FSB Community Bankshares Inc Form SB-2 March 16, 2007

As filed with the Securities and Exchange Commission on March 16, 2007

Registration No. 333-\_

#### UNITED STATES SECURITIES AND EXCHANGE COMMISSION WASHINGTON, D.C. 20549

## FORM SB-2 REGISTRATION STATEMENT UNDER THE SECURITIES ACT OF 1933

FSB COMMUNITY BANKSHARES, INC.

(Name of Small Business Issuer in Its Charter)

#### Federal

(State or Other Jurisdiction of Incorporation or Organization)

6712 (Primary Standard Industrial Classification Code Number)

45 South Main Street Fairport, New York 14450 (585) 223-9080

(Address and Telephone Number of Principal Executive Offices)

#### 45 South Main Street Fairport, New York 14450 (Address of Principal Place of Business)

Dana C. Gavenda 45 South Main Street Fairport, New York 14450 (585) 223-9080 (Name, Address and Telephone Number of Agent for Service)

#### **Copies to:**

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**Approximate date of proposed sale to the public:** As soon as practicable after this registration statement becomes effective.

74-3164710

(I.R.S. Employer Identification Number) If this Form is filed to register additional securities for an offering pursuant to Rule 462(b) under the Securities Act, please check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering: o

If this Form is a post-effective amendment filed pursuant to Rule 462(c) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering: o

If this Form is a post-effective amendment filed pursuant to Rule 462(d) under the Securities Act, check the following box and list the Securities Act registration statement number of the earlier effective registration statement for the same offering: o

If delivery of the prospectus is expected to be made pursuant to Rule 434, please check the following box: o

Title of each class of securities to be registered	Amount to be registered	Proposed maximum offering price per share	Proposed maximum aggregate offering price	Amount of registration fee
Common Stock, \$0.10 par value per share	1,305,308 shares 249,369	\$10.00	\$13,053,080 (1)	\$401
Participation Interests	interests	_	_	(2)

### CALCULATION OF REGISTRATION FEE

(1) Estimated solely for the purpose of calculating the registration fee.

(2) The securities of FSB Community Bankshares, Inc. to be purchased by the Fairport Savings Bank 401(k) Plan are included in the amount shown for common stock. However, pursuant to Rule 457(h) of the Securities Act of 1933, as amended, no separate fee is required for the participation interests. Pursuant to such rule, the amount being registered has been calculated on the basis of the number of shares of common stock that may be purchased with the current assets of such plan.

The registrant hereby amends this registration statement on such date or dates as may be necessary to delay its effective date until the registrant shall file a further amendment which specifically states that this registration shall thereafter become effective in accordance with Section 8(a) of the Securities Act of 1933 or until the registration statement shall become effective on such date as the Securities and Exchange Commission, acting pursuant to said Section 8(a), may determine.

#### PROSPECTUS

# FSB Community Bankshares, Inc. Holding Company for Fairport Savings Bank 1,135,050 Shares of Common Stock

FSB Community Bankshares, Inc., a federally chartered corporation, is offering for sale 1,135,050 shares of its common stock, \$0.10 par value, on a best efforts basis. The shares being offered represent 47.0% of our shares of common stock that will be outstanding upon completion of the stock offering. Upon completion of the stock offering, 53.0% of our outstanding shares of common stock will be owned by FSB Community Bankshares, MHC, our federally chartered mutual holding company parent.

We must sell a minimum of 838,950 shares in order to complete the stock offering, and we will terminate the stock offering if we do not sell the minimum number of shares. We may sell up to 1,305,308 shares because of changes in market conditions without resoliciting subscribers. The stock offering is scheduled to terminate at \_\_\_\_\_\_, Eastern time, on [offering date]. We may extend the termination date without notice to you, until [extension date], unless the Office of Thrift Supervision approves a later date, which may not be beyond [final date].

