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People's Utah Bancorp  
Form 10-Q  
August 08, 2017

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 10-Q

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

For the quarterly period ended June 30, 2017

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

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 001-37416

PEOPLE'S UTAH BANCORP

(Exact name of registrant as specified in its charter)

UTAH  
(State or other jurisdiction of  
incorporation or organization)

87-0622021  
(IRS Employer  
Identification No.)

1 East Main Street, American Fork, Utah 84003  
(Address of principal executive offices) (Zip Code)

(801) 642-3998

Registrant's telephone number, including area code

Not Applicable

(Former name, former address, and former fiscal year, if changed since last report)

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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 checkmark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, smaller reporting company or an emerging growth company. See the definitions of “large accelerated filer”, “accelerated filer”, “smaller reporting company”, and “emerging growth company” in Rule 12b-2 of the Exchange Act.

Large accelerated filer

Accelerated filer

Non-accelerated filer (Do not check if a smaller reporting company) Smaller reporting company

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by checkmark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes No

The number of shares of Registrant’s common stock outstanding on July 31, 2017 was 17,958,487. No preferred shares are issued or outstanding.

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## PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

## UNAUDITED CONSOLIDATED BALANCE SHEETS

(Dollars in thousands, except share data)	June 30, 2017	December 31, 2016
<b>ASSETS</b>		
Cash and cash equivalents:		
Cash and due from banks	\$28,315	\$26,524
Interest bearing deposits	26,027	37,958
Federal funds sold	3,093	3,456
Total cash and cash equivalents	57,435	67,938
Investment securities:		
Available-for-sale, at fair value	325,172	335,609
Held-to-maturity, at historical cost	77,394	73,512
Total investment securities	402,566	409,121
Non-marketable equity securities	1,959	1,827
Loans held for sale	7,655	20,826
Loans:		
Loans held for investment	1,201,391	1,119,877
Less allowance for loan losses	(17,271 )	(16,715 )
Total loans held for investment, net	1,184,120	1,103,162
Premises and equipment, net	23,551	21,926
Bank-owned life insurance	19,970	19,714
Deferred income tax assets	9,845	9,799
Accrued interest receivable	5,616	5,557
Other real estate owned	468	245
Other assets	5,190	5,866
Total assets	\$1,718,375	\$1,665,981
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
Deposits:		
Non-interest bearing deposits	\$465,988	\$443,100
Interest bearing deposits	995,064	981,974
Total deposits	1,461,052	1,425,074
Short-term borrowings	3,302	3,199
Accrued interest payable	269	305
Other liabilities	13,850	8,886
Total liabilities	1,478,473	1,437,464
Commitments and contingencies		
Shareholders' equity:		
Preferred shares, \$0.01 par value: 3,000,000 shares authorized, no shares issued	—	—
Common shares, \$0.01 par value: 30,000,000 shares authorized; 17,948,347 and 17,819,538 shares issued and outstanding as of June 30, 2017 and December 31, 2016, respectively	179	178

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Additional paid-in capital	69,623	68,657
Retained earnings	170,840	160,692
Accumulated other comprehensive loss	(740 )	(1,010 )
Total shareholders' equity	239,902	228,517
Total liabilities and shareholders' equity	\$1,718,375	\$1,665,981

See accompanying notes to the unaudited consolidated financial statements.

## PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

## UNAUDITED CONSOLIDATED STATEMENTS OF INCOME

(Dollars in thousands, except share and per share data)	Three Months Ended		Six Months Ended	
	June 30, 2017	2016	June 30, 2017	2016
<b>Interest income</b>				
Interest and fees on loans	\$17,928	\$16,420	\$34,781	\$32,271
Interest and dividends on investments	1,802	1,489	3,507	3,092
Total interest income	19,730	17,909	38,288	35,363
Interest expense	749	698	1,515	1,452
Net interest income	18,981	17,211	36,773	33,911
Provision for loan losses	900	225	1,100	425
Net interest income after provision for loan losses	18,081	16,986	35,673	33,486
<b>Non-interest income</b>				
Mortgage banking	1,960	2,277	3,939	4,025
Card processing	1,208	1,136	2,332	2,167
Service charges on deposit accounts	578	531	1,114	1,044
Other operating	602	454	1,088	925
Total non-interest income	4,348	4,398	8,473	8,161
<b>Non-interest expense</b>				
Salaries and employee benefits	7,762	7,959	15,729	15,843
Occupancy, equipment and depreciation	1,088	1,076	2,205	2,064
Data processing	661	740	1,336	1,447
Card processing	516	549	1,045	1,139
Marketing and advertising	349	290	611	459
FDIC premiums	130	188	256	383
Other	1,845	1,598	3,625	3,200
Total non-interest expense	12,351	12,400	24,807	24,535
Income before income tax expense	10,078	8,984	19,339	17,112
Income tax expense	3,584	3,407	6,324	6,292
Net income	\$6,494	\$5,577	\$13,015	\$10,820
<b>Earnings per common share:</b>				
Basic	\$0.37	\$0.31	\$0.73	\$0.61
Diluted	\$0.35	\$0.31	\$0.71	\$0.60
<b>Weighted average common shares outstanding:</b>				
Basic	17,937,926	17,738,182	17,911,125	17,685,235
Diluted	18,351,531	18,173,034	18,334,028	18,148,713

See accompanying notes to the unaudited consolidated financial statements.



PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(Dollars in thousands)	Three Months		Six Months Ended	
	Ended June 30, 2017	2016	2017	2016
Net income	\$6,494	\$5,577	\$13,015	\$10,820
Other comprehensive income				
Unrealized holding gains on securities available-for-sale	375	675	438	2,904
Tax effect	(143 )	(258 )	(168 )	(1,110 )
Unrealized holding gains on securities available-for-sale, net of tax	232	417	270	1,794
Total comprehensive income	\$6,726	\$5,994	\$13,285	\$12,614

See accompanying notes to the unaudited consolidated financial statements.



## PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

## UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

(Dollars in thousands, except share data)	Common Shares	Amount	Additional Paid-in Capital	Retained Earnings	Accumulated Other Comprehensive Income (Loss)	Total
Balance as of January 1, 2016	17,567,154	\$ 176	\$ 67,338	\$ 142,223	\$ (329 )	\$ 209,408
Comprehensive income	—	—	—	10,820	1,794	12,614
Cash dividends (\$0.14 per share)	—	—	—	(2,475 )	—	(2,475 )
Share-based compensation	—	—	252	—	—	252
Exercise of stock options	185,666	2	646	—	—	648
Balance as of June 30, 2016	17,752,820	\$ 178	\$ 68,236	\$ 150,568	\$ 1,465	\$ 220,447
Balance as of January 1, 2017	17,819,538	\$ 178	\$ 68,657	\$ 160,692	\$ (1,010 )	\$ 228,517
Comprehensive income	—	—	—	13,015	270	13,285
Cash dividends (\$0.16 per share)	—	—	—	(2,867 )	—	(2,867 )
Share-based compensation	—	—	218	—	—	218
Exercise of stock options	128,809	1	748	—	—	749
Balance as of June 30, 2017	17,948,347	\$ 179	\$ 69,623	\$ 170,840	\$ (740 )	\$ 239,902

See accompanying notes to the unaudited consolidated financial statements.

## PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

## UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS

(Dollars in thousands)	Six Months Ended	
	June 30,	2016
	2017	
<b>Cash flows from operating activities:</b>		
Net income	\$13,015	\$10,820
<b>Adjustments to reconcile net income to net cash provided by operating activities:</b>		
Provision for loan losses	1,100	425
Depreciation and amortization	1,267	1,290
Deferred income taxes	(214 )	—
Net amortization of securities discounts and premiums	1,501	1,512
Increase in cash surrender value of bank owned life insurance	(256 )	(278 )
Share based compensation	218	252
Other	(159 )	26
Gain on sale of loans held for sale	(2,838 )	(3,033 )
Originations of loans held for sale	(115,621)	(123,895)
Proceeds from sale of loans held for sale	131,630	132,960
<b>Net changes in:</b>		
Accrued interest receivable	(59 )	181
Other assets	676	554
Accrued interest payable	(36 )	(11 )
Other liabilities	4,964	3,177
<b>Net cash provided by operating activities</b>	<b>35,188</b>	<b>23,980</b>
<b>Cash flows from investing activities:</b>		
Net change in loans held for investment	(82,558 )	(47,920 )
Purchase of available-for-sale securities	(24,599 )	(12,997 )
Purchase of held-to-maturity securities	(12,198 )	—
Proceeds from maturities/sales of available-for-sale securities	34,350	66,721
Proceeds from maturities of held-to-maturity securities	7,939	4,143
Purchase of premises and equipment	(2,758 )	(1,302 )
Proceeds from sale of other real estate owned, net of improvements	302	133
Purchase of non-marketable equity securities	(2,368 )	(2,663 )
Proceeds from sale of non-marketable equity securities	2,236	3,080
<b>Net cash (used in) provided by investing activities</b>	<b>(79,654 )</b>	<b>9,195</b>
<b>Cash flows from financing activities:</b>		
Net increase in non-interest bearing deposits	22,888	21,487
Net increase in interest bearing deposits	13,090	15,691
Proceeds related to exercise of stock options	749	648
Net change in short-term borrowings	103	(24,349 )
Cash dividends paid	(2,867 )	(2,475 )
<b>Net cash provided by financing activities</b>	<b>33,963</b>	<b>11,002</b>
<b>Net change in cash and cash equivalents</b>	<b>(10,503 )</b>	<b>44,177</b>
Cash and cash equivalents, beginning of period	67,938	42,349
Cash and cash equivalents, end of period	\$57,435	\$86,526

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Supplemental disclosures of cash flow information:

Cash paid for interest	\$1,551	\$1,285
Income taxes paid	\$6,217	\$5,610

Supplemental disclosures of non-cash transactions:

Reclassifications from loans to other real estate owned	\$468	\$237
Unrealized gains on securities available-for-sale	\$438	\$2,904

See accompanying notes to the unaudited consolidated financial statements.

## PEOPLE'S UTAH BANCORP AND SUBSIDIARIES

## NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

## Note 1 — Basis of Presentation

People's Utah Bancorp, Inc. ("PUB" or the "Company") is a Utah corporation headquartered in American Fork, Utah. The Company's subsidiary is People's Intermountain Bank ("PIB" or the "Bank"), which includes two banking divisions doing business as ("dba") Bank of American Fork ("BAF") and Lewiston State Bank ("LSB"), an equipment leasing division dba GrowthFunding Equipment Finance and a mortgage division dba People's Intermountain Bank Mortgage. BAF and LSB have over 100 years of history and continue to do business as registered names of PIB.

The interim consolidated financial statements include the accounts of the Company together with its subsidiary Bank. All intercompany transactions and balances have been eliminated.

The accompanying unaudited interim consolidated financial statements have been prepared in accordance with U.S. generally accepted accounting principles ("GAAP") for interim financial information. Accordingly, they do not include all of the information and footnotes required by GAAP for complete financial information. In the opinion of management, the interim statements reflect all adjustments necessary for a fair presentation of the financial position, results of operations and cash flows of the Company on a consolidated basis and all such adjustments are of a normal recurring nature. These financial statements and the accompanying notes should be read in conjunction with the Company's audited financial statements for the year ended December 31, 2016, which are included in the Company's 2016 Form 10-K. Operating results for the three and six months ended June 30, 2017 are not necessarily indicative of the results that may be expected for the year ending December 31, 2017, or any other period.

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 and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates. Material estimates that are particularly susceptible to significant change in the near term relate to the determination of the allowance for loan losses, the valuation of real estate acquired through foreclosure, deferred tax assets, and share-based compensation.

Earnings per share — Basic earnings per common share represents income available to common shareholders divided by the weighted-average number of common shares outstanding during the period. Diluted earnings per share reflect additional common shares that would have been outstanding if dilutive potential common shares had been issued. Potential common shares include shares that may be issued by the Company for outstanding stock options determined using the treasury stock method and for all outstanding restricted stock units ("RSU").

