(325)		(107)		(731)		(181)
Balance, end of period	\$	35,877	\$	7,111	\$	35,877	\$	7,111

	<b>June 30, 2014</b>		<b>December 31, 2013</b>	
Mortgage loans serviced for others	\$	3,300,871	\$	1,965,883
MSR as a percentage of serviced mortgage loans		1.09%		1.02%

(1) Primarily represents changes in discount rates and prepayment speed assumptions, which are primarily affected by changes in interest rates and the refinement of other MSR model assumptions.

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The key assumptions used in measuring the fair value of the Company's MSR were as follows.

	June 30, 2014	December 31, 2013
Weighted average constant prepayment rate	10.32%	9.72%
Weighted average discount rate	11.11%	12.37%
Weighted average life (in years)	7.2	7.6

A sensitivity analysis of the fair value of the Company's MSR to certain key assumptions is presented in the following table (in thousands).

	June 30, 2014	December 31, 2013
Constant prepayment rate:		
Impact of 10% adverse change	\$ (961)	\$ (601)
Impact of 20% adverse change	(1,855)	(1,170)
Discount rate:		
Impact of 100 basis point adverse change	(1,039)	(631)
Impact of 200 basis point adverse change	(1,994)	(1,236)

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

This sensitivity analysis presents the effect of hypothetical changes in key assumptions on the fair value of the MSR. The effect of such hypothetical change in assumptions generally cannot be extrapolated because the relationship of the change in one key assumption to the change in the fair value of the MSR is not linear. In addition, in the analysis, the impact of an adverse change in one key assumption is calculated independent of any impact on other assumptions. In reality, changes in one assumption may change another assumption.

Contractually specified servicing fees, late fees and ancillary fees earned of \$2.8 million and \$0.6 million during the three months ended June 30, 2014 and 2013, respectively, and \$5.0 million and \$0.9 million during the six months ended June 30, 2014 and 2013, respectively, were included in other noninterest income within the consolidated statements of operations.

**8. Deposits**

Deposits are summarized as follows (in thousands).

	<b>June 30, 2014</b>	<b>December 31, 2013</b>
Noninterest-bearing demand	\$ 1,829,072	\$ 1,773,749
Interest-bearing:		
NOW accounts	1,143,753	1,083,596
Money market	857,208	878,578
Brokered - money market	102,228	276,760
Demand	78,133	47,636
Savings	259,540	357,325
Time	1,753,292	2,110,947
Brokered - time	132,084	194,327
	\$ 6,155,310	\$ 6,722,918

**9. Short-term Borrowings**

Short-term borrowings are summarized as follows (in thousands).

<b>June 30, 2014</b>	<b>December 31, 2013</b>
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Federal funds purchased	\$	205,425	\$	137,225
Securities sold under agreements to repurchase		129,768		107,462
Federal Home Loan Bank notes		750,000		
Short-term bank loans		102,000		97,400
	\$	1,187,193	\$	342,087

Federal funds purchased and securities sold under agreements to repurchase generally mature daily, on demand, or on some other short-term basis. The Bank and FSC execute transactions to sell securities under agreements to repurchase with both customers and broker-dealers. Securities involved in these transactions are held by the Bank, FSC or the dealer.

# Edgar Filing: Hilltop Holdings Inc. - Form 10-Q

## Table of Contents

### Hilltop Holdings Inc. and Subsidiaries

#### Notes to Consolidated Financial Statements (continued)

(Unaudited)

Information concerning federal funds purchased and securities sold under agreements to repurchase is shown in the following tables (dollars in thousands).

	<b>Six Months Ended June 30,</b>	
	<b>2014</b>	<b>2013</b>
Average balance during the period	\$ 331,142	\$ 304,418
Average interest rate during the period	0.17%	0.20%

  

	<b>June 30,</b>	<b>December 31,</b>
	<b>2014</b>	<b>2013</b>
Average interest rate at end of period	0.11%	0.16%
Securities underlying the agreements at end of period:		
Carrying value	\$ 174,772	\$ 144,991
Estimated fair value	\$ 171,946	\$ 138,719

Federal Home Loan Bank ( FHLB ) notes mature over terms not exceeding 365 days and are collateralized by FHLB Dallas stock, nonspecified real estate loans and certain specific commercial real estate loans. Other information regarding FHLB notes is shown in the following tables (dollars in thousands).

	<b>Six Months Ended June 30,</b>	
	<b>2014</b>	<b>2013</b>
Average balance during the period	\$ 137,159	\$ 147,241
Average interest rate during the period	0.14%	0.12%

  

	<b>June 30,</b>	<b>December 31,</b>
	<b>2014</b>	<b>2013</b>
Average interest rate at end of period	0.15%	

FSC uses short-term bank loans periodically to finance securities owned, margin loans to customers and correspondents, and underwriting activities. Interest on the borrowings varies with the federal funds rate. The weighted average interest rate on the borrowings at June 30, 2014 and December 31, 2013 was 1.12% and 1.15%, respectively.

## 10. Income Taxes

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The Company applies an estimated annual effective rate to interim period pre-tax income to calculate the income tax provision for the quarter in accordance with the principal method prescribed by the accounting guidance established for computing income taxes in interim periods. The Company's effective rate was 36.2% and 37.0% for the three months ended June 30, 2014 and 2013, respectively, and 36.2% and 36.7% for the six months ended June 30, 2014 and 2013, respectively.

GAAP requires the measurement of uncertain tax positions. Uncertain tax positions are the difference between a tax position taken, or expected to be taken in a tax return, and the benefit recognized for accounting purposes. There were no uncertain tax positions at June 30, 2014 and December 31, 2013.

The Company files income tax returns in U.S. federal and several U.S. state jurisdictions. The Company is subject to tax audits in numerous jurisdictions in the U.S. until the applicable statute of limitations expires. Excluding those entities acquired as a part of the PlainsCapital Merger, the Company has been examined by U.S. tax authorities for U.S. federal income tax years prior to 2010, and is under no federal or state tax audits at June 30, 2014. PlainsCapital has been examined by U.S. tax authorities for U.S. federal income tax years prior to 2011, and is under no federal or state tax audits at June 30, 2014.

For the majority of tax jurisdictions, the Company is no longer subject to federal, state or local income tax examinations by tax authorities for years prior to 2010.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**11. Commitments and Contingencies**

*Legal Matters*

The Company is subject to loss contingencies related to litigation, claims, investigations and legal and administrative cases and proceedings arising in the ordinary course of business. The Company evaluates these contingencies based on information currently available, including advice of counsel. The Company establishes accruals for those matters when a loss contingency is considered probable and the related amount is reasonably estimable. Any accruals are periodically reviewed and may be adjusted as circumstances change. Some of the Company's exposure with respect to loss contingencies may be offset by applicable insurance coverage. In determining the amounts of any accruals or estimates of possible loss contingencies however, the Company does not take into account the availability of insurance coverage. When it is practicable, the Company estimates loss contingencies for possible litigation and claims, whether or not there is an accrued probable loss. When the Company is able to estimate such possible losses, and when it estimates that it is reasonably possible it could incur losses, in excess of amounts accrued, the Company is required to make a disclosure of the aggregate estimation. However, as available information changes, the matters for which the Company is able to estimate, as well as the estimates themselves will be adjusted, accordingly.

Assessments of litigation and claims exposures are difficult due to many factors that involve inherent unpredictability. Those factors include the following: the varying stages of the proceedings, particularly in the early stages; unspecified, unsupported, or uncertain damages; damages other than compensatory, such as punitive damages; a matter presenting meaningful legal uncertainties, including novel issues of law; multiple defendants and jurisdictions; whether discovery has begun or not or discovery is not complete; meaningful settlement discussions have not commenced; and whether the claim involves a class action and if so, how the class is defined. As a result of some of these factors, the Company may be unable to estimate reasonably possible losses with respect to some or all of the pending and threatened litigation and claims asserted against the Company.

Each of Hilltop, Peruna LLC (wholly owned subsidiary of Hilltop), SWS and the individual members of the board of directors of SWS have been named as defendants in two purported stockholder class action lawsuits arising out of the pending merger. Both lawsuits were filed in Delaware Chancery Court (*Joseph Arceri v. SWS Group, Inc. et al* and *Chaile Steinberg v. SWS Group, Inc. et al* filed April 8, 2014 and April 11, 2014, respectively). On May 13, 2014, the Delaware Chancery Court consolidated the two actions for all purposes. On June 10, 2014, plaintiffs filed a consolidated amended complaint. The complaint generally alleges, among other things, that the SWS board of directors breached its fiduciary duties to stockholders by failing to take steps to maximize stockholder value or to engage in a fair sale process before approving the merger and by making incomplete or misleading disclosures, and that the other defendants aided and abetted such breaches of fiduciary duty. The complaints allege, among other things, that the SWS board of directors labored under conflicts of interest, and that certain provisions of the merger agreement unduly restrict SWS's ability to negotiate with other potential bidders. The complaints seek relief that includes, among other things, an injunction prohibiting the consummation of the merger, rescission to the extent the merger terms have already been implemented, damages for the alleged breaches of fiduciary duty, and the payment of plaintiffs' attorneys' fees and costs. On June 16, 2014, plaintiffs moved for a preliminary injunction prohibiting the consummation of the merger, and for expedited proceedings in connection therewith. Hilltop believes that the claims are without merit and intends to vigorously defend against these actions.

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The Company is involved in information-gathering requests and investigations (both formal and informal), as well as reviews, examinations and proceedings (collectively, "Inquiries") by various governmental regulatory agencies, law enforcement authorities and self-regulatory bodies regarding its business, business practices and policies, as well as the conduct of persons with whom it does business. Additional Inquiries will arise from time to time. In connection with those Inquiries, the Company receives document requests, subpoenas and other requests for information. The Inquiries, including the Inquiry described below, could develop into administrative, civil or criminal proceedings or enforcement actions that could result in consequences that have a material effect on the Company's consolidated financial position, results of operations or cash flows as a whole. Such consequences could include adverse judgments, findings, settlements, penalties, fines, orders, injunctions, restitution, or alterations in the Company's business practices, and could result in

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

additional expenses and collateral costs, including reputational damage.

As a part of an industry-wide inquiry, PrimeLending received a subpoena from the Office of Inspector General of the U.S. Department of Housing and Urban Development regarding mortgage-related practices, including those relating to origination practices for loans insured by the Federal Housing Administration. PrimeLending is cooperating with this Inquiry.

While the final outcome of litigation and claims exposures or of any Inquiries is inherently unpredictable, management is currently of the opinion that the outcome of pending and threatened litigation and Inquiries will not have a material effect on the Company's business, consolidated financial position, results of operations or cash flows as a whole. However, in the event of unexpected future developments, it is reasonably possible that an adverse outcome in any of the matters discussed above could be material to the Company's business, consolidated financial position, results of operations or cash flows for any particular reporting period of occurrence.

*Other Contingencies*

The mortgage origination segment may be responsible for errors or omissions relating to its representations and warranties that each loan sold meets certain requirements, including representations as to underwriting standards and the validity of certain borrower representations in connection with the loan. If determined to be at fault, the mortgage origination segment either repurchases the affected loan from the investor or reimburses the investor's losses. The mortgage origination segment has established an indemnification liability reserve for such probable losses.

Generally, the mortgage origination segment first becomes aware that an investor believes a loss has been incurred on a sold loan when it receives a written request from the investor to repurchase the loan or reimburse the investor's losses. Upon completing its review of the investor's request, the mortgage origination segment establishes a specific claims reserve for the loan if it concludes its obligation to the investor is both probable and reasonably estimable.

An additional reserve has been established for probable investor losses that may have been incurred, but not yet reported to the mortgage origination segment based upon a reasonable estimate of such losses. Factors considered in the calculation of this reserve include, but are not limited to, the total volume of loans sold exclusive of specific investor requests, actual investor claim settlements and the severity of estimated losses resulting from future claims, and the mortgage origination segment's history of successfully curing defects identified in investor claim requests. While the mortgage origination segment's sales contracts typically include borrower early payment default repurchase provisions, these provisions have not been a primary driver of investor claims to date, and therefore, are not a primary factor considered in the calculation of this reserve.

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At June 30, 2014 and December 31, 2013, the mortgage origination segment's indemnification liability reserve totaled \$19.7 million and \$21.1 million, respectively. The provision for indemnification losses was \$0.9 million and \$1.0 million during the three months ended June 30, 2014 and 2013, respectively, and \$1.4 million and \$2.0 million during the six months ended June 30, 2014 and 2013, respectively.

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following tables provide for a roll-forward of claims activity for loans put-back to the mortgage origination segment based upon an alleged breach of a representation or warranty with respect to a loan sold and related indemnification liability reserve activity (in thousands).

	Representation and Warranty Specific Claims Activity - Origination Loan Balance Three Months Ended June 30,				Representation and Warranty Specific Claims Activity - Origination Loan Balance Six Months Ended June 30,			
	2014		2013		2014		2013	
Balance, beginning of period	\$	51,929	\$	41,230	\$	51,912	\$	39,693
Claims made		11,799		8,034		17,873		19,654
Claims resolved with no payment		(4,873)		(593)		(9,331)		(8,413)
Repurchases		(4,360)		(1,248)		(5,268)		(2,899)
Indemnification payments		(1,372)		(1,333)		(2,063)		(1,945)
Balance, end of period	\$	53,123	\$	46,090	\$	53,123	\$	46,090

	Indemnification Liability Reserve Activity Three Months Ended June 30,				Indemnification Liability Reserve Activity Six Months Ended June 30,			
	2014		2013		2014		2013	
Balance, beginning of period	\$	20,975	\$	19,701	\$	21,121	\$	18,964
Additions for new sales		852		956		1,412		1,956
Repurchases		(524)		(82)		(1,028)		(135)
Early payment defaults		(56)		(137)		(77)		(232)
Indemnification payments		(931)		(219)		(1,112)		(524)
Change in estimate		(628)		178		(628)		368
Balance, end of period	\$	19,688	\$	20,397	\$	19,688	\$	20,397

Reserve for Indemnification

Liability:

Specific claims	\$	12,761
Incurred but not reported claims		6,927
Total	\$	19,688

Although management considers the total indemnification liability reserve to be appropriate, there may be changes in the reserve over time to address incurred losses, due to unanticipated adverse changes in the economy and historical loss patterns, discrete events adversely affecting specific borrowers or industries, and/or actions taken by institutions or investors. The impact of such matters is considered in the reserving process when probable and estimable.

In connection with the FNB Transaction, the Bank entered into two loss-share agreements with the FDIC that collectively cover \$1.2 billion of loans and OREO acquired in the FNB Transaction. Pursuant to the loss-share agreements, the FDIC has agreed to reimburse the Bank the following amounts with respect to the covered assets: (i) 80% of losses on the first \$240.4 million of losses incurred; (ii) 0% of losses in excess of \$240.4 million up to and including \$365.7 million of losses incurred; and (iii) 80% of losses in excess of \$365.7 million of losses incurred. The Bank has also agreed to reimburse the FDIC for any subsequent recoveries. The loss-share agreements for commercial and single family



residential loans are in effect for 5 years and 10 years, respectively, from the Bank Closing Date and the loss recovery provisions to the FDIC are in effect for 8 years and 10 years, respectively, from the Bank Closing Date. In accordance with the loss-share agreements, the Bank may be required to make a true-up payment to the FDIC approximately ten years following the Bank Closing Date if the FDIC's initial estimate of losses on covered assets is greater than the actual realized losses. The true-up payment is calculated using a defined formula set forth in the P&A Agreement.

## **12. Financial Instruments with Off-Balance Sheet Risk**

The Bank is party to financial instruments with off-balance sheet risk in the normal course of business to meet the financing needs of its customers. These financial instruments include commitments to extend credit and standby letters of credit that involve varying degrees of credit and interest rate risk in excess of the amount recognized in the consolidated financial statements. Such financial instruments are recorded in the consolidated financial statements when they are funded or related fees are incurred or received. The contract amounts of those instruments reflect the extent of involvement (and therefore the exposure to credit loss) the Bank has in particular classes of financial instruments.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

Commitments to extend credit are agreements to lend to a customer provided that the terms established in the contract are met. Commitments generally have fixed expiration dates and may require payment of fees. Because some commitments are expected to expire without being drawn upon, the total commitment amounts do not necessarily represent future cash requirements. Standby letters of credit are conditional commitments issued to guarantee the performance of a customer to a third party. These letters of credit are primarily issued to support public and private borrowing arrangements. The credit risk involved in issuing letters of credit is essentially the same as that involved in extending loan commitments to customers.

In the aggregate, the Bank had outstanding unused commitments to extend credit of \$1.2 billion at June 30, 2014 and outstanding financial and performance standby letters of credit of \$40.6 million at June 30, 2014.

The Bank uses the same credit policies in making commitments and standby letters of credit as it does for on-balance sheet instruments. The amount of collateral obtained, if deemed necessary, in these transactions is based on management's credit evaluation of the borrower. Collateral held varies but may include real estate, accounts receivable, marketable securities, interest-bearing deposit accounts, inventory, and property, plant and equipment.