Depositors of Fairport Savings Bank with aggregate deposit account balances of \$50 or more as of December 31, 2005 will have first priority rights to subscribe for our shares of common stock. The minimum purchase is 25 shares of common stock. Generally, the maximum purchase that an individual may make through a single deposit account is 10,000 shares (\$100,000), and no person by himself, or with an associate or group of persons acting in concert, may purchase more than 15,000 shares (\$150,000). For further information concerning the limitations on purchases of shares of common stock, see "The Stock Offering—Limitations on Purchase of Shares." Once submitted, orders are irrevocable unless the stock offering is terminated or extended beyond [extension date]. If the stock offering is extended beyond [extension date], subscribers will have the right to modify or rescind their purchase orders. Funds received prior to the completion of the stock offering up to the minimum of the offering range will be held by Fairport Savings Bank. Funds received in excess of the minimum of the offering range may be maintained at Fairport Savings Bank or, at our discretion, at another federally insured depository institution. However, in no event will we maintain more than one escrow account. All subscriptions received will bear interest at Fairport Savings Bank's passbook savings rate, which is currently \_\_\_\_\_\_\_% per annum. If the stock offering is terminated, subscribers will have their funds returned promptly, with interest.

Sandler O'Neill & Partners, L.P. will use its best efforts to assist us in selling our shares of common stock, but is not obligated to purchase any of the shares of common stock that are being offered for sale. Subscribers will not pay any commissions to purchase shares of common stock in the stock offering. There is currently no public market for the shares of common stock. Sandler O'Neill & Partners, L.P. has advised us that it intends to make a market in our shares of common stock, but is under no obligation to do so. We expect that our shares of common stock will trade on the OTC Bulletin Board.

#### This investment involves risk, including the possible loss of principal. Please read the "Risk Factors" beginning on page 19.

# OFFERING SUMMARY Price: \$10.00 per share

				Adjusted
	Minimum	Midpoint	Maximum	Maximum
Number of shares	838,950	987,000	1,135,050	1,305,308
Gross proceeds of offering	\$ 8,389,500	\$ 9,870,000	\$ 11,350,500	\$ 13,053,075

Estimated stock offering expenses				
excluding selling agent commissions				
and expenses	\$ 644,600	\$ 644,600	\$ 644,600	\$ 644,600
Selling agent commissions and				
expenses <sup>(1)</sup>	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Net proceeds	\$ 7,534,900	\$ 9,015,400	\$ 10,495,900	\$ 12,198,475
Net proceeds per share	\$ 8.98	\$ 9.13	\$ 9.25	\$ 9.35

(1) Fixed fee of \$150,000 plus estimated \$60,000 of expenses.

These securities are not deposits or savings accounts and are not insured or guaranteed by the Federal Deposit Insurance Corporation or any other governmental agency.

Neither the Securities and Exchange Commission, the Office of Thrift Supervision, the Federal Deposit Insurance Corporation, nor any state securities commission has approved or disapproved these securities or determined if this prospectus is accurate or complete. Any representation to the contrary is a criminal offense.

Sandler O'Neill + Partners, L.P.

The date of this prospectus is \_\_\_\_\_, 2007

# [MAP OF FAIRPORT SAVINGS BANK BRANCH NETWORK APPEARS HERE]

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#### SUMMARY

The following summarizes material information regarding the offering of shares of common stock by FSB Community Bankshares, Inc. and the business of FSB Community Bankshares, Inc. and Fairport Savings Bank. However, this summary may not contain all the information that may be important to you. For additional information, you should read this entire prospectus carefully, including the consolidated financial statements and the notes to the consolidated financial statements of FSB Community Bankshares, Inc.

### **Our Companies**

In January 2005, Fairport Savings Bank reorganized into the two-tier mutual holding company structure. As part of the reorganization, Fairport Savings Bank formed FSB Community Bankshares, Inc. and FSB Community Bankshares, MHC, a federally chartered mid-tier stock holding company and mutual holding company, respectively. As a result of the reorganization, Fairport Savings Bank became a federally chartered capital stock savings bank, and a wholly owned subsidiary of FSB Community Bankshares, Inc., and FSB Community Bankshares, Inc. became the wholly owned subsidiary of FSB Community Bankshares, MHC. The same directors and officers who manage Fairport Savings Bank manage FSB Community Bankshares, Inc. and FSB Community Bankshares, MHC. The executive offices of FSB Community Bankshares, MHC, FSB Community Bankshares, Inc. and Fairport Savings Bank are located at 45 South Main Street, Fairport, New York 14450 and their telephone number is (585) 223-9080.