Earnings per common share have been computed based on the following:

(Dollars in thousands, except share and per share data)	Three Months Ended		Six Months Ended	
	June 30, 2017	2016	June 30, 2017	2016
Numerator				
Net income	\$6,494	\$5,577	\$13,015	\$10,820

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Denominator

Weighted-average number of common shares outstanding	17,937,926	17,738,182	17,911,125	17,685,235
Incremental shares assumed for stock options and RSUs	413,605	434,852	422,903	463,478
Weighted-average number of dilutive shares outstanding	18,351,531	18,173,034	18,334,028	18,148,713
Basic earnings per common share	\$0.37	\$0.31	\$0.73	\$0.61
Diluted earnings per common share	\$0.35	\$0.31	\$0.71	\$0.60

Note 1 — Basis of Presentation – Continued

Reclassifications — Certain amounts in the prior period's financial statements have been reclassified to conform to the current period's presentation.

Impact of Recent Authoritative Accounting Guidance —The Accounting Standards Codification™ (“ASC”) is the Financial Accounting Standards Board’s (“FASB”) officially recognized source of authoritative GAAP applicable to all public and non-public non-governmental entities. Rules and interpretive releases of the SEC under the authority of the federal securities laws are also sources of authoritative GAAP for us as an SEC registrant. All other accounting literature is non-authoritative.

In June 2016, FASB amended FASB ASC Topic 326, Financial Instruments - Credit Losses. The amendments in this Update replace the current incurred loss model with a methodology that reflects expected credit losses over the life of the loan and requires consideration of a broader range of reasonable and supportable information to calculate credit loss estimates. The amendments are effective for public business entities for the first interim and annual reporting periods beginning after December 15, 2019. The Company is currently evaluating the impact of these amendments to the Company’s financial position and results of operations and currently does not know or cannot reasonably quantify the impact of the adoption of the amendments as a result of the complexity and extensive changes from the amendments. The ALLL is a material estimate of the Company and given the change from an incurred loss model to a methodology that considers the credit loss over the life of the loan, there is the potential for an increase in the ALLL at adoption date. The Company is anticipating a significant change in the processes and procedures to calculate the ALLL, including changes in assumptions and estimates to consider expected credit losses over the life of the loan versus the current accounting practice that utilizes the incurred loss model. The Company will also develop new procedures for determining an allowance for credit losses relating to held-to-maturity investment securities. In addition, the current accounting policy and procedures for other-than-temporary impairment on available-for-sale investment securities will be replaced with an allowance approach. The Company is expecting to begin developing and implementing processes and procedures during the next two years to ensure it is fully compliant with the amendments at adoption date. For additional information on the ALLL see Note 3

In March 2016, the FASB issued ASU 2016-09, Compensation - Stock Compensation (“ASU 2016-09”) which addresses certain aspects of the accounting for share-based payment transactions, including the income tax consequences, classification of awards as either equity or liabilities, and classification of awards on the statement of cash flows. ASU 2016-09 is effective for annual reporting periods beginning after December 15, 2016 and for interim periods within such periods. Early application is permitted. The Company implemented ASU 2016-09 during the annual reporting period of 2016.

## Note 2 — Investment Securities

Amortized cost and estimated fair value of investment securities available-for-sale are summarized as follows:

(Dollars in thousands)	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses Less Than 12 Months or 12 Months Longer	Fair Value
<b>As of June 30, 2017</b>				
U.S. Government-sponsored securities	\$ 117,202	\$ 151	\$(544 )	\$(35 ) \$116,774
Municipal securities	18,117	385	(27 )	— 18,475
Mortgage-backed securities	181,051	767	(1,096)	(604 ) 180,118
Corporate securities	10,000	55	—	(250 ) 9,805
	\$ 326,370	\$ 1,358	\$(1,667)	\$(889 ) \$325,172
<b>As of December 31, 2016</b>				
U.S. Government-sponsored securities	\$ 119,202	\$ 71	\$(669 )	\$(1 ) \$118,603
Municipal securities	25,176	401	(58 )	— 25,519
Mortgage-backed securities	182,867	679	(1,111)	(614 ) 181,821
Corporate securities	10,000	28	(32 )	(330 ) 9,666
	\$ 337,245	\$ 1,179	\$(1,870)	\$(945 ) \$335,609

Note 2 — Investment Securities – continued

Amortized cost and estimated fair value of investment securities held-to-maturity are as follows:

(Dollars in thousands)	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses Less Than 12 Months or 12 Months Longer	Fair Value
As of June 30, 2017				
Municipal securities	\$ 77,394	\$ 505	\$(177) \$ (13 )	\$77,709
As of December 31, 2016				
Municipal securities	\$ 73,512	\$ 105	\$(579) \$ (38 )	\$73,000

The amortized cost and estimated fair value of investment securities that are available-for-sale and held-to-maturity at June 30, 2017, by contractual maturity, are as follows:

(Dollars in thousands)	Available-for-sale Amortized Cost	Available-for-sale Fair Value	Held-to-maturity Amortized Cost	Held-to-maturity Fair Value
Securities maturing in:				
One year or less	\$26,252	\$26,265	\$7,774	\$7,774
After one year through five years	102,578	102,260	45,458	45,636
After five years through ten years	89,162	88,789	17,132	17,246
After ten years	108,378	107,858	7,030	7,053
	\$326,370	\$325,172	\$77,394	\$77,709

Actual maturities may differ from contractual maturities because issuers may have the right to call obligations with or without penalties and other securities may experience pre-payments.

As of June 30, 2017 and December 31, 2016, the Company held 254 and 302 investment securities, respectively, with fair value less than amortized cost. Management evaluated these investment securities and determined that the decline in value is temporary and related to the change in market interest rates since purchase. The decline in value is not related to any company or industry specific event. The Company anticipates full recovery of the amortized cost with respect to these securities at maturity, or sooner in the event of a more favorable market interest rate environment.