In the normal course of business, FSC executes, settles, and finances various securities transactions that may expose FSC to off-balance sheet risk in the event that a customer or counterparty does not fulfill its contractual obligations. Examples of such transactions include the sale of securities not yet purchased by customers or for the account of FSC, clearing agreements between FSC and various clearinghouses and broker-dealers, secured financing arrangements that involve pledged securities, and when-issued underwriting and purchase commitments.

### **13. Stock-Based Compensation**

Pursuant to the Hilltop Holdings 2012 Equity Incentive Plan (the 2012 Plan), the Company may grant nonqualified stock options, stock appreciation rights, restricted stock, restricted stock units, performance awards, dividend equivalent rights and other awards to employees of the Company, its subsidiaries and outside directors of the Company. Upon the approval by stockholders and effectiveness of the 2012 Plan in September 2012, no additional awards were permissible under the 2003 Equity Incentive Plan (the 2003 Plan). In the aggregate, 4,000,000 shares of common stock may be delivered pursuant to awards granted under the 2012 Plan. At June 30, 2014, 3,167,928 shares of common stock remain available for issuance pursuant to the 2012 Plan.

During the six months ended June 30, 2014, the Compensation Committee of the Board of Directors of the Company awarded certain executives and key employees an aggregate of 346,718 restricted stock units (RSUs) pursuant to the 2012 Plan. A total of 276,681 of these RSUs are subject to time-based vesting conditions and generally cliff vest on the third anniversary of the grant date, and the remaining RSUs vest based upon the achievement of certain performance goals over a three-year period. These RSUs are subject to service conditions set forth in the award

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agreements, with associated costs recognized on a straight-line basis over the respective vesting periods. The weighted average grant date fair value related to these RSUs was \$23.92 per share. At June 30, 2014, unrecognized compensation expense related to these RSUs was \$7.7 million, which will be amortized through March 2017. The RSUs are not transferable, and the shares of common stock issuable upon conversion of vested RSUs are generally subject to transfer restrictions for a period of one year following conversion, subject to certain exceptions. In addition, the applicable RSU award agreements provide for accelerated vesting under certain conditions.

During 2013, the Compensation Committee of the Board of Directors of the Company awarded certain executives and key employees a total of 471,000 restricted shares of common stock ( Restricted Stock Awards ) pursuant to the 2012 Plan. These Restricted Stock Awards generally cliff vest on the third anniversary of the grant date and are subject to service conditions set forth in the award agreements, with associated costs recognized on a straight-line basis over the respective vesting periods. The weighted average grant date fair value related to these Restricted Stock Awards was \$13.32 per share. At June 30, 2014, unrecognized compensation expense related to these Restricted Stock Awards was \$3.8 million, which will be amortized through September 2016. The award agreements governing these Restricted Stock Awards provide for accelerated vesting under certain conditions.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

During the six months ended June 30, 2014 and 2013, Hilltop granted 5,011 and 3,530 shares of common stock to independent members of the Company's Board of Directors for services rendered to the Company pursuant to the 2012 Plan.

Stock options granted on November 2, 2011 to two senior executives pursuant to the 2003 Plan to purchase an aggregate of 600,000 shares of the Company's common stock (the Stock Option Awards) at an exercise price of \$7.70 per share were outstanding at June 30, 2014. These Stock Option Awards vest in five equal installments beginning on the grant date, with the remainder vesting on each grant date anniversary through 2015. At June 30, 2014, unrecognized compensation expense related to these Stock Option Awards was \$0.1 million, which will be amortized through October 2015. Additionally, these Stock Option Awards expire on November 2, 2016.

Compensation expense related to the plans was \$1.3 million and \$0.4 million for the three months ended June 30, 2014 and 2013, respectively, and \$2.0 million and \$0.5 million for the six months ended June 30, 2014 and 2013, respectively.

**14. Regulatory Matters**

*Bank*

The Bank and Hilltop are 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 consolidated financial statements. The regulations require us to meet specific capital adequacy guidelines that involve quantitative measures of assets, liabilities and certain off-balance sheet items as calculated under regulatory accounting practices. The capital classifications are also subject to qualitative judgments by the regulators about components, risk weightings and other factors.

Quantitative measures established by regulation to ensure capital adequacy require the companies to maintain minimum amounts and ratios (set forth in the following table) of Tier 1 capital (as defined in the regulations) to total average assets (as defined), and minimum ratios of Tier 1 and total capital (as defined) to risk-weighted assets (as defined).

In July 2013, federal banking regulators released final rules for the regulation of capital and liquidity for U.S. banking organizations, establishing a new comprehensive capital framework (Basel III) for U.S. banking organizations that will become effective for reporting periods beginning after January 1, 2015 (subject to a phase-in period through January 2019).

In addition, under the final rules, bank holding companies with less than \$15 billion in assets as of December 31, 2009 are allowed to continue to include junior subordinated debentures in Tier 1 capital, subject to certain restrictions. However, if an institution grows to above \$15 billion in assets as a result of an acquisition, or organically grows to above \$15 billion in assets and then makes an acquisition, the combined trust preferred issuances must be phased out of Tier 1 and into Tier 2 capital (75% in 2015 and 100% in 2016). It is possible that the Company may accelerate redemption of the existing junior subordinated debentures. All of the debentures issued to the Trusts, less the common stock of the Trusts, qualified as Tier 1 capital as of June 30, 2014, under guidance issued by the Board of Governors of the Federal Reserve System.

Management believes that, as of June 30, 2014, Hilltop and the Bank would meet all applicable capital adequacy requirements under the Basel III capital rules for banks with less than \$15 billion in assets on a fully phased-in basis as if such requirements were currently in effect.

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Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

The following table shows the Bank's and Hilltop's consolidated actual capital amounts and ratios compared to the regulatory minimum capital requirements and the Bank's regulatory minimum capital requirements needed to qualify as a well-capitalized institution (dollars in thousands), without giving effect to the final Basel III capital rules.

	Actual		Minimum Capital Requirements		To Be Well Capitalized Minimum Capital Requirements	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
<b>June 30, 2014</b>						
Tier 1 capital (to average assets):						
Bank	\$ 811,068	9.97%	\$ 325,381	4%	\$ 406,726	5%
Hilltop	1,167,323	13.51%	345,651	4%	N/A	N/A
Tier 1 capital (to risk-weighted assets):						
Bank	811,068	13.22%	245,444	4%	\$ 368,166	6%
Hilltop	1,167,323	18.11%	257,816	4%	N/A	N/A
Total capital (to risk-weighted assets):						
Bank	852,846	13.90%	490,888	8%	\$ 613,610	10%
Hilltop	1,211,017	18.79%	515,632	8%	N/A	N/A
<b>December 31, 2013</b>						
Tier 1 capital (to average assets):						
Bank	\$ 762,364	9.29%	\$ 328,275	4%	\$ 410,344	5%
Hilltop	1,112,424	12.81%	347,480	4%	N/A	N/A
Tier 1 capital (to risk-weighted assets):						
Bank	762,364	13.38%	227,984	4%	341,976	6%
Hilltop	1,112,424	18.53%	240,159	4%	N/A	N/A
Total capital (to risk-weighted assets):						
Bank	797,771	14.00%	455,968	8%	569,960	10%
Hilltop	1,148,736	19.13%	480,318	8%	N/A	N/A

To be considered adequately capitalized (as defined) under regulatory requirements, the Bank must maintain minimum Tier 1 capital to total average assets and Tier 1 capital to risk-weighted assets ratios of 4%, and a total capital to risk-weighted assets ratio of 8%. Based on the actual capital amounts and ratios shown in the previous table, the Bank's ratios place it in the well-capitalized (as defined) capital category under regulatory requirements.

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Pursuant to the net capital requirements of the Securities Exchange Act of 1934, as amended (the Exchange Act), FSC has elected to determine its net capital requirements using the alternative method. Accordingly, FSC is required to maintain minimum net capital, as defined in Rule 15c3-1 promulgated under the Exchange Act, equal to the greater of \$250,000 or 2% of aggregate debit balances, as defined in Rule 15c3-3 promulgated under the Exchange Act. At June 30, 2014, FSC had net capital of \$60.3 million (the minimum net capital requirement was \$5.8 million), net capital maintained by FSC was 21% of aggregate debits, and net capital in excess of the minimum requirement was \$54.5 million.

Under certain conditions, FSC may be required to segregate cash and securities in a special reserve account for the benefit of customers under Rule 15c3-3 promulgated under the Exchange Act. Assets segregated under the provisions of the Exchange Act are not available for general corporate purposes. FSC was required to segregate \$4.0 million in cash and securities at June 30, 2014, which is included in other assets within the consolidated balance sheet. At December 31, 2013, FSC was not required to segregate cash and securities.

FSC was not required to segregate cash or securities in a special reserve account for the benefit of proprietary accounts of introducing broker-dealers at June 30, 2014 and December 31, 2013.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

*Mortgage Origination*

As a mortgage originator, PrimeLending is subject to minimum net worth requirements established by the United States Department of Housing and Urban Development ( HUD ) and the GNMA. On an annual basis, PrimeLending submits audited financial statements to HUD and GNMA documenting PrimeLending s compliance with its minimum net worth requirements. In addition, PrimeLending monitors compliance on an ongoing basis and, as of June 30, 2014, PrimeLending s net worth exceeded the amounts required by both HUD and GNMA.

*Insurance*

The statutory financial statements of the Company s insurance subsidiaries, which are domiciled in the State of Texas, are presented on the basis of accounting practices prescribed or permitted by the Texas Department of Insurance. Texas has adopted the National Association of Insurance Commissioners ( NAIC ) statutory accounting practices as the basis of its statutory accounting practices with certain differences that are not significant to the insurance company subsidiaries statutory equity.

A summary of statutory capital and surplus and statutory net income (loss) of each insurance subsidiary is as follows (in thousands).

	June 30, 2014	December 31, 2013
<b>Capital and surplus:</b>		
National Lloyds Insurance Company	\$ 100,479	\$ 98,602
American Summit Insurance Company	28,004	26,452

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
<b>Statutory net income (loss):</b>				
National Lloyds Insurance Company	\$ (4,664)	\$ (13,331)	\$ 1,322	\$ (9,940)
American Summit Insurance Company	245	(1,380)	1,376	(1,129)

Regulations of the Texas Department of Insurance require insurance companies to maintain minimum levels of statutory surplus to ensure their ability to meet their obligations to policyholders. At June 30, 2014, the Company s insurance subsidiaries had statutory surplus in excess of the minimum required.



The NAIC has adopted a risk based capital ( RBC ) formula for insurance companies that establishes minimum capital requirements indicating various levels of available regulatory action on an annual basis relating to insurance risk, asset credit risk, interest rate risk and business risk. The RBC formula is used by the NAIC and certain state insurance regulators as an early warning tool to identify companies that require additional scrutiny or regulatory action. At December 31, 2013, the most recent date for which the RBC calculation was performed, the Company's insurance subsidiaries' RBC ratio exceeded the level at which regulatory action would be required. As of June 30, 2014, management was not aware of any changes in financial condition or structure that would cause the Company's insurance subsidiaries to not be in compliance with the required RBC ratio.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**15. Derivative Financial Instruments**

The Company uses various derivative financial instruments to mitigate interest rate risk. The Bank's interest rate risk management strategy involves effectively modifying the re-pricing characteristics of certain assets and liabilities so that changes in interest rates do not adversely affect the net interest margin. PrimeLending has interest rate risk relative to interest rate lock commitments ( IRLCs ) and its inventory of mortgage loans held for sale. PrimeLending is exposed to such rate risk from the time an IRLC is made to an applicant to the time the related mortgage loan is sold. To mitigate interest rate risk, PrimeLending executes forward commitments to sell mortgage-backed securities ( MBSs ). FSC uses forward commitments to both purchase and sell MBSs to facilitate customer transactions and as a means to hedge related exposure to interest rate risk in certain inventory positions.

*Non-Hedging Derivative Instruments and the Fair Value Option*

As discussed in Note 3 to the consolidated financial statements, the Company has elected to measure substantially all mortgage loans held for sale at fair value under the provisions of the Fair Value Option. The election provides the opportunity to mitigate volatility in reported earnings caused by measuring related assets and liabilities differently without applying complex hedge accounting provisions. The fair values of PrimeLending's IRLCs and forward commitments are recorded in other assets or other liabilities, as appropriate, and changes in the fair values of these derivative instruments produced a net loss of \$3.6 million for the three months ended June 30, 2014, as compared to a net gain of \$32.0 million during the same period in 2013, and a net loss of \$5.2 million for the six months ended June 30, 2014, as compared to a net gain of \$34.0 million during the same period in 2013. The changes in the fair values of these derivative instruments were recorded as a component of net gains from sale of loans and other mortgage production income. Changes in fair value are attributable to changes in the volume of IRLCs, mortgage loans held for sale, commitments to purchase and sell MBSs and changes in market interest rates. Changes in market interest rates also conversely affect the value of PrimeLending's mortgage loans held for sale, which are measured at fair value under the Fair Value Option. The effect of the change in market interest rates on PrimeLending's loans held for sale is discussed in Note 3 to the consolidated financial statements. The fair values of FSC's derivative instruments are recorded in other assets or other liabilities, as appropriate, and changes in the fair values of FSC's derivatives produced net gains of \$3.2 million and \$3.8 million for the three months ended June 30, 2014 and 2013, respectively, and net gains of \$6.1 million and \$5.6 million for the six months ended June 30, 2014 and 2013, respectively, which were recorded as a component of other noninterest income.

Derivative positions are presented in the following table (in thousands).

	June 30, 2014		December 31, 2013	
	Notional Amount	Estimated Fair Value	Notional Amount	Estimated Fair Value
Derivative instruments:				
IRLCs	\$ 981,330	\$ 28,584	\$ 602,467	\$ 12,151

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Commitments to purchase MBSs	416,294	6,870	236,305	(109)
Commitments to sell MBSs	2,303,071	(13,847)	1,645,332	11,383
Fee Award Option	20,432	(6,300)	20,432	(5,600)

Table of Contents

## Hilltop Holdings Inc. and Subsidiaries

## Notes to Consolidated Financial Statements (continued)

(Unaudited)

**16. Balance Sheet Offsetting**

Certain financial instruments, including resale and repurchase agreements, securities lending arrangements and derivatives, may be eligible for offset in the consolidated balance sheets and/or subject to master netting arrangements or similar agreements. The following tables present the assets and liabilities subject to enforceable master netting arrangements, repurchase agreements, or similar agreements with offsetting rights (in thousands).

	Gross Amounts of Recognized Assets	Gross Amounts Offset in the Balance Sheet	Net Amounts of Assets Presented in the Balance Sheet	Gross Amounts Not Offset in the Balance Sheet Financial Instruments	Cash Collateral Pledged	Net Amount
<b>June 30, 2014</b>						
Securities borrowed:						
Institutional counterparties	\$ 163,682	\$	\$ 163,682	\$ (163,682)	\$	\$
	\$ 163,682	\$	\$ 163,682	\$ (163,682)	\$	\$
<b>December 31, 2013</b>						
Securities borrowed:						
Institutional counterparties	\$ 107,365	\$	\$ 107,365	\$ (107,365)	\$	\$
Forward MBS derivatives:						
Institutional counterparties	11,489	(76)	11,413		(286)	11,127
	\$ 118,854	\$ (76)	\$ 118,778	\$ (107,365)	\$ (286)	\$ 11,127
	Gross Amounts of Recognized Liabilities	Gross Amounts Offset in the Balance Sheet	Net Amounts of Liabilities Presented in the Balance Sheet	Gross Amounts Not Offset in the Balance Sheet Financial Instruments	Cash Collateral Pledged	Net Amount
<b>June 30, 2014</b>						
Securities loaned:						
Institutional counterparties	\$ 133,162	\$	\$ 133,162	\$ (133,162)	\$	\$
Repurchase agreements:						
Customer counterparties	123,856		123,856	(123,856)		
Institutional counterparties	5,912		5,912	(5,912)		
Forward MBS derivatives:						
Institutional counterparties	13,938	(91)	13,847		(7,845)	6,002
	\$ 276,868	\$ (91)	\$ 276,777	\$ (262,930)	\$ (7,845)	\$ 6,002

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**December 31, 2013**

Securities loaned:

Institutional counterparties	\$	74,913	\$	\$	74,913	\$	(74,913)	\$	\$
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Repurchase agreements:

Customer counterparties		107,462		107,462		(107,462)			
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Forward MBS derivatives:

Institutional counterparties		30		30		(17)		13	
	\$	182,405	\$	\$	182,405	\$	(182,375)	\$	(17) \$ 13

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**17. Broker-Dealer and Clearing Organization Receivables and Payables**

Broker-dealer and clearing organization receivables and payables consisted of the following (in thousands).