Our current ownership structure is as follows:

**FSB Community Bankshares, MHC.** FSB Community Bankshares, MHC is a federally chartered mutual holding company and currently owns 100% of the outstanding common stock of FSB Community Bankshares, Inc. FSB Community Bankshares, MHC has not engaged in any significant business activity other than owning the common stock of FSB Community Bankshares, Inc., and does not intend to expand its business activities after the stock offering. Upon completion of the stock offering, FSB Community Bankshares, MHC is expected to own 53.0% of the outstanding shares of common stock of FSB Community Bankshares, Inc. So long as FSB Community Bankshares, MHC exists, it is required to own a majority of the voting stock of FSB Community Bankshares, Inc. FSB Community Bankshares, MHC is subject to regulation and examination by the Office of Thrift Supervision.

*FSB Community Bankshares, Inc.* FSB Community Bankshares, Inc. is a federally chartered mid-tier stock holding company that currently owns 100% of the outstanding common stock of Fairport Savings Bank. At December 31, 2006, FSB Community Bankshares, Inc. had consolidated assets of \$152.8 million, deposits of \$108.6 million and consolidated stockholder's equity of \$13.9 million. Its consolidated net income for the year ended December 31, 2006 was \$233,000. The shares being offering in this offering comprise 47.0% of the shares of common stock of FSB Community Bankshares, Inc. that will be outstanding following completion of the offering, with the remaining 53.0% being held by FSB Community Bankshares, MHC. FSB Community Bankshares, Inc. is subject to regulation and examination by the Office of Thrift Supervision.

*Fairport Savings Bank.* Fairport Savings Bank is a federally chartered savings bank that conducts business from its main office in Fairport, New York, and two branch offices located in Penfield and Irondequoit, New York. Fairport Savings Bank's principal business consists of originating one- to four-family residential real estate mortgage loans and home equity lines of credit. Fairport Savings Bank also offers commercial real estate, multi-family, construction and other loans (consisting of automobile, passbook, overdraft protection and unsecured loans). To a lesser extent, Fairport Savings Bank also invests in mortgage-backed securities, U.S. Government and federal agency obligations, and state and municipal securities. Deposits are Fairport Savings Bank's primary source of funds for its lending and investing activities. Fairport Savings Bank offers a variety of deposit accounts, including certificates of deposit, individual retirement accounts, NOW accounts, money market accounts and passbook savings accounts. Fairport Savings Bank has also used borrowed funds as a source of funds, principally from the Federal Home Loan Bank of New York. Through its wholly owned subsidiary, Oakleaf Services Corporation, Fairport Savings Bank offers non-deposit investment products, consisting of annuities, insurance products and mutual funds.

# **Business Strategy**

Our business strategy is to:

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Operate as a community-oriented retail financial institution in Monroe County, New York;

Manage our interest rate risk;

Continue to emphasize the origination of residential real estate loans; and

Maintain high asset quality.

See "Business of Fairport Savings Bank" beginning on page \_\_\_\_\_ of this prospectus for a full description of our products and services. See also "Management's Discussion and Analysis of Financial Condition and Results of Operations—Business Strategy" beginning on page \_\_\_\_\_ of this prospectus for a discussion of our business strategy.

# **Our Ownership Structure Following The Stock Offering**

Federal regulations require that as long as FSB Community Bankshares, MHC exists, it must own a majority of our outstanding shares of common stock. Accordingly, the shares that we are permitted to sell in the stock offering must represent a minority of our outstanding shares of common stock. Based on these restrictions, our board of directors has decided to offer 47.0% of our shares of common stock for sale in the stock offering. Our remaining outstanding shares of common stock will be held by FSB Community Bankshares, MHC.

The following chart shows our ownership structure following the stock offering:

FSB Community Bankshares, MHC has no plans, understandings or agreements, whether written or oral, to sell or otherwise dispose of its shares of common stock of FSB Community Bankshares, Inc. FSB Community Bankshares, MHC may convert to stock form in the future by offering its interest in FSB Community Bankshares, Inc. for sale to depositors and others in a subscription offering. However, FSB Community Bankshares, MHC has no current plans to convert to stock form.