Note 3 — Loans and Allowance for Loan Losses

Loans are summarized as follows:

(Dollars in thousands)	June 30, 2017	December 31, 2016
Loans held for investment:		
Commercial real estate loans:		
Real estate term	\$643,756	\$582,029
Construction and land development	251,741	240,120
Total commercial real estate loans	895,497	822,149
Commercial and industrial loans	221,901	213,260
Consumer loans:		
Residential and home equity	73,791	72,959
Consumer and other	14,936	15,678
Total consumer loans	88,727	88,637
Total gross loans	1,206,125	1,124,046
Less:		
Net deferred loan fees	(4,734 )	(4,169 )
Total loans held for investment	1,201,391	1,119,877
Less: allowance for loan losses	(17,271 )	(16,715 )
Total loans held for investment, net	\$1,184,120	\$1,103,162

Changes in the allowance for loan losses (“ALLL”) are as follows:

(Dollars in thousands)	Three Months Ended June 30, 2017					
	Real Estate Term	Construction and Land Development	Commercial and Industrial	Residential and Home Equity	Consumer and Other	Total
Balance at beginning of period	\$7,149	\$ 4,683	\$ 4,222	\$ 529	\$ 61	\$16,644
Additions: Provisions for loan losses	181	394	342	(28 )	11	900
Deductions:						
Gross loan charge-offs	(350 )	—	(114 )	—	(48 )	(512 )
Recoveries	177	—	39	2	21	239
Net loan charge-offs	(173 )	—	(75 )	2	(27 )	(273 )
Balance at end of period	\$7,157	\$ 5,077	\$ 4,489	\$ 503	\$ 45	\$17,271

Three Months Ended June 30, 2016  
Real Construction Commercial Residential Consumer

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(Dollars in thousands)	Estate Term	and Land Development	and Industrial	and Home Equity	and Other	Total
Balance at beginning of period	\$6,692	\$ 4,344	\$ 3,921	\$ 595	\$ 171	\$15,723
Additions: Provisions for loan losses	172	351	(224 )	(44 )	(30 )	225
Deductions:						
Gross loan charge-offs	—	—	—	—	(56 )	(56 )
Recoveries	5	30	71	77	77	260
Net loan charge-offs	5	30	71	77	21	204
Balance at end of period	\$6,869	\$ 4,725	\$ 3,768	\$ 628	\$ 162	\$16,152

## Note 3 — Loans and Allowance for Loan Losses – Continued

(Dollars in thousands)	Six Months Ended June 30, 2017					
	Real Estate Term	Construction and Land Development	Commercial and Industrial	Residential and Home Equity	Consumer and Other	Total
Balance at beginning of period	\$6,770	\$ 5,449	\$ 3,718	\$ 617	\$ 161	\$16,715
Additions: Provisions for loan losses	556	(451 )	966	84	(55 )	1,100
Deductions:						
Gross loan charge-offs	(350 )	—	(272 )	(338 )	(113 )	(1,073 )
Recoveries	181	79	77	140	52	529
Net loan charge-offs	(169 )	79	(195 )	(198 )	(61 )	(544 )
Balance at end of period	\$7,157	\$ 5,077	\$ 4,489	\$ 503	\$ 45	\$17,271

(Dollars in thousands)	Six Months Ended June 30, 2016					
	Real Estate Term	Construction and Land Development	Commercial and Industrial	Residential and Home Equity	Consumer and Other	Total
Balance at beginning of period	\$6,783	\$ 3,984	\$ 3,941	\$ 603	\$ 246	\$15,557
Additions: Provisions for loan losses	77	695	(209 )	(56 )	(82 )	425
Deductions:						
Gross loan charge-offs	—	—	(72 )	—	(120 )	(192 )
Recoveries	9	46	108	81	118	362
Net loan charge-offs	9	46	36	81	(2 )	170
Balance at end of period	\$6,869	\$ 4,725	\$ 3,768	\$ 628	\$ 162	\$16,152

Non-accrual loans are summarized as follows:

(Dollars in thousands)	June 30, 2017	December 31, 2016
Non-accrual loans, not troubled debt restructured:		
Real estate term	\$4,089	\$ 2,386
Construction and land development	826	378
Commercial and industrial	1,513	1,211
Residential and home equity	116	142
Consumer and other	—	14
Total non-accrual loans, not troubled debt restructured	6,544	4,131
Troubled debt restructured loans, non-accrual:		
Real estate term	663	808
Construction and land development	383	396

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Commercial and industrial	—	—
Residential and home equity	—	—
Consumer and other	—	—
Total troubled debt restructured loans, non-accrual	1,046	1,204
Total non-accrual loans	\$7,590	\$ 5,335

Note 3 — Loans and Allowance for Loan Losses – Continued

Troubled debt restructured loans are summarized as follows:

	June 30, 2017	December 31, 2016
(Dollars in thousands)		
Accruing troubled debt restructured loans	\$4,162	\$ 5,572
Non-accrual troubled debt restructured loans	1,046	1,204
Total troubled debt restructured loans	\$5,208	\$ 6,776

A restructured loan is considered a troubled debt restructured loan (“TDR”), if the Company, for economic or legal reasons related to the debtor’s financial difficulties, grants a concession in terms or a below-market interest rate to the debtor that it would not otherwise consider. Each TDR loan is separately negotiated with the borrower and includes terms and conditions that reflect the borrower’s prospective ability to service the debt as modified.

Current and past due loans held for investment (accruing and non-accruing) are summarized as follows:

(Dollars in thousands)	June 30, 2017				Total Past Due	Total Loans
	Current	30-89 Days Past Due	90+ Days Past Due	Non-accrual		
<b>Commercial real estate:</b>						
Real estate term	\$639,004	\$-	\$ —	\$ 4,752	\$4,752	\$643,756
Construction and land development	249,428	1,104	—	1,209	2,313	251,741
Total commercial real estate	888,432	1,104	—	5,961	7,065	895,497
Commercial and industrial	220,047	341	—	1,513	1,854	221,901
<b>Consumer:</b>						
Residential and home equity	73,602	73	—	116	189	73,791
Consumer and other	14,567	348	21	-	369	14,936
Total consumer	88,169	421	21	116	558	88,727
Total gross loans	\$1,196,648	\$1,866	\$ 21	\$ 7,590	\$9,477	\$1,206,125

(Dollars in thousands)	December 31, 2016				Total Past Due	Total Loans
	Current	30-89 Days Past Due	90+ Days Past Due	Non-accrual		
<b>Commercial real estate:</b>						
Real estate term	\$577,134	\$1,701	\$ —	\$ 3,194	\$4,895	\$582,029

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Construction and land development	237,433	1,913	—	774	2,687	240,120
Total commercial real estate	814,567	3,614	—	3,968	7,582	822,149
Commercial and industrial	211,143	906	—	1,211	2,117	213,260
Consumer:						
Residential and home equity	71,719	1,098	—	142	1,240	72,959
Consumer and other	15,168	474	22	14	510	15,678
Total consumer	86,887	1,572	22	156	1,750	88,637
Total gross loans	\$1,112,597	\$6,092	\$ 22	\$ 5,335	\$11,449	\$1,124,046
Credit Quality Indicators:						

In addition to past due and non-accrual criteria, the Company also analyzes loans using a loan grading system. Performance-based grading follows the Company's definitions of Pass, Special Mention, Substandard and Doubtful, which are consistent with published definitions of regulatory risk classifications.