	June 30, 2014		December 31, 2013
<b>Receivables:</b>			
Securities borrowed	\$ 163,682	\$	107,365
Securities failed to deliver	26,974		7,160
Clearing organizations	80		4,698
Due from dealers	28		94
	\$ 190,764	\$	119,317
<b>Payables:</b>			
Securities loaned	\$ 133,162	\$	74,913
Correspondents	49,885		44,852
Securities failed to receive	28,002		5,523
Clearing organizations	16,842		4,390
	\$ 227,891	\$	129,678

**18. Reserves for Unpaid Losses and Loss Adjustment Expenses**

Information regarding the reserve for unpaid losses and losses and loss adjustment expenses ( LAE ) are as follows (in thousands).

	Six Months Ended June 30,	
	2014	2013
Balance, beginning of period	\$ 27,468	\$ 34,012
Less reinsurance recoverables	(4,508)	(10,385)
Net balance, beginning of period	22,960	23,627
<b>Incurring related to:</b>		
Current period	48,750	68,602
Prior periods	4,862	743
Total incurred	53,612	69,345
<b>Payments related to:</b>		

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Current period	(33,171)	(44,678)
Prior periods	(11,980)	(11,604)
Total payments	(45,151)	(56,282)
Net balance, end of period	31,421	36,690
Plus reinsurance recoverables	3,725	5,768
Balance, end of period	\$ 35,146	\$ 42,458

The decrease in the reserves at June 30, 2014 as compared to June 30, 2013 of \$7.3 million is primarily due to decreased reserves attributable to the decreased year-over-year severity of incurred tornado, wind and hail losses. Prior period adverse development of \$4.9 million during the six months ended June 30, 2014 was primarily related to litigation emerging from a series of hail storms within the 2012 accident year.

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**19. Reinsurance Activity**

NLC limits the maximum net loss that can arise from large risks or risks in concentrated areas of exposure by reinsuring (ceding) certain levels of risk. Substantial amounts of business are ceded, and these reinsurance contracts do not relieve NLC from its obligations to policyholders. Such reinsurance includes quota share, excess of loss, catastrophe, and other forms of reinsurance on essentially all property and casualty lines of insurance. Net insurance premiums earned, losses and LAE and policy acquisition and other underwriting expenses are reported net of the amounts related to reinsurance ceded to other companies. Amounts recoverable from reinsurers related to the portions of the liability for losses and LAE and unearned insurance premiums ceded to them are reported as assets. Failure of reinsurers to honor their obligations could result in losses to NLC; consequently, allowances are established for amounts deemed uncollectible as NLC evaluates the financial condition of its reinsurers and monitors concentrations of credit risk arising from similar geographic regions, activities, or economic characteristics of the reinsurers to minimize its exposure to significant losses from reinsurer insolvencies. At June 30, 2014, reinsurance receivables have a carrying value of \$4.1 million, which is included in other assets within the consolidated balance sheet. There was no allowance for uncollectible accounts at June 30, 2014, based on NLC's quality requirements.

The effects of reinsurance on premiums written and earned are summarized as follows (in thousands).

	Three Months Ended June 30,				Six Months Ended June 30,			
	2014		2013		2014		2013	
	Written	Earned	Written	Earned	Written	Earned	Written	Earned
Premiums from direct business	\$ 47,999	\$ 43,534	\$ 47,950	\$ 41,943	\$ 91,770	\$ 86,293	\$ 89,807	\$ 82,490
Reinsurance assumed	2,677	2,178	2,120	1,748	4,910	4,198	3,873	3,378
Reinsurance ceded	(5,295)	(4,935)	(5,224)	(5,101)	(9,481)	(9,395)	(9,779)	(9,805)
Net premiums	\$ 45,381	\$ 40,777	\$ 44,846	\$ 38,590	\$ 87,199	\$ 81,096	\$ 83,901	\$ 76,063

The effects of reinsurance on incurred losses are as follows (in thousands).

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Loss and LAE incurred	\$ 36,455	\$ 49,537	\$ 54,207	\$ 70,949
Reinsurance recoverables	(1,180)	(1,377)	(595)	(1,604)
Net loss and LAE incurred	\$ 35,275	\$ 48,160	\$ 53,612	\$ 69,345

*Multi-line excess of loss coverage*



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In addition to the catastrophe reinsurance noted below, both NLIC and ASIC participate in an excess of loss program placed with various reinsurers. This program is limited to each risk with respect to property and liability in the amount of \$500,000 for each of NLIC and ASIC. Each of NLIC and ASIC retain \$500,000 in this program.

### *Catastrophic coverage*

At June 30, 2014, NLC had catastrophic excess of loss reinsurance coverage of losses per event in excess of \$8 million retention by NLIC and \$1.5 million retention by ASIC. ASIC maintained an underlying layer of coverage, providing \$6.5 million in excess of its \$1.5 million retention to bridge to the primary program. The reinsurance in excess of \$8 million is comprised of four layers of protection: \$17 million in excess of \$8 million retention; \$25 million in excess of \$25 million loss; \$50 million in excess of \$50 million loss and \$40 million in excess of \$100 million loss. NLIC and ASIC retain no participation in any of the layers, beyond the first \$8 million and \$1.5 million, respectively. At June 30, 2014, total retention for any one catastrophe that affects both NLIC and ASIC was limited to \$8 million in the aggregate.

Additionally, NLC purchased an underlying excess of loss contract that provides \$10 million aggregate coverage for sub-catastrophic events. NLC retains a 34% participation in this coverage.



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	Banking	Origination	Insurance	Advisory	Corporate	Eliminations	Consolidated
<b>Six Months Ended</b>							
<b>June 30, 2014</b>							
Net interest income (expense)	\$ 170,401	\$ (6,528)	\$ 1,817	\$ 5,808	\$ 3,387	\$ 8,982	\$ 183,867
Provision for loan losses	8,744			31			8,775
Noninterest income	32,621	214,583	85,896	50,435		(10,154)	373,381
Noninterest expense	120,917	201,857	81,762	55,724	4,753	(1,172)	463,841
Income (loss) before income taxes	\$ 73,361	\$ 6,198	\$ 5,951	\$ 488	\$ (1,366)		\$ 84,632

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Three Months Ended June 30, 2013</b>							
Net interest income (expense)	\$ 68,597	\$ (11,847)	\$ 873	\$ 3,511	\$ (105)	\$ 7,396	\$ 68,425
Provision for loan losses	11,300			(11)			11,289
Noninterest income	11,928	165,257	40,777	28,863		(7,592)	239,233
Noninterest expense	31,919	134,487	62,144	30,373	1,673	(196)	260,400
Income (loss) before income taxes	\$ 37,306	\$ 18,923	\$ (20,494)	\$ 2,012	\$ (1,778)		\$ 35,969

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Six Months Ended June 30, 2013</b>							
Net interest income (expense)	\$ 136,268	\$ (23,850)	\$ 1,886	\$ 6,754	\$ (236)	\$ 14,864	\$ 135,686
Provision for loan losses	24,266			28			24,294
Noninterest income	24,132	311,785	80,202	51,641		(15,249)	452,511
Noninterest expense	62,599	256,758	96,410	56,099	3,910	(385)	475,391
Income (loss) before income taxes	\$ 73,535	\$ 31,177	\$ (14,322)	\$ 2,268	\$ (4,146)		\$ 88,512

<b>June 30, 2014</b>							
Goodwill	\$ 207,741	\$ 13,071	\$ 23,988	\$ 7,008	\$		\$ 251,808
Total assets	\$ 8,223,370	\$ 1,574,401	\$ 326,478	\$ 712,693	\$ 1,402,816	\$ (2,843,310)	\$ 9,396,448

<b>December 31, 2013</b>							
Goodwill	\$ 207,741	\$ 13,071	\$ 23,988	\$ 7,008	\$		\$ 251,808
Total assets	\$ 7,981,517	\$ 1,249,091	\$ 308,160	\$ 520,412	\$ 1,316,398	\$ (2,471,456)	\$ 8,904,122

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**21. Earnings per Common Share**

Nonvested share-based payment awards that contain nonforfeitable rights to dividends or dividend equivalents are participating securities and are included in the computation of earnings per share pursuant to the two-class method prescribed by the Earnings Per Share Topic of the ASC. The two-class method is an earnings allocation formula that determines earnings per share for each class of common stock and participating security according to dividends declared (or accumulated) and participation rights in undistributed earnings. In May 2013, as discussed in Note 13 to the consolidated financial statements, Hilltop issued Restricted Stock Awards which qualify as participating securities.

Net earnings, less any preferred dividends accumulated for the period (whether or not declared), is allocated between the common stock and participating securities pursuant to the two-class method. Basic earnings per common share is computed by dividing net earnings available to common stockholders by the weighted average number of common shares outstanding during the period, excluding participating nonvested restricted shares.

Diluted earnings per common share is computed in a similar manner, except that first the denominator is increased to include the number of additional common shares that would have been outstanding if potentially dilutive common shares, excluding the participating securities, were issued using the treasury stock method. For the three and six months ended June 30, 2014, stock options and RSUs are the only potentially dilutive non-participating instruments issued by Hilltop, while potentially dilutive non-participating instruments for the three and six months ended June 30, 2013 included stock options, RSUs and the 7.50% Senior Exchangeable Notes due 2025 (the Notes), which were called for redemption during the fourth quarter of 2013. Next, we determine and include in the diluted earnings per common share calculation the more dilutive effect of the participating securities using the treasury stock method or the two-class method. Undistributed losses are not allocated to the nonvested share-based payment awards (the participating securities) under the two-class method as the holders are not contractually obligated to share in the losses of the Company.

The following table presents the computation of basic and diluted earnings per common share (in thousands, except per share data).

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
Basic earnings per share:				
Income applicable to Hilltop common stockholders	\$ 27,085	\$ 20,943	\$ 50,845	\$ 53,313
Less: income applicable to participating shares	(141)	(116)	(266)	(295)
Net earnings available to Hilltop common stockholders	\$ 26,944	\$ 20,827	\$ 50,579	\$ 53,018
Weighted average shares outstanding - basic	89,709	83,490	89,708	83,489

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Basic earnings per common share	\$	0.30	\$	0.25	\$	0.56	\$	0.64
Diluted earnings per share:								
Income applicable to Hilltop common stockholders	\$	27,085	\$	20,943	\$	50,845	\$	53,313
Add: interest expense on senior exchangeable notes (net of tax)				1,053				2,105
Net earnings available to Hilltop common stockholders	\$	27,085	\$	21,996	\$	50,845	\$	55,418
Weighted average shares outstanding - basic		89,709		83,490		89,708		83,489
Effect of potentially dilutive securities		860		6,804		868		6,636
Weighted average shares outstanding - diluted		90,569		90,294		90,576		90,125
Diluted earnings per common share	\$	0.30	\$	0.24	\$	0.56	\$	0.61

Table of Contents

Hilltop Holdings Inc. and Subsidiaries

Notes to Consolidated Financial Statements (continued)

(Unaudited)

**22. Recently Issued Accounting Standards**

In May 2014, the FASB issued ASU No. 2014-09 which clarifies the principles for recognizing revenue from contracts with customers. The amendment outlines a single comprehensive model for entities to depict the transfer of goods or services to customers in amounts that reflect the payment to which a company expects to be entitled in exchange for those goods or services. The amendment also requires additional disclosure about the nature, amount, timing and uncertainty of revenue and cash flows arising from customer contracts, including significant judgments and changes in judgments and assets recognized from costs incurred to obtain or fulfill a contract. The amendment is effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2016 and may be adopted using either a full retrospective transition method or a modified retrospective transition method. Early adoption is not permitted. The Company is currently evaluating the provisions of the amendment and the impact on its future consolidated financial statements.

In April 2014, the FASB issued ASU No. 2014-08 which raises the threshold for a disposal to qualify as a discontinued operation and requires new disclosures of both discontinued operations and certain other disposals that do not meet the definition of a discontinued operation. The amendment is intended to reduce the frequency of disposals reported as discontinued operations by focusing on strategic shifts that have or will have a major effect on an entity's operations and financial results and will permit companies to have continuing cash flows and significant continuing involvement with the disposed component. The amendment is effective for disposals (or classifications as held for sale) and acquired businesses or nonprofit activities that are classified as held for sale upon acquisition that occur within annual periods beginning on or after December 15, 2014, and interim periods within those years. As such, the Company will evaluate the provisions of the amendment as it relates to any potential disposals or acquisitions beginning on or after January 1, 2015.

In January 2014, the FASB issued ASU No. 2014-04 to clarify that an in substance repossession or foreclosure occurs upon either the creditor obtaining legal title to the residential real estate property upon completion of a foreclosure or the borrower conveying all interest in the residential real estate property to the creditor to satisfy that loan through completion of a deed in lieu of foreclosure or through a similar legal agreement. Additionally, the amendments require interim and annual disclosure of both the amount of foreclosed residential real estate property held by the creditor and the recorded investment in consumer mortgage loans collateralized by residential real estate property that are in the process of foreclosure according to local requirements of the applicable jurisdiction. The amendments are effective for annual periods, and interim reporting periods within those annual periods, beginning after December 15, 2014 and may be adopted using either a modified retrospective transition method or a prospective transition method. Early adoption is permitted. The Company is currently evaluating this guidance, but adoption of the amendments is not expected to have a significant effect on its future consolidated financial statements.

In July 2013, the FASB issued ASU No. 2013-11 to require an entity to present an unrecognized tax benefit, or portion thereof, in the financial statements as a reduction to a deferred tax asset for a net operating loss carryforward, a similar tax loss, or a tax credit carryforward. However, to the extent a net operating loss carryforward, a similar tax loss, or a tax credit carryforward is not available at the reporting date under the tax law of the applicable jurisdiction to settle any additional income taxes that would result from the disallowance of a tax position, or the tax law of the applicable jurisdiction does not require the entity to use, and the entity does not intend to use, the deferred tax asset for such purpose, the unrecognized tax benefit should be presented in the financial statements as a liability and should not be combined with deferred tax assets. The amendment became effective for the Company on January 1, 2014, and its adoption did not have any effect on the Company's consolidated financial statements as the amendment is to be applied prospectively to all unrecognized tax benefits that exist at the balance sheet date.



Table of Contents

**Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.**

*The following discussion should be read in conjunction with the consolidated historical financial statements and notes appearing elsewhere in this Quarterly Report on Form 10-Q (this "Quarterly Report") and the financial information set forth in the tables herein.*

*Unless the context otherwise indicates, all references in this Quarterly Report, references to the Company, we, us, our or ours or similar words are to Hilltop Holdings Inc. and its direct and indirect wholly owned subsidiaries, references to Hilltop refer solely to Hilltop Holdings Inc., references to PlainsCapital refer to PlainsCapital Corporation (a wholly owned subsidiary of Hilltop), references to the Bank refer to PlainsCapital Bank (a wholly owned subsidiary of PlainsCapital), references to FNB refer to First National Bank, references to First Southwest refer to First Southwest Holdings, LLC (a wholly owned subsidiary of the Bank) and its subsidiaries as a whole, references to FSC refer to First Southwest Company (a wholly owned subsidiary of First Southwest), references to PrimeLending refer to PrimeLending, a PlainsCapital Company (a wholly owned subsidiary of the Bank) and its subsidiaries as a whole and references to NLC refer to National Lloyds Corporation (a wholly owned subsidiary of Hilltop) and its subsidiaries as a whole.*

**FORWARD-LOOKING STATEMENTS**

This Quarterly Report and the documents incorporated by reference into this report include forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, or the Exchange Act, as amended by the Private Securities Litigation Reform Act of 1995. All statements, other than statements of historical fact, included in this Quarterly Report that address results or developments that we expect or anticipate will or may occur in the future, and statements that are preceded by, followed by or include, words such as anticipates, believes, could, estimates, expects, forecasts, goal, intends, may, probable, projects, seeks, should, target, view or would or the negative of these words and phrases or similar words or phrases, including things as our business strategy, our financial condition, our litigation, our efforts to make strategic acquisitions, our pending acquisition of SWS Group, Inc. ( SWS ), our revenue, our liquidity and sources of funding, market trends, operations and business, expectations concerning mortgage loan origination volume, anticipated changes in our revenues or earnings, the effects of government regulation applicable to our operations, the appropriateness of our allowance for loan losses and provision for loan losses, and the collectability of loans are forward-looking statements.

These forward-looking statements are based on our beliefs, assumptions and expectations of our future performance taking into account all information currently available to us. These beliefs, assumptions and expectations are subject to risks and uncertainties and can change as a result of many possible events or factors, not all of which are known to us. If an event occurs, our business, business plan, financial condition, liquidity and results of operations may vary materially from those expressed in our forward-looking statements. Certain factors that could cause actual results to differ include, among others:

- risks related to our pending acquisition of SWS;
- risks associated with merger and acquisition integration, including the assets and liabilities of FNB and SWS;



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- our ability to estimate loan losses;
- changes in the default rate of our loans;
- risks associated with concentration in real estate related loans;
- our ability to obtain reimbursements for losses on acquired loans under loss-share agreements with the Federal Deposit Insurance Corporation (the "FDIC");
- changes in general economic, market and business conditions in areas or markets where we compete;
- severe catastrophic events in our geographic area;
- changes in the interest rate environment;
- cost and availability of capital;

Table of Contents

- changes in state and federal laws, regulations or policies affecting one or more of our business segments, including changes in regulatory fees, deposit insurance premiums, capital requirements and the Dodd-Frank Wall Street Reform and Consumer Protection Act (the Dodd-Frank Act );
- our ability to use net operating loss carry forwards to reduce future tax payments;
- approval of new, or changes in, accounting policies and practices;
- changes in key management;
- competition in our banking, mortgage origination, financial advisory and insurance segments from other banks and financial institutions as well as insurance companies, mortgage bankers, investment banking and financial advisory firms, asset-based non-bank lenders and government agencies;
- failure of our insurance segment reinsurers to pay obligations under reinsurance contracts;
- our ability to use excess cash in an effective manner, including the execution of successful acquisitions; and
- our participation in governmental programs, including the Small Business Lending Fund ( SBLF ).