### **Reasons for the Stock Offering**

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The primary reasons for our decision to conduct the stock offering and raise capital are to:

support our internal growth through lending in the communities we serve or may serve in the future;

support the expansion of our branch network;

• enhance our existing products and services and to support the development of new products and services;

enable us to compete more effectively in the financial services marketplace; and

• offer our depositors, employees, management and directors an equity ownership interest in FSB Community Bankshares, Inc. and thereby obtain an economic interest in any future success that we may have.

The stock offering also will allow us to establish stock benefit plans for management and employees, which will help us to attract and retain qualified personnel.

# Terms of the Stock Offering

We are offering between 838,950 and 1,135,050 shares of common stock to qualified depositors and borrowers, our tax-qualified employee plans and to the public, to the extent shares remain available. The maximum number of shares that we sell in the stock offering may increase to up to 1,305,308 shares as a result of positive changes in financial markets in general and with respect to financial institution stocks in particular. Unless our estimated pro forma fully converted market value decreases below \$17.9 million or increases above \$27.8 million, you will not have the opportunity to change or cancel your stock order. The term "fully converted" means that our independent appraisal firm assumed that 100% of our common stock had been sold to the public, rather than the 47% that will be sold in connection with this offering.

The offering price of the shares of common stock is \$10.00 per share. Sandler O'Neill & Partners, L.P., our marketing agent in connection with the stock offering, will use its best efforts to assist us in selling our shares of common stock, but Sandler O'Neill & Partners, L.P. is not obligated to purchase any shares in the stock offering.

# Persons Who May Order Stock in the Stock Offering

We are offering the shares of common stock in a subscription offering in the following descending order of priority:

(1) Depositors who had accounts at Fairport Savings Bank with aggregate balances of at least \$50 as of the close of business on December 31, 2005;

(2) The tax-qualified employee benefit plans of Fairport Savings Bank (including our employee stock ownership plan);

(3) Depositors who had accounts at Fairport Savings Bank with aggregate balances of at least \$50 as of the close of business on March 31, 2007; and

(4) Depositors who had accounts at Fairport Savings Bank with aggregate balances of at least \$50 as of the close of business on \_\_\_\_\_\_ and borrowers from Fairport Savings Bank as of January 14, 2005 who maintain such borrowings as of the close of business on \_\_\_\_\_\_, 2007.

If any shares of our common stock remain unsold in the subscription offering, we will offer such shares for sale in a community offering. Natural persons residing in the New York counties of Livingston, Monroe, Ontario, Orleans and Wayne will have a purchase preference in any community offering. Shares also may be offered to the general public. The community offering, if any, may commence concurrently with, during or promptly after the subscription offering. We also may offer shares of common stock not purchased in the subscription offering or the community offering through a syndicate of brokers in what is referred to as a syndicated community offering. The syndicated community offering, if necessary, would be managed by Sandler O'Neill & Partners, L.P. We have the right to accept or reject, in our sole discretion, any orders received in the community offering or the syndicated community offering.

To ensure a proper allocation of stock, each eligible account holder must list on his or her stock order form all deposit accounts in which he or she had an ownership interest at December 31, 2005, March 31, 2007 or \_\_\_\_\_\_, 2007, as applicable. Failure to list an account, or providing incorrect information, could result in the loss of all or part of a subscriber's stock allocation. Our interpretation of the terms and conditions of the stock issuance plan and of the acceptability of the order forms will be final.

## How We Determined to Offer Between 838,950 Shares and 1,135,050 Shares and the \$10.00 Price Per Share

The decision to offer between 838,950 shares and 1,135,050 shares, subject to adjustment, which is our offering range, is based on an independent appraisal of our pro forma market value prepared by RP Financial, LC, a firm experienced in appraisals of financial institutions. RP Financial, LC is of the opinion that as of February 23, 2007, the estimated pro forma market value of the shares of common stock of FSB Community Bankshares, Inc. on a fully converted basis was between \$17.9 million and \$24.2 million, with a midpoint of \$21.0 million. The term "fully converted" assumes that 100% of our common stock had been sold to the public, as opposed to the 47.0% that will be sold in the stock offering.