Note 3 — Loans and Allowance for Loan Losses – Continued

Definitions of Pass, Special Mention, Substandard and Doubtful are summarized as follows:

**Pass:** A Pass asset is higher quality and does not fit any of the other categories described below. The likelihood of loss is considered remote.

**Special Mention:** A Special Mention asset has potential weaknesses that may be temporary or, if left uncorrected, may result in a loss. While concerns exist, the Company is currently protected and loss is considered unlikely and not imminent.

**Substandard:** A Substandard asset is inadequately protected by the current sound net worth and paying capacity of the obligor or of the collateral pledged, if any. Assets so classified have well defined weaknesses and are characterized by the distinct possibility that the Company may sustain some loss if deficiencies are not corrected.

**Doubtful:** A Doubtful asset has all the weaknesses inherent in a Substandard asset with the added characteristics that the weaknesses make collection or liquidation in full highly questionable.

For Consumer loans, the Company generally assigns internal risk grades similar to those described above based on payment performance.

Outstanding loan balances (accruing and non-accruing) categorized by these credit quality indicators are summarized as follows:

(Dollars in thousands)	June 30, 2017				
	Pass	Special Mention	Substandard and Doubtful	Total Loans	Total Allowance
<b>Commercial real estate:</b>					
Real estate term	\$622,611	\$13,871	\$ 7,274	\$643,756	\$ 7,157
Construction and land development	247,157	2,081	2,503	251,741	5,077
Total commercial real estate	869,768	15,952	9,777	895,497	12,234
Commercial and industrial	212,211	4,938	4,752	221,901	4,489
<b>Consumer loans:</b>					
Residential and home equity	71,041	1,717	1,033	73,791	503
Consumer and other	14,822	—	114	14,936	45
Total consumer	85,863	1,717	1,147	88,727	548
Total	\$1,167,842	\$22,607	\$ 15,676	\$1,206,125	\$ 17,271

(Dollars in thousands)	December 31, 2016				
	Pass	Special Mention	Substandard and Doubtful	Total Loans	Total Allowance
<b>Commercial real estate:</b>					



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Real estate term	\$565,550	\$10,609	\$ 5,870	\$582,029	\$ 6,770
Construction and land development	234,359	2,222	3,539	240,120	5,449
Total commercial real estate	799,909	12,831	9,409	822,149	12,219
Commercial and industrial	205,933	2,266	5,061	213,260	3,718
Consumer loans:					
Residential and home equity	69,287	1,869	1,803	72,959	617
Consumer and other	15,542	—	136	15,678	161
Total consumer	84,829	1,869	1,939	88,637	778
Total	\$1,090,671	\$16,966	\$ 16,409	\$1,124,046	\$ 16,715

Note 3 — Loans and Allowance for Loan Losses – Continued

The ALLL and outstanding loan balances reviewed according to the Company's impairment method are summarized as follows:

(Dollars in thousands)	June 30, 2017					
	Real Estate Term	Construction and Land Development	Commercial and Industrial	Residential and Home Equity	Consumer and Other	Total
<b>Allowance for loan losses:</b>						
Individually evaluated for impairment	\$61	\$ 67	\$ 528	\$ 72	\$ —	\$728
Collectively evaluated for impairment	7,096	5,010	3,961	431	45	16,543
<b>Total</b>	<b>\$7,157</b>	<b>\$ 5,077</b>	<b>\$ 4,489</b>	<b>\$ 503</b>	<b>\$ 45</b>	<b>\$17,271</b>
<b>Outstanding loan balances:</b>						
Individually evaluated for impairment	\$4,854	\$ 2,327	\$ 2,684	\$ 634	\$ —	\$10,499
Collectively evaluated for impairment	638,902	249,414	219,217	73,157	14,936	1,195,626
<b>Total gross loans</b>	<b>\$643,756</b>	<b>\$ 251,741</b>	<b>\$ 221,901</b>	<b>\$ 73,791</b>	<b>\$ 14,936</b>	<b>\$ 1,206,125</b>

(Dollars in thousands)	December 31, 2016					
	Real Estate Term	Construction and Land Development	Commercial and Industrial	Residential and Home Equity	Consumer and Other	Total
<b>Allowance for loan losses:</b>						
Individually evaluated for impairment	\$189	\$ 67	\$ 323	\$ 75	\$ —	\$654
Collectively evaluated for impairment	6,581	5,382	3,395	542	161	16,061
<b>Total</b>	<b>\$6,770</b>	<b>\$ 5,449</b>	<b>\$ 3,718</b>	<b>\$ 617</b>	<b>\$ 161</b>	<b>\$16,715</b>
<b>Outstanding loan balances:</b>						
Individually evaluated for impairment	\$5,778	\$ 2,995	\$ 6,045	\$ 1,476	\$ —	\$16,294
Collectively evaluated for impairment	576,251	237,125	207,215	71,483	15,678	1,107,752
<b>Total gross loans</b>	<b>\$582,029</b>	<b>\$ 240,120</b>	<b>\$ 213,260</b>	<b>\$ 72,959</b>	<b>\$ 15,678</b>	<b>\$ 1,124,046</b>

Information on impaired loans is summarized as follows:

June 30, 2017				
Unpaid Principal	With No	With	Recorded Investment	
			Recorded	Related
			Total	

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(Dollars in thousands)	Balance	Allowance	Allowance	Investment	Allowance
<b>Commercial real estate:</b>					
Real estate term	\$4,940	\$3,291	\$ 1,563	\$ 4,854	\$ 61
Construction and land development	3,280	2,123	204	2,327	67
Total commercial real estate	8,220	5,414	1,767	7,181	128
Commercial and industrial	3,477	940	1,744	2,684	528
<b>Consumer loans:</b>					
Residential and home equity	634	232	402	634	72
Consumer and other	—	—	—	—	—
Total consumer	634	232	402	634	72
Total	\$12,331	\$6,586	\$ 3,913	\$ 10,499	\$ 728