For a more detailed discussion of these and other factors that may affect our business and that could cause the actual results to differ materially from those anticipated in these forward-looking statements, please refer to Risk Factors in Part I, Item 1A of our Annual Report on Form 10-K, which was filed with the Securities and Exchange Commission (the SEC ) on March 3, 2014, this Item 2, Management s Discussion and Analysis of Financial Condition and Results of Operations, Part II, Item 1A, Risk Factors herein and other filings we have made with the SEC. We caution that the foregoing list of factors is not exhaustive, and new factors may emerge, or changes to the foregoing factors may occur, that could impact our business. All subsequent written and oral forward-looking statements concerning our business attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements above. We do not undertake any obligation to update any forward-looking statement, whether written or oral, relating to the matters discussed in this Quarterly Report except to the extent required by federal securities laws.

**OVERVIEW**

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We are a financial holding company registered under the Bank Holding Company Act of 1956, as amended by the Gramm-Leach-Bliley Act of 1999. Our primary line of business is to provide business and consumer banking services from offices located throughout Texas. We also provide an array of financial products and services such as mortgage origination, insurance and financial advisory services.

On September 13, 2013 (the "Bank Closing Date"), the Bank assumed substantially all of the liabilities, including all of the deposits, and acquired substantially all of the assets of Edinburg, Texas-based FNB from the FDIC, as receiver, and reopened former branches of FNB acquired from the FDIC under the PlainsCapital Bank name (the "FNB Transaction"). Pursuant to the Purchase and Assumption Agreement by and among the FDIC as receiver for FNB, the FDIC and the Bank (the "P&A Agreement"), the Bank and the FDIC entered into loss-share agreements whereby the FDIC agreed to share in the losses of certain covered loans and covered other real estate owned ("OREO") that the Bank acquired in the FNB Transaction. The fair value of the assets acquired was \$2.2 billion, including \$1.1 billion in covered loans, \$286.2 million in securities, \$135.2 million in covered OREO and \$42.9 million in non-covered loans. The Bank also assumed \$2.2 billion in liabilities, consisting primarily of deposits.

On March 31, 2014, we entered into a definitive merger agreement with SWS providing for the merger of SWS with and into a subsidiary of Hilltop formed for the purpose of facilitating this transaction. Under the terms of the merger agreement, SWS stockholders will receive per share consideration of 0.2496 shares of Hilltop common stock and \$1.94 of cash, equating to \$7.25 per share based on Hilltop's closing price on June 30, 2014. The value of the merger consideration will fluctuate with the market price of Hilltop common stock. We intend to fund the cash portion of the consideration through available cash. The merger is subject to customary closing conditions, including regulatory approvals and approval of the stockholders of SWS, and is expected to be completed prior to the end of 2014.

At June 30, 2014, on a consolidated basis, we had total assets of \$9.4 billion, total deposits of \$6.2 billion, total loans, including loans held for sale, of \$6.0 billion and stockholders' equity of \$1.4 billion. Our banking operations include the operations acquired in the FNB Transaction since September 14, 2013.

Table of Contents

***Segment Information***

We have two primary operating business units, PlainsCapital (financial services and products) and NLC (insurance). Within the PlainsCapital unit are three primary wholly owned operating subsidiaries: the Bank, PrimeLending and First Southwest. Under accounting principles generally accepted in the United States ( GAAP ), our business units are comprised of four reportable business segments organized primarily by the core products offered to the segments' respective customers: banking, mortgage origination, insurance and financial advisory. During the fourth quarter of 2013, we began presenting certain amounts previously allocated to the four reportable business segments under the heading Corporate to better reflect our internal organizational structure. This change had no impact on our consolidated results of operations. Our historical segment disclosures and Management's Discussion and Analysis of Financial Condition and Results of Operations have been revised to conform to the current presentation. Consistent with the segment operating results during 2013, we anticipate that future revenues will be driven primarily from the banking segment, with the remainder being generated by our mortgage origination, insurance and financial advisory segments. Based on historical results of PlainsCapital Corporation, which we acquired on November 30, 2012, the relative share of total revenue provided by our banking and mortgage origination segments fluctuates depending on market conditions, and operating results for the mortgage origination segment tend to be more volatile than operating results for the banking segment.

The banking segment includes the operations of the Bank and, since September 14, 2013, the operations acquired in the FNB Transaction. The banking segment primarily provides business and consumer banking products and services from offices located throughout Texas and generates revenue from its portfolio of earning assets. The Bank's results of operations are primarily dependent on net interest income, while also deriving revenue from other sources, including service charges on customer deposit accounts and trust fees.

The mortgage origination segment includes the operations of PrimeLending, which offers a variety of loan products from offices in 42 states and generates revenue predominantly from fees charged on the origination of loans and from selling these loans in the secondary market.

The insurance segment includes the operations of NLC, which operates through its wholly owned subsidiaries, National Lloyds Insurance Company ( NLIC ) and American Summit Insurance Company ( ASIC ). Insurance segment income is primarily generated from revenue earned on net insurance premiums less loss and loss adjustment expenses ( LAE ) and policy acquisition and other underwriting expenses in Texas and other areas of the southern United States.

The financial advisory segment generates a majority of its revenues from fees and commissions earned from investment advisory and securities brokerage services at First Southwest. The principal subsidiaries of First Southwest are FSC, a broker-dealer registered with the SEC and Financial Industry Regulatory Authority and a member of the New York Stock Exchange, and First Southwest Asset Management, Inc., a registered investment advisor under the Investment Advisors Act of 1940. FSC holds trading securities to support sales, underwriting and other customer activities. These securities are marked to market through other noninterest income. FSC uses derivatives to support mortgage origination programs of certain non-profit housing organization clients. FSC hedges its related exposure to interest rate risk from these programs with U.S. Agency to-be-announced, or TBA, mortgage-backed securities. These derivatives are marked to market through other noninterest income.

Corporate includes certain activities not allocated to specific business segments. These activities include holding company financing and investing activities, and management and administrative services to support the overall operations of the Company including, but not limited to, certain executive management, corporate relations, legal, finance, and acquisition costs not allocated to business segments. Balance sheet amounts for remaining subsidiaries not discussed previously and the elimination of intercompany transactions are included in All Other and Eliminations.



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### Table of Contents

Additional information concerning our reportable segments is presented in Note 20, Segment and Related Information, in the notes to our consolidated financial statements. The following tables present certain information about the operating results of our reportable segments (in thousands).

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Three Months Ended June 30, 2014</b>							
Net interest income (expense)	\$ 90,828	\$ (2,389)	\$ 838	\$ 3,178	\$ 1,695	\$ 4,296	\$ 98,446
Provision for loan losses	5,516			17			5,533
Noninterest income	16,392	122,820	43,123	25,838		(4,892)	203,281
Noninterest expense	60,240	111,224	49,420	28,359	2,565	(596)	251,212
Income (loss) before income taxes	\$ 41,464	\$ 9,207	\$ (5,459)	\$ 640	\$ (870)	\$	\$ 44,982

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Six Months Ended June 30, 2014</b>							
Net interest income (expense)	\$ 170,401	\$ (6,528)	\$ 1,817	\$ 5,808	\$ 3,387	\$ 8,982	\$ 183,867
Provision for loan losses	8,744			31			8,775
Noninterest income	32,621	214,583	85,896	50,435		(10,154)	373,381
Noninterest expense	120,917	201,857	81,762	55,724	4,753	(1,172)	463,841
Income (loss) before income taxes	\$ 73,361	\$ 6,198	\$ 5,951	\$ 488	\$ (1,366)	\$	\$ 84,632

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Three Months Ended June 30, 2013</b>							
Net interest income (expense)	\$ 68,597	\$ (11,847)	\$ 873	\$ 3,511	\$ (105)	\$ 7,396	\$ 68,425
Provision for loan losses	11,300			(11)			11,289
Noninterest income	11,928	165,257	40,777	28,863		(7,592)	239,233
Noninterest expense	31,919	134,487	62,144	30,373	1,673	(196)	260,400
Income (loss) before income taxes	\$ 37,306	\$ 18,923	\$ (20,494)	\$ 2,012	\$ (1,778)	\$	\$ 35,969

	Banking	Mortgage Origination	Insurance	Financial Advisory	Corporate	All Other and Eliminations	Hilltop Consolidated
<b>Six Months Ended June 30, 2013</b>							
Net interest income (expense)	\$ 136,268	\$ (23,850)	\$ 1,886	\$ 6,754	\$ (236)	\$ 14,864	\$ 135,686
Provision for loan losses	24,266			28			24,294
Noninterest income	24,132	311,785	80,202	51,641		(15,249)	452,511
Noninterest expense	62,599	256,758	96,410	56,099	3,910	(385)	475,391
Income (loss) before income taxes	\$ 73,535	\$ 31,177	\$ (14,322)	\$ 2,268	\$ (4,146)	\$	\$ 88,512

### *How We Generate Revenue*

We generate revenue from net interest income and from noninterest income. Net interest income represents the difference between the income earned on our assets, including our loans and investment securities, and our cost of funds, including the interest paid on the deposits and borrowings that are used to support our assets. Net interest income is a significant contributor to our operating results. Fluctuations in interest rates, as well as the amounts and types of interest-earning assets and interest-bearing liabilities we hold, affect net interest income. We generated \$183.9 million in net interest income during the six months ended June 30, 2014, compared with net interest income of \$135.7 million during the same period in 2013. The year-over-year increase in net interest income was primarily due to the inclusion of those operations acquired as a part of the FNB Transaction within our banking segment.

The other component of our revenue is noninterest income, which is primarily comprised of the following:

(i) *Income from mortgage operations.* Through our wholly owned subsidiary, PrimeLending, we generate noninterest income by originating and selling mortgage loans. During the six months ended June 30, 2014 and 2013, we generated \$214.5 million and \$311.7 million, respectively, in net gains from the sale of loans, other mortgage production income (including income associated with retained mortgage servicing rights), and mortgage loan origination fees.

(ii) *Net insurance premiums earned.* Through our wholly owned insurance subsidiary, NLC, we provide fire and limited homeowners insurance for low value dwellings and manufactured homes. We generated \$81.1 million in net insurance premiums earned during the six months ended June 30, 2014, compared with \$76.1 million during the same period in the prior year.

(iii) *Investment advisory fees and commissions and securities brokerage fees and commissions.* Through our wholly owned subsidiary, First Southwest, we provide public finance advisory and various investment banking and brokerage services. We generated \$43.6 million and \$48.0 million in investment advisory fees and commissions and securities brokerage fees and commissions during the six months ended June 30, 2014 and 2013, respectively.

Table of Contents

In the aggregate, we generated \$373.4 million and \$452.5 million in noninterest income during the six months ended June 30, 2014 and 2013, respectively. The significant year-over-year decrease in noninterest income was primarily due to the decrease in loan origination volume within our mortgage origination segment, partially offset by increases in noninterest income in our banking and insurance segments.

We also incur noninterest expenses in the operation of our businesses. Our businesses engage in labor intensive activities and, consequently, employees' compensation and benefits represent the majority of our noninterest expenses.

**Consolidated Operating Results**

Net income applicable to common stockholders for the three months ended June 30, 2014 was \$27.1 million, or \$0.30 per diluted share, compared to net income applicable to common stockholders of \$20.9 million, or \$0.24 per diluted share, for the three months ended June 30, 2013. Net income applicable to common stockholders for the six months ended June 30, 2014 was \$50.8 million, or \$0.56 per diluted share, compared to net income applicable to common stockholders of \$53.3 million, or \$0.61 per diluted share, for the six months ended June 30, 2013.

Certain items included in net income for 2013 and 2014 resulted from purchase accounting associated with the merger of PlainsCapital Corporation with and into a wholly owned subsidiary of Hilltop on November 30, 2012 (the PlainsCapital Merger) and the FNB Transaction. Income before taxes for the three months ended June 30, 2014 includes net accretion of \$17.0 million and \$10.4 million on earning assets and liabilities acquired in the PlainsCapital Merger and FNB Transaction, respectively, offset by amortization of identifiable intangibles of \$2.3 million and \$0.3 million, respectively. During the three months ended June 30, 2013, income before taxes includes net accretion of \$15.9 million on earning assets and liabilities acquired in the PlainsCapital Merger, offset by amortization of identifiable intangibles of \$2.5 million. Income before taxes for the six months ended June 30, 2014 includes net accretion of \$27.0 million and \$19.9 million on earning assets and liabilities acquired in the PlainsCapital Merger and FNB Transaction, respectively, offset by amortization of identifiable intangibles of \$4.6 million and \$0.5 million, respectively. During the six months ended June 30, 2013, income before taxes includes net accretion of \$31.9 million on earning assets and liabilities acquired in the PlainsCapital Merger, offset by amortization of identifiable intangibles of \$4.9 million.

We consider the ratios shown in the table below to be key indicators of our performance.

	Three Months Ended June 30, 2014	Three Months Ended June 30, 2013	Six Months Ended June 30, 2014	Six Months Ended June 30, 2013	Year Ended December 31, 2013
<b>Performance Ratios:</b>					
Return on average stockholders' equity	7.99%	7.29%	7.82%	9.46%	10.48%
Return on average assets	1.24%	1.24%	1.19%	1.58%	1.66%
Net interest margin (taxable equivalent) (1)	5.18%	4.33%	4.90%	4.34%	4.47%

(1) Taxable equivalent net interest income divided by average interest-earning assets.

During the three months ended June 30, 2014, the consolidated taxable equivalent net interest margin of 5.18% was impacted by PlainsCapital Merger related accretion of discount on loans of \$17.8 million, amortization of premium on acquired securities of \$1.0 million and amortization



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of premium on acquired time deposits of \$0.2 million. Additionally, FNB Transaction related accretion of discount on loans of \$8.1 million and amortization of premium on acquired time deposits of \$2.3 million also impacted the consolidated taxable equivalent net interest margin during the three months ended June 30, 2014. These items increased the consolidated taxable equivalent net interest margin by 140 basis points for the three months ended June 30, 2014. The consolidated taxable equivalent net interest margin was 4.33% for the three months ended June 30, 2013. The taxable equivalent net interest margin for the second quarter of 2013 was impacted by PlainsCapital Merger related accretion of discount on loans of \$16.7 million, amortization of premium on acquired securities of \$1.4 million and amortization of premium on acquired time deposits of \$0.6 million. These items increased the consolidated taxable equivalent interest margin by 98 basis points for the three months ended June 30, 2013.

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### Table of Contents

During the six months ended June 30, 2014, the consolidated taxable equivalent net interest margin of 4.90% was impacted by PlainsCapital Merger related accretion of discount on loans of \$28.6 million, amortization of premium on acquired securities of \$1.9 million and amortization of premium on acquired time deposits of \$0.3 million. Additionally, FNB Transaction related accretion of discount on loans of \$15.3 million and amortization of premium on acquired time deposits of \$4.6 million also impacted the consolidated taxable equivalent net interest margin during the six months ended June 30, 2014. These items increased the consolidated taxable equivalent net interest margin by 121 basis points for the six months ended June 30, 2014. The consolidated taxable equivalent net interest margin was 4.34% for the six months ended June 30, 2013. The taxable equivalent net interest margin for the six months ended June 30, 2013 was impacted by PlainsCapital Merger related accretion of discount on loans of \$33.6 million, amortization of premium on acquired securities of \$3.4 million and amortization of premium on acquired time deposits of \$1.7 million. These items increased the consolidated taxable equivalent interest margin by 97 basis points for the six months ended June 30, 2013.

The tables below provide additional details regarding our consolidated net interest income (dollars in thousands).