In preparing its appraisal, RP Financial, LC considered the information contained in this prospectus, including our consolidated financial statements. RP Financial, LC also considered the following factors, among others:

• our present and projected operating results and financial condition and the economic and demographic conditions in our market areas;

•historical, financial and other information relating to FSB Community Bankshares, Inc. and Fairport Savings Bank;

• a comparative evaluation of our operating and financial statistics with those of other similarly situated publicly traded thrifts and mutual holding companies;

the impact of the stock offering on our stockholder's equity and earnings potential;

our proposed dividend policy; and

•the trading market for securities of comparable institutions and general conditions in the market for such securities.

In reviewing the appraisal prepared by RP Financial, LC, the board of directors considered the methodologies and the appropriateness of the assumptions used by RP Financial, LC in addition to the factors listed above, and the board of directors believes that these assumptions are reasonable.

The board of directors determined that the common stock should be sold at \$10.00 per share, that 47.0% of the shares of common stock should be offered for sale in the stock offering and 53.0% should be held by FSB Community Bankshares, MHC. Based on the estimated valuation range and the purchase price, the number of shares of common stock that will be outstanding upon completion of the stock offering will range from 1,785,000 to 2,415,000 (subject to adjustment to 2,777,250 shares), and the number of shares of common stock that will be sold in the stock offering will range from 838,950 shares to 1,135,050 shares (subject to adjustment up to 1,305,308 shares), with a midpoint of 987,000 shares. The number of shares that FSB Community Bankshares, MHC will own after the stock offering will range from 946,050 to 1,279,950 (subject to adjustment to 1,471,942 shares). The estimated valuation range may be amended with the approval of the Office of Thrift Supervision, or if necessitated by subsequent developments in the financial condition of Fairport Savings Bank or market conditions generally.

The appraisal will be updated before we complete the stock offering. If the estimated pro forma fully converted market value of the shares of common stock at that time is either below \$17.9 million or above \$27.8 million, then we may, after consulting with the Office of Thrift Supervision:

terminate the stock offering and return all funds promptly;

establish a new offering range and commence a resolicitation of subscribers; or

take such other actions as may be permitted by the Office of Thrift Supervision.

Under such circumstances, we will notify you, and you will have the opportunity to change or cancel your order within a specified time period. In any event, the stock offering must be completed by no later than [final date].

Two measures investors use to evaluate an issuer's stock are the ratio of the offering price to the pro forma book value per share of the common stock and the ratio of the offering price to the issuer's pro forma net income per share. RP Financial, LC considered these ratios, among other factors, in preparing its appraisal. Book value is the same as total equity, and represents the difference between the issuer's assets and liabilities. The following table presents the ratio of the offering price to FSB Community Bankshares, Inc.'s pro forma tangible book value and earnings per share for the period indicated. See "Pro Forma Data" for a description of the assumptions used in making these calculations.

	At and For the Year Ended December 31, 2006						
	838,950	987,000	1,135,050	1,305,308			
	Shares	Shares	Shares	Shares			
	Sold	Sold	Sold	Sold			
	at \$10.00	at \$10.00	at \$10.00	at \$10.00			
	Per Share	Per Share	Per Share	Per Share			
Pro forma price-to- book value ratio	87.72%	96.99%	105.26%	113.64%			
Pro forma price-to-earnings ratio	55.56x	62.50x	66.67x	71.43x			

The following table compares our pricing ratios to the pricing ratios of our peer group companies on a non-fully converted basis, each at or for the twelve months ended December 31, 2006. Compared to the median pricing ratios of the peer group, our pro forma pricing ratios at the maximum of the offering range indicated a premium of 174% on a price-to-core earnings basis and a discount of 39% on a price-to-tangible book basis.