Note 3 — Loans and Allowance for Loan Losses – Continued

	December 31, 2016				
	Unpaid Principal Balance	Recorded Investment		Total Recorded Investment	Related Allowance
With No Allowance		With Allowance			
(Dollars in thousands)					
<b>Commercial real estate:</b>					
Real estate term	\$5,864	\$2,979	\$ 2,799	\$ 5,778	\$ 189
Construction and land development	3,949	2,790	205	2,995	67
Total commercial real estate	9,813	5,769	3,004	8,773	256
Commercial and industrial	6,937	4,458	1,587	6,045	323
<b>Consumer loans:</b>					
Residential and home equity	1,476	1,071	405	1,476	75
Consumer and other	—	—	—	—	—
Total consumer	1,476	1,071	405	1,476	75
Total	\$18,226	\$11,298	\$ 4,996	\$ 16,294	\$ 654

The interest income recognized on impaired loans was as follows:

	Three Months Ended			
	June 30, 2017		June 30, 2016	
	Average Recorded Investment	Interest Recognition	Average Recorded Investment	Interest Recognition
(Dollars in thousands)				
<b>Commercial real estate:</b>				
Real estate term	\$4,734	\$ 6	\$8,416	\$ 74
Construction and land development	2,872	32	3,767	47
Total commercial real estate	7,606	38	12,183	121
Commercial and industrial	4,280	36	7,934	97
<b>Consumer loans:</b>				
Residential and home equity	850	10	1,794	12
Consumer and other	—	—	15	—
Total consumer	850	10	1,809	12
Total	\$12,736	\$ 84	\$21,926	\$ 230

Six Months Ended	
June 30, 2017	June 30, 2016
Average Interest Recorded Income	Average Interest Recorded Income

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(Dollars in thousands)	Investmen	Recognition	Investmen	Recognition
Commercial real estate:				
Real estate term	\$5,316	\$ 36	\$9,106	\$ 153
Construction and land development	2,660	63	3,865	102
Total commercial real estate	7,976	99	12,971	255
Commercial and industrial	4,365	90	7,243	185
Consumer loans:				
Residential and home equity	1,055	23	1,980	34
Consumer and other	—	—	15	—
Total consumer	1,055	23	1,995	34
Total	\$13,396	\$ 212	\$22,209	\$ 474

Note 3 — Loans and Allowance for Loan Losses – Concluded

Loans and Deposits to affiliates — The Company has entered into loan transactions with certain directors, affiliated companies and executive committee members (“affiliates”). Such transactions were made in the ordinary course of business on substantially the same terms and conditions, including interest rates and collateral, as those prevailing at the same time for comparable transactions with other customers, and did not, in the opinion of management, involve more than normal credit risk or present other unfavorable features. Total outstanding loans with affiliates were approximately \$3,327,000 and \$330,000 as of June 30, 2017 and December 31, 2016, respectively. Available lines of credit for loans and credit cards to affiliates were approximately \$509,000 as of June 30, 2017. Deposits from affiliates were \$7.6 million and \$7.8 million as of June 30, 2017 and December 31, 2016, respectively.

Note 4 — Commitments and Contingencies

Litigation contingencies— The Company is involved in various claims, legal actions and complaints which arise in the ordinary course of business. In the Company’s opinion, all such matters are adequately covered by insurance, are without merit or are of such kind, or involve such amounts, that unfavorable disposition would not have a material adverse effect on the financial condition or results of operations of the Company.

Commitments to extend credit — In the normal course of business, the Company has outstanding commitments and contingent liabilities, such as commitments to extend credit and unused credit card lines, which are not included in the accompanying consolidated financial statements. The Company’s exposure to credit loss in the event of non-performance by other parties to the financial instruments for commitments to extend credit and unused credit card lines is represented by the contractual or notional amount of those instruments. The Company uses the same credit policies in making such commitments as it does for instruments that are included in the consolidated balance sheets.

Contractual amounts of off-balance sheet financial instruments were as follows:

(Dollars in thousands)	June 30, 2017	December 31, 2016
Commitments to extend credit, including unsecured		
commitments of \$12,185 and \$11,230 as of		
June 30, 2017 and December 31, 2016,		
respectively	\$516,291	\$445,645
Stand-by letters of credit and bond commitments,	29,233	29,332

including unsecured commitments of \$566 and

\$660 as of June 30, 2017 and December 31,

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2016, respectively		
Unused credit card lines, all unsecured	25,337	25,803

Commitments to extend credit are agreements to lend to a customer as long as there is no violation of any condition established in the contract. Commitments generally have fixed expiration dates or other termination clauses and may require payment of a fee. The commitments to extend credit may expire without being drawn upon. Therefore, the total commitment amounts do not necessarily represent future cash requirements. The amount of collateral obtained, if it is deemed necessary by the Company, is based on management's credit evaluation of the customer.

Unused credit card lines are commitments for possible future extensions of credit to existing customers. These lines of credit are uncollateralized and usually do not contain a specified maturity date and may not be drawn upon to the total extent to which the Company is committed.

Note 5 — Fair Value

Fair value measurements — Fair value represents the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. To measure fair value, GAAP has established a hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs. This hierarchy uses three levels of inputs to measure the fair value of assets and liabilities as follows:

Level 1 Quoted prices in active markets for identical assets or liabilities.

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Level 2 Observable inputs other than Level 1 including quoted prices for similar assets or liabilities, quoted prices in less active markets, or other observable inputs that can be corroborated by observable market data.

Level 3 Unobservable inputs supported by little or no market activity for financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation.

The following is a description of the valuation methodologies used for instruments measured at fair value, as well as the general classification of such instruments pursuant to the valuation methodology:

Investment securities, available-for-sale — Where quoted prices are available in an active market, securities are classified within Level 1 of the hierarchy. Level 1 includes securities that have quoted prices in an active market for identical assets. If quoted market prices are not available, then fair values are estimated using pricing models, quoted prices of securities with similar characteristics or discounted cash flows, and accordingly, are classified as Level 2 or 3. The Company has categorized its available-for-sale investment securities as Level 1 or 2.

Impaired loans and other real estate owned — Fair value applies to loans and other real estate owned measured for impairment. Impaired loans are measured at the fair value of the loan's collateral (if collateral dependent) or net present value of future cash flows (if not collateral dependent). Fair value of the loan's collateral is determined by appraisals or independent valuation which is then adjusted for the cost related to liquidation of the collateral. The Company has categorized its impaired loans and other real estate owned as Level 2.