Assets						
Interest-earning assets						
Loans, gross (1)	\$ 5,526,869	\$ 92,204	6.63%	\$ 4,352,489	\$ 65,213	5.95%
Investment securities - taxable	1,144,269	7,618	2.66%	996,624	6,480	2.60%
Investment securities - non-taxable (2)	185,533	1,772	3.82%	201,383	1,772	3.52%
Federal funds sold and securities purchased under agreements to resell	20,308	14	0.28%	34,594	35	0.40%
Interest-bearing deposits in other financial institutions	575,653	317	0.22%	581,676	242	0.25%
Other	218,413	3,068	5.62%	164,754	3,009	7.31%
Interest-earning assets, gross	7,671,045	104,993	5.44%	6,331,520	76,751	4.82%
Allowance for loan losses	(38,909)			(20,588)		
Interest-earning assets, net	7,632,136			6,310,932		
Noninterest-earning assets	1,304,522			818,914		
<b>Total assets</b>	<b>\$ 8,936,658</b>			<b>\$ 7,129,846</b>		
Liabilities and Stockholders Equity						
Interest-bearing liabilities						
Interest-bearing deposits	\$ 4,523,194	\$ 3,096	0.27%	\$ 3,379,302	\$ 3,406	0.40%
Notes payable and other borrowings	966,143	2,866	1.18%	1,044,784	4,337	1.66%
Total interest-bearing liabilities	5,489,337	5,962	0.43%	4,424,086	7,743	0.70%
Noninterest-bearing liabilities						
Noninterest-bearing deposits	1,761,194			1,179,264		
Other liabilities	307,846			341,929		
Total liabilities	7,558,377			5,945,279		
Stockholders equity	1,377,769			1,183,830		
Noncontrolling interest	512			737		
<b>Total liabilities and stockholders equity</b>	<b>\$ 8,936,658</b>			<b>\$ 7,129,846</b>		
<b>Net interest income (2)</b>		<b>\$ 99,031</b>			<b>\$ 69,008</b>	
<b>Net interest spread (2)</b>			<b>5.01%</b>			<b>4.12%</b>
<b>Net interest margin (2)</b>			<b>5.18%</b>			<b>4.33%</b>



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Table of Contents

	Six Months Ended June 30,					
	Average Outstanding Balance	2014 Interest Earned or Paid	Annualized Yield or Rate	Average Outstanding Balance	2013 Interest Earned or Paid	Annualized Yield or Rate
<b>Assets</b>						
Interest-earning assets						
Loans, gross (1)	\$ 5,299,145	\$ 171,948	6.47%	\$ 4,280,580	\$ 130,099	6.06%
Investment securities - taxable	1,133,315	15,206	2.69%	948,789	12,392	2.61%
Investment securities - non-taxable (2)	184,345	3,633	3.94%	209,816	3,794	3.62%
Federal funds sold and securities purchased under agreements to resell	23,305	33	0.28%	22,462	56	0.50%
Interest-bearing deposits in other financial institutions	770,206	912	0.24%	664,002	575	0.25%
Other	203,428	5,708	5.64%	159,685	5,114	6.45%
Interest-earning assets, gross	7,613,744	197,440	5.17%	6,285,334	152,030	4.83%
Allowance for loan losses	(37,891)			(13,720)		
Interest-earning assets, net	7,575,853			6,271,614		
Noninterest-earning assets	1,336,127			845,500		
<b>Total assets</b>	<b>\$ 8,911,980</b>			<b>\$ 7,117,114</b>		
<b>Liabilities and Stockholders Equity</b>						
Interest-bearing liabilities						
Interest-bearing deposits	\$ 4,735,026	\$ 6,855	0.29%	\$ 3,468,202	\$ 6,856	0.40%
Notes payable and other borrowings	815,942	5,514	1.35%	948,138	8,230	1.74%
Total interest-bearing liabilities	5,550,968	12,369	0.45%	4,416,340	15,086	0.69%
Noninterest-bearing liabilities						
Noninterest-bearing deposits	1,741,409			1,184,990		
Other liabilities	264,504			343,915		
Total liabilities	7,556,881			5,945,245		
Stockholders equity	1,354,635			1,171,132		
Noncontrolling interest	464			737		
<b>Total liabilities and stockholders equity</b>	<b>\$ 8,911,980</b>			<b>\$ 7,117,114</b>		
<b>Net interest income (2)</b>		<b>\$ 185,071</b>			<b>\$ 136,944</b>	
<b>Net interest spread (2)</b>			<b>4.72%</b>			<b>4.14%</b>
<b>Net interest margin (2)</b>			<b>4.90%</b>			<b>4.34%</b>

(1) Average balance includes non-accrual loans.

(2) Annualized taxable equivalent adjustments are based on a 35% tax rate. The adjustment to interest income was \$0.6 million for each of the three months ended June 30, 2014 and 2013, respectively, and \$1.2 million and \$1.3 million for the six months ended June 30, 2014 and 2013, respectively.

On a consolidated basis, net interest income increased \$30.0 million and \$48.2 million during the three and six months ended June 30, 2014, compared with the same periods in 2013. These increases were primarily due to the inclusion of those operations acquired as a part of the FNB Transaction within our banking segment.

The provision for loan losses is determined by management as the amount to be added to the allowance for loan losses after net charge-offs have been deducted to bring the allowance to a level which, in management's best estimate, is necessary to absorb probable losses within the existing

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loan portfolio. The consolidated provision for loan losses, primarily in the banking segment, was \$5.5 million and \$11.3 million during the three months ended June 30, 2014 and 2013, respectively. During the three months ended June 30, 2014 and 2013, the provision for loan losses was comprised of charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$3.9 million and \$11.0 million, respectively, and purchased credit impaired ( PCI ) loans of \$1.6 million and \$0.3 million, respectively. During the six months ended June 30, 2014 and 2013, the consolidated provision for loan losses, primarily in the banking segment, was \$8.8 million and \$24.3 million, respectively. The provision for loan losses during the six months ended June 30, 2014 and 2013 was comprised of charges relating to newly originated loans and acquired loans without credit impairment at acquisition of \$5.3 million and \$23.6 million, respectively, and PCI loans of \$3.5 million and \$0.7 million, respectively.

Table of Contents

Consolidated noninterest income decreased \$36.0 million and \$79.1 million during the three and six months ended June 30, 2014, compared with the same periods in 2013. These year-over-year decreases were primarily related to the reduction in net gains from sale of loans, other mortgage production income and mortgage loan origination fees within our mortgage origination segment of \$42.2 million and \$97.2 million, respectively, slightly offset by increases in noninterest income in our banking and insurance segments.

Our consolidated noninterest expense during the three and six months ended June 30, 2014 decreased \$9.2 million and \$11.6 million, respectively, compared with the same periods in 2013. These year-over-year decreases included significant increases in noninterest expenses within our banking segment of \$28.3 million and \$58.3 million, respectively, primarily due to the inclusion of those operations acquired as part of the FNB Transaction, which were offset by significant decreases in noninterest expenses within our mortgage origination segment of \$23.3 million and \$54.9 million, respectively, primarily due to reductions in variable compensation tied to mortgage loan originations. Changes between the six months ended June 30, 2014 and 2013 within the major components of noninterest expense included decreases of \$18.0 million in employees' compensation and benefits and \$15.7 million in loss and loss adjustment expenses, partially offset by increases of \$12.5 million in occupancy and equipment and \$8.8 million in other expenses.

Consolidated income tax expense during the three months ended June 30, 2014 and 2013 was \$16.3 million and \$13.3 million, respectively, reflecting effective rates of 36.2% and 37.0%, respectively. During the six months ended June 30, 2014 and 2013, consolidated income tax expense was \$30.6 million and \$32.5 million, respectively, reflecting effective rates of 36.2% and 36.7%, respectively.

***Segment Results***

**Banking Segment**

Income before income taxes in our banking segment for the three months ended June 30, 2014 and 2013 was \$41.5 million and \$37.3 million, respectively. Income before income taxes increased in the three months ended June 30, 2014, compared with the same period in 2013, due to increases in net interest income and noninterest income, and a decrease in the provision for loan losses, all of which were partially offset by increases in noninterest expense. Income before income taxes in our banking segment for the six months ended June 30, 2014 and 2013 was \$73.4 million and \$73.5 million, respectively. Income before taxes in the six months ended June 30, 2014 was comparable to the same period in 2013. The operations acquired as a part of the FNB Transaction had a significant effect on each of the components of income before income taxes during both the three and six months ended June 30, 2014, compared to the same periods in 2013.

At June 30, 2014, the Bank exceeded all regulatory capital requirements with a total capital to risk weighted assets ratio of 13.90%, Tier 1 capital to risk weighted assets ratio of 13.22% and a Tier 1 capital to average assets, or leverage, ratio of 9.97%. At June 30, 2014, the Bank was also considered to be well-capitalized under regulatory requirements without giving effect to the final capital rules adopted by the Federal Reserve Board on July 2, 2013 ( Basel III ). For additional discussion of the final Basel III capital rules and their impact on our Company, see the section entitled Liquidity and Capital Resources Regulatory Capital below.

We consider the ratios shown in the table below to be key indicators of the performance of our banking segment.

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	Three Months Ended June 30,		Six Months Ended June 30,		Year Ended
	2014	2013	2014	2013	December 31, 2013
<b>Performance Ratios:</b>					
Efficiency ratio (1)	56.18%	39.64%	59.56%	39.03%	42.58%
Return on average assets	1.36%	1.62%	1.20%	1.65%	1.78%
Net interest margin (taxable equivalent) (2)	5.52%	5.20%	5.16%	5.21%	5.17%

(1) Noninterest expenses divided by the sum of total noninterest income and net interest income for the period.

(2) Taxable equivalent net interest income divided by average interest-earning assets.

During the three months ended June 30, 2014, the banking segment's taxable equivalent net interest margin of 5.52% was impacted by PlainsCapital Merger related accretion of discount on loans of \$17.8 million, amortization of premium on acquired securities of \$1.0 million and amortization of premium on acquired time deposits of \$0.2 million. Additionally,

Table of Contents

FNB Transaction related accretion of discount on loans of \$8.1 million and amortization of premium on acquired time deposits of \$2.3 million also impacted the banking segment's taxable equivalent net interest margin during the three months ended June 30, 2014. These items increased the banking segment's taxable equivalent net interest margin by 162 basis points for the three months ended June 30, 2014. The banking segment's taxable equivalent net interest margin for the three months ended June 30, 2013 of 5.20% was impacted by PlainsCapital Merger related accretion of discount on loans of \$16.7 million, amortization of premium on acquired securities of \$1.4 million and amortization of premium on acquired time deposits of \$0.6 million. These items increased the banking segment's taxable equivalent interest margin by 119 basis points for three months ended June 30, 2013.

During the six months ended June 30, 2014, the banking segment's taxable equivalent net interest margin of 5.16% was impacted by PlainsCapital Merger related accretion of discount on loans of \$28.6 million, amortization of premium on acquired securities of \$1.9 million and amortization of premium on acquired time deposits of \$0.3 million. Additionally, FNB Transaction related accretion of discount on loans of \$15.3 million and amortization of premium on acquired time deposits of \$4.6 million also impacted the banking segment's taxable equivalent net interest margin during the six months ended June 30, 2014. These items increased the banking segment's taxable equivalent net interest margin by 138 basis points for the six months ended June 30, 2014. The banking segment's taxable equivalent net interest margin for the six months ended June 30, 2013 of 5.21% was impacted by PlainsCapital Merger related accretion of discount on loans of \$33.6 million, amortization of premium on acquired securities of \$3.4 million and amortization of premium on acquired time deposits of \$1.7 million. These items increased the banking segment's taxable equivalent interest margin by 120 basis points for six months ended June 30, 2013.

The tables below provide additional details regarding our banking segment's net interest income (dollars in thousands).

**Assets**

<b>Interest-earning assets</b>							
Loans, gross (1)	\$ 4,216,648	\$ 80,173	7.55%	\$ 2,949,314	\$ 53,435	7.18%	
Subsidiary warehouse lines of credit	901,125	8,229	3.61%	1,002,847	14,328	5.65%	
Investment securities - taxable	913,494	4,561	2.00%	797,472	3,461	1.74%	
Investment securities - non-taxable (2)	152,042	1,476	3.88%	158,075	1,383	3.50%	
Federal funds sold and securities purchased under agreements to resell	20,308	14	0.28%	31,348	22	0.28%	
Interest-bearing deposits in other financial institutions	406,773	256	0.25%	323,095	211	0.26%	
Other	42,871	411	3.84%	42,304	385	3.64%	
Interest-earning assets, gross	6,653,261	95,120	5.68%	5,304,455	73,225	5.47%	
Allowance for loan losses	(38,745)			(20,421)			
Interest-earning assets, net	6,614,516			5,284,034			
Noninterest-earning assets	1,260,740			783,049			
<b>Total assets</b>	<b>\$ 7,875,256</b>			<b>\$ 6,067,083</b>			

**Liabilities and Stockholders****Equity**

<b>Interest-bearing liabilities</b>							
Interest-bearing deposits	\$ 4,500,603	\$ 3,112	0.28%	\$ 3,354,713	\$ 3,384	0.40%	
Notes payable and other borrowings	597,977	392	0.26%	537,821	376	0.28%	
Total interest-bearing liabilities (3)	5,098,580	3,504	0.28%	3,892,534	3,760	0.39%	



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<b>Noninterest-bearing liabilities</b>			
Noninterest-bearing deposits	1,706,187		1,264,331
Other liabilities	31,748		34,929
<b>Total liabilities</b>	<b>6,836,515</b>		<b>5,191,794</b>
Stockholders equity	1,038,741		875,289
<b>Total liabilities and stockholders equity</b>			
	\$ 7,875,256		\$ 6,067,083
<b>Net interest income (2)</b>			
	\$ 91,616		\$ 69,465
<b>Net interest spread (2)</b>			
		5.40%	5.08%
<b>Net interest margin (2)</b>			
		5.52%	5.20%

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Table of Contents

	Six Months Ended June 30,					
	Average Outstanding Balance	2014 Interest Earned or Paid	Annualized Yield or Rate	Average Outstanding Balance	2013 Interest Earned or Paid	Annualized Yield or Rate
<b>Assets</b>						
Interest-earning assets						
Loans, gross (1)	\$ 4,231,309	\$ 150,894	7.11%	\$ 2,924,774	\$ 107,244	7.30%
Subsidiary warehouse lines of credit	769,643	15,161	3.92%	992,244	28,215	5.66%
Investment securities - taxable	905,127	8,956	1.98%	742,512	6,178	1.66%
Investment securities - non-taxable (2)	153,048	2,971	3.88%	162,290	2,812	3.47%
Federal funds sold and securities purchased under agreements to resell	23,305	33	0.28%	20,020	28	0.28%
Interest-bearing deposits in other financial institutions	600,960	769	0.26%	403,745	524	0.26%
Other	36,016	812	4.51%	31,269	550	3.52%
Interest-earning assets, gross	6,719,408	179,596	5.33%	5,276,854	145,551	5.49%
Allowance for loan losses	(37,733)			(13,568)		
Interest-earning assets, net	6,681,675			5,263,286		
Noninterest-earning assets	1,265,809			798,492		
<b>Total assets</b>	<b>\$ 7,947,484</b>			<b>\$ 6,061,778</b>		
<b>Liabilities and Stockholders Equity</b>						
Interest-bearing liabilities						
Interest-bearing deposits	\$ 4,724,047	\$ 6,897	0.29%	\$ 3,425,592	\$ 6,816	0.40%
Notes payable and other borrowings	474,797	717	0.30%	452,542	729	0.32%
Total interest-bearing liabilities (3)	5,198,844	7,614	0.30%	3,878,134	7,545	0.39%
Noninterest-bearing liabilities						
Noninterest-bearing deposits	1,703,019			1,264,024		
Other liabilities	25,169			58,639		
Total liabilities	6,927,032			5,200,797		
Stockholders equity	1,020,452			860,981		
<b>Total liabilities and stockholders equity</b>	<b>\$ 7,947,484</b>			<b>\$ 6,061,778</b>		
<b>Net interest income (2)</b>		<b>\$ 171,982</b>			<b>\$ 138,006</b>	
<b>Net interest spread (2)</b>			<b>5.03%</b>			<b>5.10%</b>
<b>Net interest margin (2)</b>			<b>5.16%</b>			<b>5.21%</b>

(1) Average balance includes non-accrual loans.

(2) Annualized taxable equivalent adjustments are based on a 35% tax rate. The adjustment to interest income was \$0.5 million for each of the three months ended June 30, 2014 and 2013, respectively, and \$1.0 million for each of the six months ended June 30, 2014 and 2013, respectively.

(3) Excludes the allocation of interest expense on PlainsCapital debt of \$0.3 million for each of the three months ended June 30, 2014 and 2013 and \$0.6 million and \$0.5 million for the six months ended June 30, 2014 and 2013.

The banking segment's net interest margin shown above exceeds our consolidated net interest margin. Our consolidated net interest margin includes the yields and costs associated with certain items within interest-earning assets and interest-bearing liabilities in the financial advisory segment, as well as the borrowing costs of Hilltop and PlainsCapital, both of which reduce our consolidated net interest margin. In addition, the banking segment's interest earning assets include lines of credit extended to subsidiaries, the yields on which increase the banking segment's net interest margin. Such yields and costs are eliminated from the consolidated financial statements.



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Table of Contents

The following tables summarize the changes in the banking segment's net interest income for the periods indicated below, including the component changes in the volume of average interest-earning assets and interest-bearing liabilities and changes in the rates earned or paid on those items (in thousands).