	Non-Fully Converted Pro Forma	Non-Fully Converted Pro Forma Price-to-Tangible Book		
	Price-to-Core	Book		
	Earnings Multiple	Value Ratio		
FSB Community Bankshares, Inc.				
Maximum	66.67x	105.26%		
Minimum	55.56x	87.72%		
Valuation of peer group companies as of February 23, 2007				
Averages	24.31x	176.48%		
Medians	24.32x	173.59%		

The following table presents a summary of selected pricing ratios for the peer group companies and for us, each at or for the twelve months ended December 31, 2006, with the ratios adjusted to the hypothetical case of our being a fully converted stock holding company. Compared to the median fully converted pricing ratios of the peer group, our pro forma fully converted pricing ratios at the maximum of the offering range indicated a premium of 78.7% on a price-to-core earnings basis and a discount of 25.2% on a price-to-tangible book basis.

	Fully Converted Equivalent Pro Forma	Fully Converted Equivalent Pro Forma Price-to-Tangible		
	Price-to-Core	Book		
	<b>Earnings Multiple</b>	Value Ratio		
FSB Community Bankshares, Inc.				
Maximum	44.86x	70.48%		
Minimum	39.54x	62.14%		
Valuation of peer group companies as of February 23, 2007				
Averages	25.26x	94.48%		
Medians	25.10x	94.28%		

The pro forma fully converted calculations for the peer group companies include the following assumptions:

 $\cdot 8.0\%$  of the shares sold in a second-step stock offering would be purchased by an employee stock ownership plan, with the expense to be amortized over 30 years;

 $\cdot 4.0\%$  of the shares sold in a second-step stock offering would be purchased by a stock-based benefit plan, with the expense to be amortized over five years;

• Options equal to 10% of the shares sold in a second-step stock offering would be granted under a stock-based benefit plan, with expense of \$3.81 per option to be amortized over five years; and

· stock offering expenses would equal approximately 4.0% of the stock offering amount at the midpoint valuation.

With respect to FSB Community Bankshares, Inc., the pro forma fully converted calculations use the same assumptions as applied to the peer group companies, except that the expense of the employee stock ownership plan will be amortized over 20 years.

The independent appraisal does not indicate after-market trading value. Do not assume or expect that the valuation as indicated above means that our shares of common stock will trade at or above the \$10.00 purchase price after the stock offering.

#### **After-Market Performance Information**

The following table presents stock price performance information for all mutual holding company initial public offerings completed between January 1, 2006 and February 23, 2007. The offerings are presented in reverse chronological order, which means that the most recent offerings appear first.

			Price Performance from Initial Trading Date						
Transaction		ering Size Millions)	Date of IPO	One Day PercentageF Change	One Week PercentageF Change	Month	Percentage Change Through 2/23/07		
Oritori Fironcial Com	(111	101110115)							
Oritani Financial Corp. (NADSAQ: ORIT)	\$	121.7	1/24/07	59.7%	53.5%	54.8%	55.0%		
Polonia Bancorp (OTCBB:	Ψ	121.7	1/24/07	57.170	55.570	54.070	55.070		
PBCP)		14.9	1/16/07	1.0	0.1	1.0	2.0		
MSB Financial Corp.									
(NASDAQ: MSBF)		25.3	1/5/07	23.0	21.0	19.3	17.5		
Mainstreet Financial Corp.		2.6	12/27/06	10.0	10.0	(2,5)	(1 F)		
(OTCBB: MSFN) Ben Franklin Financial, Inc.		3.6	12/27/06	10.0	10.0	(2.5)	(1.5)		
(OTCBB: BFFI)		8.9	10/19/06	7.0	5.7	6.5	10.0		
ViewPoint Financial Group		017	10,19,00			010	1010		
(NASDAQ: VPFG)		116.0	10/3/06	49.9	50.7	54.0	72.3		
Fox Chase Bancorp, Inc.									
(NASDAQ: FXCB)		64.0	10/2/06	29.5	28.1	29.4	42.6		
Roma Financial Corp. (NASDAQ: ROMA)		98.2	7/12/06	41.0	42.4	44.5	53.5		
Seneca-Cayuga Bancorp, Inc.		90.2	//12/00	41.0	42.4	44.3	55.5		
(OTCBB: SCAY)		10.7	7/12/06	0.0	(4.0)				