Assets measured at fair value are summarized as follows:

(Dollars in thousands)	Level 1	Level 2	Level 3	Total
As of June 30, 2017				
Fair valued on a recurring basis:				
Investment securities available-for-sale	\$ 1,002	\$ 324,170	\$ —	\$ 325,172
Fair valued on a non-recurring basis:				
Impaired loans	—	3,185	—	3,185



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As of December 31, 2016

Fair valued on a recurring basis:

Investment securities available-for-sale	\$ 1,008	\$ 334,601	\$ —	\$ 335,609
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Fair valued on a non-recurring basis:

Impaired loans	—	4,342	—	4,342
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## Note 5 — Fair Value - Continued

Fair value of financial instruments — The following table summarizes carrying amounts, estimated fair values and assumptions used to estimate fair values of financial instruments:

(Dollars in thousands)	Carrying Value	Estimated Fair Value
As of June 30, 2017		
Financial Assets:		
Net loans held for investment	\$1,184,120	\$1,184,297
Financial Liabilities:		
Interest bearing deposits	995,064	995,098
As of December 31, 2016		
Financial Assets:		
Net loans held for investment	\$1,103,162	\$1,101,890
Financial Liabilities:		
Interest bearing deposits	981,974	982,380

The above summary excludes financial assets and liabilities for which carrying value approximates fair value. For financial assets, these include cash and cash equivalents, held-to-maturity securities (see Note 2), loans held for sale, bank-owned life insurance, accrued interest receivable, and FHLB stock. For financial liabilities, these include non-interest bearing deposits, short-term borrowings, and accrued interest payable. Also excluded from the summary are financial instruments recorded at fair value on a recurring basis, as previously described.

Fair values of off-balance sheet commitments such as lending commitments, standby letters of credit and guarantees are based on fees currently charged to enter into similar agreements, taking into account the remaining terms of the agreements and the counterparties' credit standing. The fair value of the fees as of June 30, 2017 and December 31, 2016 were insignificant.

The following methods and assumptions were used to estimate the fair value of financial instruments:

Net loans held for investment — The fair value is estimated by discounting the future cash flows and estimated prepayments using the current rates at which similar loans would be made to borrowers with similar credit ratings and for the same remaining term. Some loan types were valued at carrying value because of their floating rate or expected maturity characteristics.

Interest bearing deposits — The fair value of interest bearing deposits is estimated by discounting the estimated future cash flows using the rates currently offered for deposits with similar remaining maturities.

Fair value estimates are made at a specific point in time, based on relevant market information and information about the financial instrument. Fair value estimates are based on judgments regarding future expected loss experience, current economic conditions, risk characteristics of various financial instruments, and other factors. These estimates are subjective in nature and involve uncertainties and matters of significant judgment and, therefore, cannot be determined with precision. Changes in the above methodologies and assumptions could significantly affect the estimates. Further, certain financial instruments and all non-financial instruments are excluded from the applicable disclosure requirements. Therefore, the fair value amounts shown in the table do not, by themselves, represent the underlying value of the Company as a whole.

Note 6 — Income Taxes

Income tax expense was \$3.6 million and \$3.4 million for the three months ended June 30, 2017 and 2016, respectively. The Company's effective tax rate for the second quarter of 2017 was 35.6% compared with 37.9% in the second quarter of 2016. The tax rate in the second quarter of 2017 is lower than the same quarter in 2016 due primarily to adjustments in the expected recoverability of certain tax credits.

Income tax expense was \$6.3 million and \$6.3 million for the six months ended June 30, 2017 and 2016, respectively. The Company's effective tax rate was 32.7% and 36.8% for the six months ended June 30, 2017 and 2016, respectively. The tax rate in 2017 is lower than 2016 due primarily to tax-deductible stock compensation expense and the reversal of a liability related to an unrecognized tax benefit totaling, approximately \$600,000 in taxable benefits.

Note 7 — Regulatory Capital Matters

The consolidated Tier 1 Leverage ratio increased from 13.71% at December 31, 2016 to 14.15% as of June 30, 2017. Federal Reserve Board Regulations require maintenance of certain minimum reserve balances based on certain average deposits which as of June 30, 2017 and December 31, 2016 were \$9.9 million and \$9.1 million, respectively. The Company's Board of Directors may declare a cash or stock dividend out of retained earnings provided the regulatory minimum capital ratios are met. The Company plans to maintain capital ratios that meet the well-capitalized standards per the regulations and, therefore, plans to limit dividends to amounts that are appropriate to maintain those well-capitalized regulatory capital ratios.

Note 8 — Incentive Share-Based Plan and Other Employee Benefits

In June 2014, the Board of Directors ("Board") and shareholders of the Company approved a share-based incentive plan ("the Plan"). The Plan provides for various share-based incentive awards including incentive share-based options, non-qualified share-based options, restricted shares, and stock appreciation rights to be granted to officers, directors and other key employees. The maximum aggregate number of shares that may be issued under the Plan is 800,000 common shares. The share-based awards are granted to participants under the Plan at a price not less than the fair value on the date of grant and for terms of up to ten years. The Plan also allows for granting of share-based awards to directors and consultants who are not employees of the Company.

During the six months ended June 30, 2017, the Company granted options for the purchase of 769 common shares, which have a weighted average exercise price of \$26.26 per share and a weighted average fair value as of the date of grant of \$4.867 per share. Additionally, the Company granted 104 restricted stock units ("RSU") at a weighted-average fair value of \$25.00 per unit. The options and RSU's generally vest over periods from one to three years. The Company recorded share-based compensation expense of \$218,000 and \$252,000 for the six months ended June 30, 2017 and 2016, respectively.

Note 9 — Announced Transactions

Town & Country Bank:

On May 31, 2017, the Company entered into a definitive agreement to acquire Town & Country Bank Inc. ("Town & Country Bank"), a community based bank in St. George Utah, whereby Town & Country Bank will be merged with and into PIB, a wholly owned subsidiary of PUB. Under the terms of the agreement, each outstanding share will receive \$4.28 in cash and 0.2978 PUB common shares. Based on the closing price of \$25.55 for PUB shares on May 30, 2017, the transaction would result in an aggregate value of \$20.9 million or \$11.89 per fully diluted Town & Country Bank common share. \$1.5 million of the cash to be paid to shareholders will be held in escrow for eighteen months after closing pending the resolution of certain contingencies. Town & Country Bank shareholders may also receive additional cash consideration at closing subject to certain closing conditions.