	Three Months Ended June 30, 2014 v. 2013			Six Months Ended June 30, 2014 v. 2013		
	Change Due To (1)		Change	Change Due To (1)		Change
	Volume	Yield/Rate		Volume	Yield/Rate	
<b>Interest income</b>						
Loans, gross	\$ 22,749	\$ 3,989	\$ 26,738	\$ 47,692	\$ (4,042)	\$ 43,650
Subsidiary warehouse lines of credit	(1,437)	(4,662)	(6,099)	(6,295)	(6,759)	(13,054)
Investment securities - taxable	504	596	1,100	1,353	1,425	2,778
Investment securities - non-taxable (2)	(53)	146	93	(160)	319	159
Federal funds sold and securities purchased under agreements to resell	(8)		(8)	5		5
Interest-bearing deposits in other financial institutions	55	(10)	45	258	(13)	245
Other	5	21	26	83	179	262
<b>Total interest income (2)</b>	<b>21,815</b>	<b>80</b>	<b>21,895</b>	<b>42,936</b>	<b>(8,891)</b>	<b>34,045</b>
<b>Interest expense</b>						
Deposits	\$ 1,159	\$ (1,431)	\$ (272)	\$ 2,605	\$ (2,524)	\$ 81
Notes payable and other borrowings	42	(26)	16	36	(48)	(12)
<b>Total interest expense</b>	<b>1,201</b>	<b>(1,457)</b>	<b>(256)</b>	<b>2,641</b>	<b>(2,572)</b>	<b>69</b>
<b>Net interest income (2)</b>	<b>\$ 20,614</b>	<b>\$ 1,537</b>	<b>\$ 22,151</b>	<b>\$ 40,295</b>	<b>\$ (6,319)</b>	<b>\$ 33,976</b>

(1) Changes attributable to both volume and yield/rate are included in yield/rate column.

(2) Annualized taxable equivalent.

Taxable equivalent net interest income increased \$22.2 million and \$34.0 million during the three and six months ended June 30, 2014, respectively, compared with the same periods in 2013. Increases in the volume of interest-earning assets, primarily loans acquired in the FNB Transaction, increased taxable equivalent net interest income by \$21.8 million and \$42.9 million during the three and six months ended June 30, 2014, respectively, compared with the same periods in 2013, while increases in the volume of interest-bearing liabilities, primarily deposits assumed in the FNB Transaction, reduced taxable equivalent interest income by \$1.2 million and \$2.6 million during these same respective periods. Increases in accretable yields on loans, particularly accretable yield on loans acquired in the PlainsCapital Merger, as well as increased yields on the investment portfolio, were offset by a lower yield on subsidiary warehouse lines of credit, resulting in a net minimal effect on taxable equivalent net interest income due to yield on interest-earning assets for the three months ended June 30, 2014, compared to the same period in 2013. Changes in the yields earned on interest-earning assets decreased taxable equivalent net interest income by \$8.9 million during the six months ended June 30, 2014, compared with the same period in 2013, primarily due to lower yields on the loan portfolio and the subsidiary warehouse lines of credit. Changes in rates paid on interest-bearing liabilities increased taxable equivalent interest income by \$1.5 million and \$2.6 million during the three and six months ended June 30, 2014, respectively, compared with the same periods in 2013, primarily due to the amortization of premiums on time deposits acquired in the FNB Transaction.

The banking segment's noninterest income was \$16.4 million and \$11.9 million during the three months ended June 30, 2014 and 2013, respectively, and \$32.6 million and \$24.1 million during the six months ended June 30, 2014 and 2013, respectively. These year-over-year increases in noninterest income were primarily due to service charges and fees on deposits assumed in the FNB Transaction, as well as accretion

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on the amounts receivable under the loss-share agreements with the FDIC ( FDIC Indemnification Asset ) associated with the FNB Transaction. Noninterest income was also negatively affected by decreases in intercompany financing charges associated with the lending commitment on the PrimeLending warehouse line of credit.

The banking segment s noninterest expenses were \$60.2 million and \$31.9 million during the three months ended June 30, 2014 and 2013, respectively, and \$120.9 million and \$62.6 million during the six months ended June 30, 2014 and 2013, respectively. Noninterest expenses were primarily comprised of employees compensation and benefits, and occupancy expenses. The significant year-over-year increase in noninterest expenses was primarily due to the inclusion of the operations acquired in the FNB Transaction.

Table of Contents

**Mortgage Origination Segment**

Income before income taxes in our mortgage origination segment for the three months ended June 30, 2014 and 2013 was \$9.2 million and \$18.9 million, respectively, while income before income taxes in our mortgage origination segment for the six months ended June 30, 2014 and 2013 was \$6.2 million and \$31.2 million, respectively. These decreases in income before income taxes for the three and six months ended June 30, 2014 compared to the same periods in 2013 were primarily due to the decreases in noninterest income driven by the reduction in loan origination volume, partially offset by the decreases in noninterest expense primarily due to the reductions in compensation expense that varies with the volume of mortgage loan originations, and to a lesser extent, reductions in segment operating costs made to address the reduction in loan origination volume. Additionally, net interest expense of \$2.4 million and \$11.8 million during the three months ended June 30, 2014 and 2013, respectively, and net interest expense of \$6.5 million and \$23.9 million during the six months ended June 30, 2014 and 2013, respectively, resulted from interest incurred on a warehouse line of credit held at the Bank as well as related intercompany financing costs, partially offset by interest income earned on loans held for sale.

The mortgage origination segment originates all of its mortgage loans through a retail channel. The following table provides certain details regarding our mortgage loan originations (dollars in thousands).

	Three Months Ended June 30,				Six Months Ended June 30,			
	2014	% of Total	2013	% of Total	2014	% of Total	2013	% of Total
Mortgage Loan Originations - units	13,373		16,508		22,525		30,954	
Mortgage Loan Originations - volume	\$ 2,838,731		\$ 3,549,670		\$ 4,704,884		\$ 6,595,933	
Mortgage Loan Originations:								
Conventional	\$ 1,777,589	62.62%	\$ 2,251,378	63.43%	\$ 2,971,726	63.16%	\$ 4,176,149	63.31%
Government	818,158	28.82%	1,022,069	28.79%	1,370,486	29.13%	1,945,788	29.50%
Jumbo	238,991	8.42%	267,063	7.52%	355,725	7.56%	452,451	6.86%
Other	3,993	0.14%	9,160	0.26%	6,947	0.15%	21,545	0.33%
	\$ 2,838,731	100.00%	\$ 3,549,670	100.00%	\$ 4,704,884	100.00%	\$ 6,595,933	100.00%
Home purchases	\$ 2,396,094	84.41%	\$ 2,377,871	66.99%	\$ 3,864,805	82.14%	\$ 3,987,732	60.46%
Refinancings	442,637	15.59%	1,171,799	33.01%	840,079	17.86%	2,608,201	39.54%
	\$ 2,838,731	100.00%	\$ 3,549,670	100.00%	\$ 4,704,884	100.00%	\$ 6,595,933	100.00%
Texas	\$ 692,878	24.41%	\$ 788,996	22.23%	\$ 1,123,033	23.87%	\$ 1,446,257	21.93%
California	387,445	13.65%	673,388	18.97%	679,017	14.43%	1,225,206	18.57%
Florida	135,701	4.78%	116,419	3.28%	229,075	4.87%	226,592	3.43%
North Carolina	123,930	4.37%	181,365	5.11%	215,662	4.58%	356,206	5.40%
Ohio	117,026	4.12%	121,378	3.42%	184,106	3.91%	230,734	3.50%
Virginia	93,538	3.29%	149,027	4.20%	144,417	3.07%	281,514	4.27%
Arizona	85,268	3.00%	123,473	3.48%	164,753	3.50%	230,734	3.50%
Missouri	84,962	2.99%	56,728	1.60%	137,209	2.92%	102,343	1.55%
South Carolina	84,190	2.97%	96,326	2.71%	130,107	2.77%	172,104	2.61%
All other states	1,033,793	36.42%	1,242,570	35.00%	1,697,505	36.08%	2,324,243	35.24%
	\$ 2,838,731	100.00%	\$ 3,549,670	100.00%	\$ 4,704,884	100.00%	\$ 6,595,933	100.00%

The mortgage lending business is subject to variables that can impact loan origination volume, including seasonal and interest rate fluctuations. Historically, we have typically experienced increased loan origination volume from purchases of homes during the spring and summer, when

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more people tend to move and buy or sell homes. An increase in mortgage interest rates tends to result in decreased loan origination volume from refinancings, while a decrease in mortgage interest rates tends to result in increased refinancings. Changes in interest rates have historically had a lesser impact on home purchases volume than on refinancing volume.

Beginning in May 2013 and continuing through the fourth quarter of 2013, mortgage interest rates increased at a pace that, along with other factors, resulted in decreases of 20.0% and 28.7% in the mortgage origination segment's total loan origination volume during the three and six months ended June 30, 2014 when compared to the same periods in 2013. Home purchases volume of \$2.4 billion during the three months ended June 30, 2014 was virtually unchanged from the three months ended June 30, 2013, while the mortgage origination segment experienced a \$927.4 million increase, or 63.1%, in home purchases volume between the three months ended March 31, 2014 and three months ended June 30, 2014. Refinancing volume decreased from \$1.2 billion during the three months ended June 30, 2013 (33% of total loan origination volume) to \$442.6 million during the three months ended June 30, 2014 (16% of total loan origination volume). For each

Table of Contents

quarter subsequent to the second quarter of 2013, the mortgage origination segment's refinancing volume as a percentage of total loan origination volume has ranged between 16% and 21%. We anticipate that this trend will continue throughout the remainder of 2014, and total mortgage loan origination volumes in 2014 will more closely follow seasonal trends historically experienced by the mortgage origination segment.

While the mortgage origination segment's total loan origination volume decreased 20.0% during the three months ended June 30, 2014, compared to the same period in 2013, income before income taxes decreased 51.3% between the same periods (\$9.2 million income compared to \$18.9 million income). Income before income taxes decreased at a greater rate primarily because segment operating costs included in noninterest expenses, such as employee related (salaries and benefits), occupancy, and administrative expenses, decreased at a lesser rate, approximately 11%, than loan origination volume decreased between the two periods. To address negative trends in loan origination volume resulting from changes in interest rates that began in May 2013, the mortgage origination segment reduced its non-origination employee headcount approximately 22% during the third and fourth quarters of 2013. Salaries and benefits expenses for the three and six months ended June 30, 2014 decreased approximately 11% and 13% respectively, as compared to the same periods in 2013 as the benefits of the headcount reductions in the third and fourth quarters of 2013 were realized. We also engaged in other initiatives to reduce segment operating costs during the third and fourth quarters of 2013 that were primarily responsible for the decrease of approximately 11% in non-employee related expenses for both the three and six months ended June 30, 2014 as compared to the same periods in 2013. The benefits of the employee reductions and other cost savings initiatives include a decrease in recurring quarterly operating costs of approximately \$8 million since the third quarter of 2013. Also impacting the trend in income before taxes, to a lesser extent, was a decrease in loan revenue margins resulting from increased pricing competition.

The mortgage origination segment sells substantially all mortgage loans it originates to various investors in the secondary market, the majority servicing released. During the six months ended June 30, 2013, the mortgage origination segment retained servicing on approximately 8% of loans sold. This rate was increased to approximately 22% during the third and fourth quarters of 2013, and approximately 31% during the six months ended June 30, 2014. The related mortgage servicing rights (MSR) asset was valued at \$35.9 million on \$3.3 billion of serviced loan volume at June 30, 2014, compared to a value of \$20.1 million on \$2.0 billion of serviced loan volume at December 31, 2013. All income related to retained servicing, including changes in the value of the MSR asset, is included in noninterest income. The mortgage origination segment's determination on whether to retain or release servicing on mortgage loans it sells is impacted by changes in mortgage interest rates, and refinancing and market activity. We may, from time to time, manage our MSR asset through different strategies, including varying the percentage of mortgage loans sold servicing released and opportunistically selling MSR assets. In July 2014, the mortgage origination segment sold MSR assets of \$11.4 million, which represented approximately \$1.0 billion of its serviced loan volume.

Noninterest income was \$122.8 million and \$165.3 million for the three months ended June 30, 2014 and 2013, respectively, and \$214.6 million and \$311.8 million for the six months ended June 30, 2014 and 2013, respectively. Noninterest income was comprised of net gains on the sale of loans and other mortgage production income, and mortgage origination fees. Noninterest income decreased 25.7% and 31.2% during the three and six months ended June 30, 2014 when compared to the same periods in 2013, which were comparable to the decreases of 20.0% and 28.7% in loan origination volume experienced during the same respective periods.

Gains and losses resulting from changes in the fair value of the mortgage origination segment's interest rate lock commitments (IRLCs) and loans held for sale, and the related activity associated with forward commitments used by the mortgage origination segment to mitigate interest rate risk associated with its IRLCs and mortgage loans held for sale, are included in noninterest income. Related net gains totaled \$25.7 million and \$6.9 million during the three months ended June 30, 2014 and 2013, respectively, and net gains totaled \$29.0 million and \$3.4 million during the six months ended June 30, 2014 and 2013, respectively. During the three and six months ended June 30, 2014, the net gains were primarily the result of an increase in the volume of IRLCs and mortgage loans held during these respective periods.



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Noninterest expenses were \$111.2 million and \$134.5 million for the three months ended June 30, 2014 and 2013, respectively, and \$201.9 million and \$256.8 million for the six months ended June 30, 2014 and 2013, respectively. Employees' compensation and benefits accounted for the majority of the noninterest expenses incurred. Compensation that varies with the volume of mortgage loan originations and overall segment profitability decreased \$14.1 million and \$31.4 million during the three and six months ended June 30, 2014, as compared to the same periods in 2013, and comprised

Table of Contents

approximately 60% and 64% of the total employees' compensation and benefits expenses during the three months ended June 30, 2014 and 2013, respectively, and 56% and 62% during the six months ended June 30, 2014 and 2013, respectively. In addition, employee salaries and benefits decreased \$3.7 million and \$8.5 million during the three and six months ended June 30, 2014, as compared to the same periods in 2013, primarily as a result of headcount reductions in the third and fourth quarters of 2013. The mortgage origination segment records unreimbursed closing costs as noninterest expense when it pays a customer's closing costs in return for the customer choosing to accept a higher interest rate on the customer's mortgage loan. Unreimbursed closing costs during the three months ended June 30, 2014 and 2013 were \$8.7 million and \$9.8 million, respectively, and \$13.9 million and \$20.3 million for the six months ended June 30, 2014 and 2013, respectively.

Between January 1, 2005, and June 30, 2014, the mortgage origination segment sold mortgage loans totaling \$59.9 billion. These loans were sold under sales contracts that generally include provisions which hold the mortgage origination segment responsible for errors or omissions relating to its representations and warranties that loans sold meet certain requirements, including representations as to underwriting standards and the validity of certain borrower representations in connection with the loan. In addition, the sales contracts typically require the refund of purchased servicing rights plus certain investor servicing costs if a loan experiences an early payment default. While the mortgage origination segment sold loans prior to 2005, it has not experienced, nor does it anticipate experiencing, significant losses on loans originated prior to 2005 as a result of investor claims under these provisions of its sales contracts.

When an investor claim for indemnification of a loan sold is made, we evaluate the claim and determine if the claim can be satisfied through additional documentation or other deliverables. If the claim cannot be satisfied in that matter, we negotiate with the investor to reach a settlement of the claim. Settlements typically result in either the repurchase of a loan or reimbursement to the investor for losses incurred on the loan. Following is a summary of the mortgage origination segment's claims resolution activity relating to loans sold between January 1, 2005 and June 30, 2014 (dollars in thousands).

	Original Loan Balance		Loss Recognized	
	Amount	% of Loans Sold	Amount	% of Loans Sold
Claims resolved with no payment	\$ 145,524	0.24%	\$	0.00%
Claims resolved as a result of a loan repurchase or payment to an investor for losses incurred (1)	185,178	0.31%	24,291	0.04%
	\$ 330,702	0.55%	\$ 24,291	0.04%

(1) Losses incurred include refunded purchased servicing rights.

At June 30, 2014 and December 31, 2013, the mortgage origination segment's indemnification liability reserve totaled \$19.7 million and \$21.1 million, respectively. The related provision for indemnification losses was \$0.9 million and \$1.0 million for the three months ended June 30, 2014 and 2013, respectively, and \$1.4 million and \$2.0 million for the six months ended June 30, 2014 and 2013, respectively.

**Insurance Segment**

Losses before income taxes in our insurance segment were \$5.5 million and \$20.5 million during the three months ended June 30, 2014 and 2013. Income before income taxes in our insurance segment was \$6.0 million during the six months ended June 30, 2014, compared with a loss

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before income taxes of \$14.3 million during the same period in 2013. The insurance segment is subject to claims arising out of severe weather, the incidence and severity of which are inherently unpredictable. Generally, the insurance segment's insured risks exhibit higher losses in the second and third calendar quarters due to a seasonal concentration of weather-related events in its primary geographic markets. Although weather-related losses (including hail, high winds, tornadoes and hurricanes) can occur in any calendar quarter, the second calendar quarter, historically, has experienced the highest frequency of losses associated with these events. Hurricanes, however, are more likely to occur in the third calendar quarter of the year.

Table of Contents

The significant year-over-year improvements in operating results in our insurance segment were primarily a result of growth of earned premium and improved claims loss experience associated with the significant decline in the severity of severe weather-related events during 2014. Based on our estimates of the ultimate losses, claims associated with these storms totaled \$14.3 million through June 30, 2014. The significant loss during the three months ended June 30, 2013 was primarily driven by the severity of three tornado, wind and hail storms during the second quarter of 2013. Based on estimates of the ultimate cost, two of these storms are considered catastrophic losses as they exceeded our \$8 million reinsurance retention during the third quarter of 2013. The estimate of ultimate losses from these storms totaled \$20.9 million through June 30, 2013 with a net loss, after reinsurance, of \$20.7 million.

During 2013, the insurance segment initiated a review of the pricing of its primary products in each state of operation utilizing a consulting actuarial firm to supplement normal review processes. Rate filings have been made for certain products in several states for increases effective in 2014, and the process will continue through the remainder of the insurance segment's products and states in which it operates. Concurrently, business concentrations were reviewed and actions initiated, including cancellation of agents, non-renewal of policies and cessation of new business writing on certain products in problematic geographic areas. These actions have reduced the rate of premium growth for the first six months of 2014 when compared with the patterns exhibited in prior years. However, we expect the reduced exposure to volatile weather through a lower number of insureds in these areas to improve our loss experience during 2014.

The insurance segment's operations resulted in combined ratios of 118.2% and 158.2% during the three months ended June 30, 2014 and 2013, respectively, and 97.9% and 124.0% during the six months ended June 30, 2014 and 2013, respectively. The year-over-year improvement in the combined ratios was primarily driven by the increase in earned premiums and improvement in our claims loss experience. The combined ratio is a measure of overall insurance underwriting profitability, and represents the sum of the loss and LAE ratio and the underwriting expense ratio, which are discussed in more detail below.

Noninterest income of \$43.1 million during the three months ended June 30, 2014 included net insurance premiums earned of \$40.8 million, compared to \$38.6 million for the same period in 2013, while noninterest income of \$85.9 million during the six months ended June 30, 2014 included net insurance premiums earned of \$81.1 million, compared to \$76.1 million for the same period in 2013. The increase in earned premiums during both periods is primarily attributable to rate and volume increases in homeowners and mobile home products.

Direct insurance premiums written by major product line are presented in the table below (in thousands).

	Three Months Ended June 30,		Variance	Six Months Ended June 30,		Variance
	2014	2013	2014 vs 2013	2014	2013	2014 vs 2013
<b>Direct Insurance Premiums</b>						
<b>Written:</b>						
Homeowners	\$ 21,431	\$ 21,980	\$ (549)	\$ 40,016	\$ 40,524	\$ (508)
Fire	15,125	14,959	166	28,960	28,011	949
Mobile Home	10,280	9,646	634	20,499	18,729	1,770
Commercial	1,075	1,264	(189)	2,161	2,398	(237)
Other	88	101	(13)	134	145	(11)
	\$ 47,999	\$ 47,950	\$ 49	\$ 91,770	\$ 89,807	\$ 1,963

Total direct insurance premiums written for our three largest insurance product lines increased by \$0.3 million and \$2.2 million during the three and six months ended June 30, 2014, respectively, compared to the same periods in 2013. These increases were due to growth in our core insurance products.

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Net insurance premiums earned by major product line are presented in the table below (in thousands).

	Three Months Ended June 30,		Variance	Six Months Ended June 30,		Variance
	2014	2013	2014 vs 2013	2014	2013	2014 vs 2013
<b>Net Insurance Premiums Earned:</b>						
Homeowners	\$ 18,243	\$ 17,721	\$ 522	\$ 35,361	\$ 34,322	\$ 1,039
Fire	12,847	12,039	808	25,592	23,724	1,868
Mobile Home	8,701	7,730	971	18,114	15,862	2,252
Commercial	909	1,015	(106)	1,910	2,031	(121)
Other	77	85	(8)	119	124	(5)
	\$ 40,777	\$ 38,590	\$ 2,187	\$ 81,096	\$ 76,063	\$ 5,033

## Edgar Filing: Hilltop Holdings Inc. - Form 10-Q

### Table of Contents

Net insurance premiums earned for the three and six months ended June 30, 2014 increased compared to the same periods in 2013, primarily due to increases in net insurance premiums written of \$0.5 million and \$3.3 million, respectively.

Noninterest expenses of \$49.4 million and \$62.1 million during the three months ended June 30, 2014 and 2013, respectively, and \$81.8 million and \$96.4 million during the six months ended June 30, 2014 and 2013, respectively, include both loss and LAE expenses and policy acquisition and other underwriting expenses, as well as other noninterest expenses. Loss and LAE are recognized based on formula and case basis estimates for losses reported with respect to direct business, estimates of unreported losses based on past experience and deduction of amounts for reinsurance placed with reinsurers. Loss and LAE during the three months ended June 30, 2014 was \$35.3 million, compared to \$48.2 million during the same period in 2013, resulting in loss and LAE ratios of 86.5% and 124.8% during the three months ended June 30, 2014 and 2013, respectively. Loss and LAE during the six months ended June 30, 2014 was \$53.6 million, compared to \$69.3 million during the same period in 2013. As a result, the loss and LAE ratios during the six months ended June 30, 2014 and 2013 were 66.1% and 91.2%, respectively. These year-over-year ratio improvements were primarily a result of growth of earned premium and improved claims loss experience associated with the significant decline in the severity of severe weather-related events during 2014.

Policy acquisition and other underwriting expenses encompass all expenses incurred relative to NLC operations, and include elements of multiple categories of expense otherwise reported as noninterest expense in the consolidated statements of operations.

Policy acquisition and other underwriting expenses were as follows (dollars in thousands).

	Three Months Ended June 30,		Variance	Six Months Ended June 30,		Variance
	2014	2013	2014 vs 2013	2014	2013	2014 vs 2013
Amortization of deferred policy acquisition costs	\$ 10,402	\$ 10,273	\$ 129	\$ 20,599	\$ 19,887	\$ 712
Other underwriting expenses	3,325	3,273	52	6,705	6,304	401
<b>Total</b>	<b>13,727</b>	<b>13,546</b>	<b>181</b>	<b>27,304</b>	<b>26,191</b>	<b>1,113</b>
Agency expenses	(813)	(658)	(155)	(1,503)	(1,226)	(277)
<b>Total less agency expenses</b>	<b>\$ 12,914</b>	<b>\$ 12,888</b>	<b>\$ 26</b>	<b>\$ 25,801</b>	<b>\$ 24,965</b>	<b>\$ 836</b>
Net insurance premiums earned	\$ 40,777	\$ 38,590	\$ 2,187	\$ 81,096	\$ 76,063	\$ 5,033
<b>Expense ratio</b>	<b>31.7%</b>	<b>33.4%</b>	<b>-1.7%</b>	<b>31.8%</b>	<b>32.8%</b>	<b>-1.0%</b>

### **Financial Advisory Segment**

Income before income taxes in our financial advisory segment during the three months ended June 30, 2014 and 2013 was \$0.6 million and \$2.0 million, respectively, while income before income taxes in our financial advisory segment during the six months ended June 30, 2014 and 2013 was \$0.5 million and \$2.3 million, respectively. Continuing uncertainty in fixed income markets as a result of increased regulations, uncertainty in the direction of future interest rates and a lack of liquidity in the market have resulted in reduced sales of fixed income securities to institutional customers.

The financial advisory segment had net interest income of \$3.2 million and \$3.5 million during the three months ended June 30, 2014 and 2013, respectively, and \$5.8 million and \$6.8 million during the six months ended June 30, 2014 and 2013, respectively, consisting of securities

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lending activity, customer margin loan balances and investment securities used to support sales, underwriting and other customer activities.

Noninterest income was \$25.8 million and \$28.9 million during the three months ended June 30, 2014 and 2013, respectively, and \$50.4 million and \$51.6 million during the six months ended June 30, 2014 and 2013, respectively. The majority of the financial advisory segment's noninterest income was generated from fees and commissions earned from investment advisory and securities brokerage activities of \$22.3 million and \$26.0 million during the three months ended June 30, 2014 and 2013, respectively, and \$43.6 million and \$48.0 million during the six months ended June 30, 2014 and 2013, respectively. The financial advisory segment participates in programs in which it issues forward purchase commitments of mortgage-backed securities to certain clients and sells TBAs. Changes in the fair values of these derivative instruments produced net gains of \$3.2 million and \$3.8 million during the three months ended June 30, 2014 and 2013, respectively, and \$6.1 million and \$5.6 million during the six months ended June 30, 2014 and 2013, respectively. Changes in the fair value of the financial advisory segment's trading portfolio, which is used to support sales, underwriting and other customer activities, produced gains of \$0.3 million and losses of \$1.9 million during the three months ended June 30, 2014 and 2013, respectively, and gains of \$0.7 million and losses of \$0.9 million during the six months ended June 30, 2014 and 2013, respectively.

Table of Contents

Noninterest expenses were \$28.4 million and \$30.4 million during the three months ended June 30, 2014 and 2013, respectively, and \$55.7 million and \$56.1 million during the six months ended June 30, 2014 and 2013, respectively. Employees' compensation and benefits accounted for the majority of the decrease in noninterest expenses primarily due to decreases in compensation costs that vary with noninterest income.

**Corporate**

Corporate includes certain activities not allocated to specific business segments. These activities include holding company financing and investing activities, and management and administrative services to support the overall operations of the Company including, but not limited to, certain executive management, corporate relations, legal, finance, and acquisition costs not allocated to business segments.

As a holding company, Hilltop's primary investment objectives are to preserve capital and have available cash resources to utilize in making acquisitions. Investment and interest income earned, primarily from available cash and available-for-sale securities, including our note receivable from SWS, was \$1.7 million and \$1.6 million during the three months ended June 30, 2014 and 2013, respectively, and \$3.4 million and \$3.3 million during the six months ended June 30, 2014 and 2013, respectively.

Interest expense of \$1.7 million and \$3.5 million during the three and six months ended June 30, 2013, respectively, was due to interest costs associated with the 7.50% Senior Exchangeable Notes due 2025 of HTH Operating Partnership LP, a wholly owned subsidiary of Hilltop, which were called for redemption during the fourth quarter of 2013.

Noninterest expenses were \$2.6 million and \$1.7 million during the three months ended June 30, 2014 and 2013, respectively, and \$4.8 million and \$3.9 million during the six months ended June 30, 2014 and 2013, respectively. Noninterest expenses were primarily comprised of employees' compensation and benefits and professional fees. The increases in noninterest expenses were primarily due to year-over-year increases in headcount and related costs.

***Financial Condition***

The following discussion contains a more detailed analysis of our financial condition at June 30, 2014 as compared to December 31, 2013.

**Securities Portfolio**

At June 30, 2014, investment securities consisted of securities of the U.S. Treasury, U.S. government and its agencies, obligations of municipalities and other political subdivisions, primarily in the State of Texas, mortgage-backed, corporate debt, and equity securities, a note receivable and a warrant. We have the ability to categorize investments as trading, available for sale, and held to maturity.



Trading securities are bought and held principally for the purpose of selling them in the near term and are carried at fair value, marked to market through operations and held at the Bank and First Southwest. Securities that may be sold in response to changes in market interest rates, changes in securities prepayment risk, increases in loan demand, general liquidity needs and other similar factors are classified as available for sale and are carried at estimated fair value, with unrealized gains and losses recorded in accumulated other comprehensive income (loss). Securities are classified as held to maturity based on the intent and ability of our management, at the time of purchase, to hold such securities to maturity. These securities are carried at amortized cost.

Table of Contents

The table below summarizes our securities portfolio (in thousands).

	June 30, 2014	December 31, 2013
<b>Trading securities, at fair value</b>	\$ 61,663	\$ 58,846
<b>Securities available for sale, at fair value</b>		
U.S. Treasury securities	63,822	43,528
U.S. government agencies:		
Bonds	635,099	662,732
Residential mortgage-backed securities	57,504	60,087
Collateralized mortgage obligations	107,130	120,461
Corporate debt securities	101,255	76,608
States and political subdivisions	147,831	156,835
Commercial mortgage-backed securities	665	760
Equity securities	24,653	22,079
Note receivable	49,921	47,909
Warrant	13,898	12,144
	1,201,778	1,203,143
<b>Securities held to maturity, at amortized cost</b>		
U.S. government agencies:		
Residential mortgage-backed securities	31,048	
Collateralized mortgage obligations	29,821	
States and political subdivisions	4,406	
	65,275	
<b>Total securities portfolio</b>	\$ 1,328,716	\$ 1,261,989

We had net unrealized losses of \$4.1 million and \$53.7 million related to the available for sale investment portfolio at June 30, 2014 and December 31, 2013, respectively. The significant decrease in the net unrealized loss position of our available for sale investment portfolio during 2014 was due to the effects of a decrease in market interest rates since December 31, 2013 that resulted in an increase in the fair value of our debt securities.

The market value of securities held to maturity at June 30, 2014 approximated book value.

*Banking Segment*

The banking segment's securities portfolio plays a role in the management of our interest rate sensitivity and generates additional interest income. In addition, the securities portfolio is used to meet collateral requirements for public and trust deposits, securities sold under agreements to repurchase and other purposes. The available for sale securities portfolio serves as a source of liquidity. Historically, the Bank's policy has been to invest primarily in securities of the U.S. government and its agencies, obligations of municipalities in the State of Texas and other high grade fixed income securities to minimize credit risk. At June 30, 2014, the banking segment's securities portfolio of \$1.1 billion was comprised of trading securities of \$21.1 million, available for sale securities of \$974.1 million and held to maturity securities of \$65.3 million.

*Insurance Segment*

Our insurance segment's primary investment objective is to preserve capital and manage for a total rate of return. NLC's strategy is to purchase securities in sectors that represent the most attractive relative value. Our insurance segment invests the premiums it receives from policyholders until they are needed to pay policyholder claims or other expenses. At June 30, 2014, the insurance segment's securities portfolio was comprised of \$153.1 million in available for sale securities and \$5.5 million of other investments included in other assets within the consolidated balance sheet.

Table of Contents*Financial Advisory Segment*

Our financial advisory segment holds securities to support sales, underwriting and other customer activities. Because FSC is a broker-dealer, it is required to carry its securities at fair value and record changes in the fair value of the portfolio in operations. Accordingly, FSC classifies its securities portfolio of \$40.5 million at June 30, 2014 as trading.

*Corporate*

Available for sale securities of Hilltop at June 30, 2014 include the note receivable from, and warrant to purchase shares of SWS, of \$63.8 million, and equity securities of \$10.7 million representing those shares of SWS common stock held by Hilltop.

**Non-Covered Loan Portfolio**

Consolidated non-covered loans held for investment are detailed in the table below, classified by portfolio segment and segregated between those considered to be PCI loans and all other originated or acquired loans (in thousands). PCI loans showed evidence of credit deterioration that makes it probable that all contractually required principal and interest payments will not be collected.

	Loans, excluding PCI Loans		PCI Loans		Total Loans
<b>June 30, 2014</b>					
Commercial and industrial	\$ 1,660,181	\$	21,474	\$	1,681,655
Real estate	1,560,314		26,221		1,586,535
Construction and land development	381,608		10,003		391,611
Consumer	51,947		3,089		55,036
Non-covered loans, gross	3,654,050		60,787		3,714,837
Allowance for loan losses	(32,857)		(3,574)		(36,431)
Non-covered loans, net of allowance	\$ 3,621,193	\$	57,213	\$	3,678,406

	Loans, excluding PCI Loans		PCI Loans		Total Loans
<b>December 31, 2013</b>					
Commercial and industrial	\$ 1,600,450	\$	36,816	\$	1,637,266
Real estate	1,418,003		39,250		1,457,253
Construction and land development	344,734		19,817		364,551
Consumer	51,067		4,509		55,576
Non-covered loans, gross	3,414,254		100,392		3,514,646
Allowance for loan losses	(30,104)		(3,137)		(33,241)
	\$ 3,384,150	\$	97,255	\$	3,481,405

Non-covered loans, net of allowance

*Banking Segment*

The loan portfolio constitutes the major earning asset of the banking segment and typically offers the best alternative for obtaining the maximum interest spread above the banking segment's cost of funds. The overall economic strength of the banking segment generally parallels the quality and yield of its loan portfolio. The banking segment's loan portfolio is presented below in two sections, Non-Covered Loan Portfolio and Covered Loan Portfolio. The Covered Loan Portfolio consists of loans acquired in the FNB Transaction that are subject to loss-share agreements with the FDIC and is discussed below. The Non-Covered Loan Portfolio includes all other loans held by the Bank, which we refer to as non-covered loans, and is discussed herein.

The banking segment's total non-covered loans, net of the allowance for non-covered loan losses, were \$4.2 billion and \$4.3 billion at June 30, 2014 and December 31, 2013, respectively. The banking segment's non-covered loan portfolio includes a \$1.5 billion warehouse line of credit extended to PrimeLending, of which \$1.3 billion and \$1.0 billion was drawn at June 30, 2014 and December 31, 2013, respectively, as well as term loans to First Southwest that had an outstanding balance of \$23.0 million at June 30, 2014 and December 31, 2013. Prior to June 2014, the warehouse line of credit had \$1.3 billion of availability. Amounts advanced against the warehouse line of credit and the First Southwest term loans are eliminated from net loans on our consolidated balance sheets.

Table of Contents

The banking segment does not generally participate in syndicated loan transactions and has no foreign loans in its portfolio. The areas of concentration within our covered real estate portfolio were construction and land development loans, non-construction residential real estate loans, and non-construction commercial real estate loans. At June 30, 2014, the banking segment's non-covered loan concentrations (loans to borrowers engaged in similar activities) that exceeded 10% of its total non-covered loans included construction and land development loans and non-construction commercial real estate loans within the non-covered real estate portfolio. At June 30, 2014, construction and land development loans and non-construction commercial real estate loans were 10.39% and 29.40%, respectively, of the banking segment's total non-covered loans. The banking segment's non-covered loan concentrations were within regulatory guidelines at June 30, 2014.

*Mortgage Origination Segment*

The loan portfolio of the mortgage origination segment consists of loans held for sale, primarily single-family residential mortgages funded through PrimeLending, and pipeline loans, which are loans in various stages of the application process, but not yet closed and funded. Pipeline loans may not close if potential borrowers elect in their sole discretion not to proceed with the loan application. Total loans held for sale were \$1.4 billion and \$1.1 billion at June 30, 2014 and December 31, 2013, respectively.

The components of the mortgage origination segment's loans held for sale and pipeline loans are as follows (in thousands).

	<b>June 30, 2014</b>	<b>December 31, 2013</b>
<b>Loans held for sale:</b>		
Unpaid principal balance	\$ 1,348,551	\$ 1,066,850
Fair value adjustment	61,723	21,555
	\$ 1,410,274	\$ 1,088,405
<b>Pipeline loans:</b>		
Unpaid principal balance	\$ 981,330	\$ 602,467
Fair value adjustment	28,584	12,151
	\$ 1,009,914	\$ 614,618

*Financial Advisory Segment*

The loan portfolio of the financial advisory segment consists primarily of margin loans to customers and correspondents. These loans are collateralized by the securities purchased or by other securities owned by the clients and, because of collateral coverage ratios, are believed to present minimal collectability exposure. Additionally, these loans are subject to a number of regulatory requirements as well as FSC's internal policies. The financial advisory segment's total non-covered loans, net of the allowance for non-covered loan losses, were \$356.7 million and \$281.6 million at June 30, 2014 and December 31, 2013, respectively. This increase was primarily attributable to increased borrowings in margin accounts held by FSC customers and correspondents.

**Covered Loan Portfolio**

*Banking Segment*

Loans acquired in the FNB Transaction that are subject to loss-share agreements with the FDIC are referred to as covered loans and reported separately in our consolidated balance sheets. Under the terms of the loss-share agreements, the FDIC has agreed to reimburse the Bank the following amounts with respect to the covered assets (including covered loans): (i) 80% of losses on the first \$240.4 million of losses incurred; (ii) 0% of losses in excess of \$240.4 million up to and including \$365.7 million of losses incurred; and (iii) 80% of losses in excess of \$365.7 million of losses incurred. The Bank has also agreed to reimburse the FDIC for any subsequent recoveries. The loss-share agreements for commercial and single family residential loans are in effect for 5 years and 10 years, respectively, and the loss recovery provisions to the FDIC are in effect for 8 years and 10 years, respectively, from the Bank Closing Date. In accordance with the loss-share agreements, the Bank may be required to make a true-up payment to the FDIC approximately ten years following the Bank Closing Date if the FDIC's initial estimate of losses on covered assets is greater than the actual realized losses. The true-up payment is calculated using a defined formula set forth in the P&A Agreement.

Table of Contents

In connection with the FNB Transaction, the Bank acquired loans both with and without evidence of credit quality deterioration since origination. The banking segment's portfolio of acquired covered loans had a fair value of \$1.1 billion as of the Bank Closing Date, with no carryover of any allowance for loan losses.

Covered loans held for investment are detailed in the table below and classified by portfolio segment (in thousands).

	Loans, excluding PCI Loans		PCI Loans		Total Loans
<b>June 30, 2014</b>					
Commercial and industrial	\$ 23,892	\$	26,124	\$	50,016
Real estate	208,870		489,355		698,225
Construction and land development	17,033		79,739		96,772
Consumer					
Covered loans, gross	249,795		595,218		845,013
Allowance for loan losses	(201)		(3,914)		(4,115)
Covered loans, net of allowance	\$ 249,594	\$	591,304	\$	840,898

	Loans, excluding PCI Loans		PCI Loans		Total Loans
<b>December 31, 2013</b>					
Commercial and industrial	\$ 28,533	\$	38,410	\$	66,943
Real estate	223,304		564,678		787,982
Construction and land development	25,376		126,068		151,444
Consumer					
Covered loans, gross	277,213		729,156		1,006,369
Allowance for loan losses	(179)		(882)		(1,061)
Covered loans, net of allowance	\$ 277,034	\$	728,274	\$	1,005,308

At June 30, 2014, the banking segment had covered loan concentrations (loans to borrowers engaged in similar activities) that exceeded 10% of total covered loans in its real estate portfolio. The areas of concentration within our covered real estate portfolio were construction and land development loans, non-construction residential real estate loans, and non-construction commercial real estate loans. At June 30, 2014, construction and land development loans, non-construction residential real estate loans, and non-construction commercial real estate loans were 13.45%, 34.09% and 41.98%, respectively, of the banking segment's total covered loans. The banking segment's covered loan concentrations were within regulatory guidelines at June 30, 2014.

**Allowance for Loan Losses**

The allowance for loan losses is a reserve established through a provision for loan losses charged to expense, which represents management's best estimate of probable losses inherent in our existing non-covered and covered loan portfolios. Management has responsibility for determining the level of the allowance for loan losses, subject to review by the Audit Committee of our Board of Directors and the Loan Review Committee of the Bank's board of directors.



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It is management's responsibility at the end of each quarter, or more frequently as deemed necessary, to analyze the level of the allowance for loan losses to ensure that it is appropriate for the estimated credit losses in the portfolio consistent with the Interagency Policy Statement on the Allowance for Loan and Lease Losses and the Receivables and Contingencies Topics of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC). Estimated credit losses are the probable current amount of loans that we will be unable to collect given facts and circumstances as of the evaluation date. When management determines that a loan, or portion thereof, is uncollectible, the loan, or portion thereof, is charged-off against the allowance for loan losses, or for acquired loans accounted for in pools, charged against the pool discount. Recoveries on charge-offs that occurred prior to the PlainsCapital Merger represent contractual cash flows not expected to be collected and are recorded as accretion income. Recoveries on loans charged-off subsequent to the PlainsCapital Merger are credited to the allowance for loan loss, except for recoveries on loans accounted for in pools, which are credited to the pool discount.

We have developed a methodology that seeks to determine an allowance within the scope of the Receivables and Contingencies Topics of the ASC. Each of the loans that has been determined to be impaired is within the scope of the Receivables Topic. Impaired loans that are equal to or greater than \$0.5 million are individually evaluated for impairment.

Table of Contents

using one of three impairment measurement methods as of the evaluation date: (1) the present value of expected future discounted cash flows on the loan, (2) the loan's observable market price, or (3) the fair value of the collateral if the loan is collateral dependent. Specific reserves are provided in our estimate of the allowance based on the measurement of impairment under these three methods, except for collateral dependent loans, which require the fair value method. All non-impaired loans are within the scope of the Contingencies Topic. Estimates of loss for the Contingencies Topic are calculated based on historical loss, adjusted for qualitative or environmental factors. The Bank uses a rolling three year average net loss rate to calculate historical loss factors. The analysis is conducted by call report category, and further disaggregates commercial and industrial loans by collateral type. The analysis considers charge-offs and recoveries in determining the loss rate; therefore net charge-off experience is used. The historical loss calculation for the quarter is calculated by dividing the current quarter net charge-offs for each loan category by the quarter ended loan category balance. The Bank utilizes a weighted average loss rate to better represent recent trends. The Bank weights the most recent four quarter average at 120% versus the oldest four quarters at 80%.

While historical loss experience provides a reasonable starting point for the analysis, historical losses are not the sole basis upon which we determine the appropriate level for the allowance for loan losses. Management considers recent qualitative or environmental factors that are likely to cause estimated credit losses associated with the existing portfolio to differ from historical loss experience, including but not limited to:

- changes in the volume and severity of past due, nonaccrual and classified loans;
- changes in the nature, volume and terms of loans in the portfolio;
- changes in lending policies and procedures;
- changes in economic and business conditions and developments that affect the collectability of the portfolio;
- changes in lending management and staff;
- changes in the loan review system and the degree of oversight by the Bank's board of directors; and
- any concentrations of credit and changes in the level of such concentrations.

Changes in the volume and severity of past due, nonaccrual and classified loans, as well as changes in the nature, volume and terms of loans in the portfolio are key indicators of changes that could indicate a necessary adjustment to the historical loss factors. The magnitude of the impact of these factors on our qualitative assessment of the allowance for loan loss changes from quarter to quarter.

We design our loan review program to identify and monitor problem loans by maintaining a credit grading process, requiring that timely and appropriate changes are made to reviewed loans and coordinating the delivery of the information necessary to assess the appropriateness of the allowance for loan losses. Loans are evaluated for impaired status when: (i) payments on the loan are delayed, typically by 90 days or more (unless the loan is both well secured and in the process of collection), (ii) the loan becomes classified, (iii) the loan is being reviewed in the normal course of the loan review scope, or (iv) the loan is identified by the servicing officer as a problem. We review on an individual basis all loan relationships over \$0.5 million that exhibit probable or observed credit weaknesses, the top 25 loan relationships by dollar amount in each market we serve, and additional relationships necessary to achieve adequate coverage of our various lending markets.

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Homogeneous loans, such as consumer installment loans, residential mortgage loans and home equity loans, are not individually reviewed and are generally risk graded at the same levels. The risk grade and reserves are established for each homogeneous pool of loans based on the expected net charge-offs from current trends in delinquencies, losses or historical experience and general economic conditions. At June 30, 2014, we had no material delinquencies in these types of loans.

The allowance is subject to regulatory examination and determination as to adequacy, which may take into account such factors as the methodology used to calculate the allowance and the size of the allowance. While we believe we have an appropriate allowance for our existing non-covered and covered portfolios at June 30, 2014, additional provisions for losses on existing loans may be necessary in the future. Within our non-covered portfolio, we recorded net charge-offs of \$2.3 million and \$1.7 million for the three months ended June 30, 2014 and 2013, respectively, and \$2.3 million and \$1.5 million for the six months ended June 30, 2014 and 2013, respectively. Our allowance for non-covered loan losses totaled \$36.4 million and \$33.2 million at June 30, 2014 and December 31, 2013, respectively. The ratio of the allowance for non-covered loan losses to total non-covered loans held for investment at June 30, 2014 and December 31, 2013 was 0.98% and 0.95%, respectively.

Table of Contents

In connection with the PlainsCapital Merger and the FNB Transaction, we acquired loans both with and without evidence of credit quality deterioration since origination. PCI loans acquired in the PlainsCapital Merger are accounted for on an individual loan basis, while PCI loans acquired in the FNB Transaction are accounted for in pools as well as on an individual loan basis. We have established under our PCI accounting policy a framework to aggregate certain acquired loans into various loan pools based on a minimum of two layers of common risk characteristics for the purpose of determining their respective fair values as of their acquisition dates, and for applying the subsequent recognition and measurement provisions for income accretion and impairment testing. The common risk characteristics used for the pooling of the FNB PCI loans are risk grade and loan collateral type. The acquired loans were initially recorded at fair value with no carryover of any allowance for loan losses. Within our covered portfolio, we recorded net charge-offs of \$0.3 million for the six months ended June 30, 2014. Our allowance for covered loan losses totaled \$4.1 million and \$1.1 million at June 30, 2014 and December 31, 2013, respectively. The ratio of the allowance for covered loan losses to total covered loans held for investment at June 30, 2014 and December 31, 2013 was 0.49% and 0.11%, respectively.

Provisions for loan losses are charged to operations to record the total allowance for loan losses at a level deemed appropriate by the banking segment's management based on such factors as the volume and type of lending it conducted, the amount of non-performing loans and related collateral security, the present level of the allowance for loan losses, the results of recent regulatory examinations, generally accepted accounting principles, general economic conditions and other factors related to the ability to collect loans in its portfolio. The provision for loan losses, primarily in the banking segment, within our non-covered and covered portfolios was \$5.5 million and \$11.3 million for the three months ended June 30, 2014 and 2013, respectively, and \$8.8 million and \$24.3 million for the six months ended June 30, 2014 and 2013, respectively.

The following tables present the activity in our allowance for loan losses within our non-covered and covered loan portfolios for the periods presented (in thousands). Substantially all of the activity shown below occurred within the banking segment.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2014	2013	2014	2013
<b>Non-Covered Portfolio</b>				
Balance, beginning of period	\$ 34,645	\$ 16,637	\$ 33,241	\$ 3,409
Provisions charged to operating expenses	4,083	11,289	5,471	24,294
Recoveries of non-covered loans previously charged off:				
Commercial and industrial	629	1,921	1,354	2,415
Real estate	82	62	114	201
Construction and land development	41	44	163	151
Consumer	32	20	50	28
Total recoveries	784	2,047	1,681	2,795
Non-covered loans charged off:				
Commercial and industrial	2,924	3,656	3,731	4,094
Real estate	72	65	72	96
Construction and land development				
Consumer	85	15	159	71
Total charge-offs	3,081	3,736	3,962	4,261
Net charge-offs	(2,297)	(1,689)	(2,281)	(1,466)
Balance, end of period	\$ 36,431	\$ 26,237	\$ 36,431	\$ 26,237

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Table of Contents

	Three Months Ended June 30, 2014		Six Months Ended June 30, 2014	
<b>Covered Portfolio</b>				
Balance, beginning of period	\$	2,665	\$	1,061
Provisions charged to operating expenses		1,450		3,304
Recoveries of covered loans previously charged off:				
Commercial and industrial				
Real estate				
Construction and land development				
Consumer				
Total recoveries				
Covered loans charged off:				
Commercial and industrial				91
Real estate				44
Construction and land development				115
Consumer				
Total charge-offs				250
Net charge-offs				(250)
Balance, end of period	\$	4,115	\$	4,115

The distribution of the allowance for loan losses among loan types and the percentage of the loans for that type to gross loans, excluding unearned income, within our non-covered and covered loan portfolios are presented in the tables below (dollars in thousands).

	June 30, 2014		December 31, 2013	
	Reserve	% of Gross Non-Covered Loans	Reserve	% of Gross Non-Covered Loans
<b>Non-Covered Portfolio</b>				
Commercial and industrial	\$ 18,062	45.27%	\$ 16,865	46.58%
Real estate (including construction and land development)	18,084	53.25%	16,288	51.84%
Consumer	285	1.48%	88	1.58%
Total	\$ 36,431	100.00%	\$ 33,241	100.00%

	June 30, 2014		December 31, 2013	
	Reserve	% of Gross Covered Loans	Reserve	% of Gross Covered Loans
<b>Covered Portfolio</b>				
Commercial and industrial	\$ 1,146	5.92%	\$ 1,053	6.65%
Real estate (including construction and land development)	2,551	94.08%	8	93.35%
Consumer	418	0.00%		0.00%
Total	\$ 4,115	100.00%	\$ 1,061	100.00%

*Potential Problem Loans*

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Potential problem loans consist of loans that are performing in accordance with contractual terms but for which management has concerns about the ability of an obligor to continue to comply with repayment terms because of the obligor's potential operating or financial difficulties. Management monitors these loans and reviews their performance on a regular basis. Potential problem loans contain potential weaknesses that could improve, persist or further deteriorate. If such potential weaknesses persist without improving, the loan is subject to downgrade, typically to substandard, in three to six months. Within our non-covered loan portfolio at June 30, 2014, we had nine credit relationships totaling \$22.9 million of potential problem loans, which are assigned a grade of special mention within our risk grading matrix. At December 31, 2013, we had ten credit relationships totaling \$24.7 million of non-covered potential problem loans. Within our covered loan portfolio at June 30, 2014, we had two credit relationship totaling \$1.7 million of potential problem loans assigned a grade of special mention within our risk grading matrix, compared with two credit relationships totaling \$3.3 million at December 31, 2013.

Table of Contents

*Non-Performing Assets*

The following table presents our components of non-covered non-performing assets (dollars in thousands).

	<b>June 30, 2014</b>	<b>December 31, 2013</b>
Non-covered loans accounted for on a non-accrual basis:		
Commercial and industrial	\$ 14,762	\$ 16,730
Real estate	6,296	6,511
Construction and land development	863	112
Consumer		&nb