The transaction was unanimously approved by the boards of directors of both companies. The transaction is expected to close in the fourth quarter of 2017 subject to Town & Country Bank's shareholder approval, required regulatory approval and the satisfaction of other customary closing conditions. The Company's primary reasons for the

transaction are to solidify its market share in the St. George, Utah market, expand its customer base to enhance total revenues and leverage operating costs through economies of scale.

Town & Country Bank currently operates one branch in St. George and one loan production office in Sandy, UT. The Town & Country Bank office and PIB's Bank of American Fork branch in St. George are expected to be consolidated in January 2018. Upon consolidation, the combined division will operate under the name "People's Town & Country Bank." Bank of American Fork branches in other areas will not be affected by this St. George-area name change. Town & Country Bank's Sandy loan production office is expected to be consolidated with the current Bank of American Fork Sandy branch and will operate under the name Bank of American Fork. This merger is part of a larger bank-wide strategy to establish a community-banking network with local names throughout Utah and potentially in adjoining states. As of March 31, 2017, Town & Country Bank had total assets of \$135.1 million, gross loans of \$97.3 million and total deposits of \$119.7 million.

Banner Bank Utah Branches:

On July 27, 2017, the Company signed a purchase and assumption agreement to acquire approximately \$266 million in loans and seven Utah branch locations with approximately \$159 million in deposits from Banner Corporation's banking subsidiary, Banner Bank. PIB will operate the branches under the name of Bank of American Fork, a division of PIB. The seven branches are located in Salt Lake City, Provo, South Jordan, Woods Cross, Orem, Salem, and Springville. The Woods Cross and Orem branches will be consolidated into the existing Bank of American Fork Bountiful and Orem branches, respectively. The transaction is expected to close in the fourth quarter of 2017 and is subject to certain closing conditions, including receipt of regulatory approval.

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

The following discussion is intended to provide a more comprehensive review of People's Utah Bancorp's operating results and financial condition than can be obtained from reading the Unaudited Consolidated Financial Statements alone. The discussion should be read in conjunction with the Unaudited Consolidated Financial Statements and the notes thereto included in "Part I. Item 1. Financial Statements."

FORWARD-LOOKING STATEMENTS

This Quarterly Report on Form 10-Q may contain certain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These forward-looking statements reflect our current views and are not historical facts. These statements can generally be identified by use of phrases such as "believe," "expect," "will," "seek," "should," "anticipate," "estimate," "intend," "plan," "target," "project," "commit" or other words of similar import. Similarly, statements that describe our future financial condition, results of operations, objectives, strategies, plans, goals or future performance and business are also forward-looking statements. These forward-looking statements include but are not limited to, (i) the expected closing dates of the acquisitions of Town & Country Bank and the seven Utah branches of Banner bank, and (ii) the impact on our business of these acquisitions, including, without limitation, the impact on the average equity, average assets and liquidity ratios after the closing of the acquisitions. Statements that project future financial conditions, results of operations and shareholder value are not guarantees of performance and many of the factors that will determine these results and values are beyond our ability to control or predict. For those statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. These are forward-looking statements and involve known and unknown risks, uncertainties and other factors, including, but not limited to, those described in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in this report and our Annual Report on Form 10-K for the year ended December 31, 2016 ("Form 10-K"), and other parts of this report that could cause our actual results to differ materially from those anticipated in these forward-looking statements. The following is a non-exclusive list of factors which could cause our actual results to differ materially from our forward-looking statements in this prospectus:

- changes in general economic conditions, either nationally or in our local market;
- inflation, interest rates, securities market volatility and monetary fluctuations;
- increases in competitive pressures among financial institutions and businesses offering similar products and services;
- higher defaults on our loan portfolio than we expect;
  - changes in management's estimate of the adequacy of the allowance for loan losses;

risks associated with our growth and expansion strategy and related costs;  
failure to successfully integrate acquisitions and mergers that are pending  
increased lending risks associated with our high concentration of real estate loans;  
ability to successfully grow our business in Utah and neighboring states;  
legislative or regulatory changes or changes in accounting principles, policies or guidelines;  
technological changes;  
regulatory or judicial proceedings; and  
other factors and risks including those described under “Risk Factors” and “Management’s Discussion and Analysis of Financial Condition and Results of Operations” in this report and our Annual Report on Form 10-K for the year ended December 31, 2016.

Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated, expected, projected, intended, committed or believed.

Please take into account that forward-looking statements speak only as of the date of this Form 10-Q. We do not undertake any obligation to release publicly our revisions to such forward-looking statements to reflect events or circumstances after the date of this Form 10-Q.

## Overview

We are a bank holding company, formed in 1998 and headquartered in American Fork, Utah, which is located on the I-15 corridor between the cities of Salt Lake City and Provo. We have four divisions in our wholly-owned subsidiary, People's Intermountain Bank ("PIB" or the "Bank"). We have 20 banking locations operating through two banking divisions, dba, BAF and LSB, which began offering banking services in 1913 and 1905, respectively. Our third division is GrowthFunding Equipment Finance, an equipment leasing operation which originates direct equipment leasing products to businesses nationwide and to our banking customers. Our fourth division is People's Intermountain Bank Mortgage, a mortgage operation which originates mortgages. We provide full-service retail banking in many of the leading population centers in the state of Utah, including a wide range of banking and related services to locally-owned businesses, professional firms, real estate developers, residential home builders, high net-worth individuals, investors and other customers. Our primary customers are small and medium-sized businesses that require highly personalized commercial banking products and services.

We believe our growth is a result of our ability to attract and retain high-quality associates, add branches in attractive markets and provide good customer service, as well as due to the expansion of our construction, land acquisition and development and commercial and industrial lending. The primary source of funding for our asset growth has been the generation of core deposits, which we accomplish through a combination of competitive pricing for local deposits coupled with expansion of our branch system. We have opened new branches during the year in Preston, Idaho, and Bountiful, Utah.

Our results of operations are largely dependent on net interest income. Net interest income is the difference between interest income we earn on interest earning assets, which are comprised of loans, investment securities and short-term investments and the interest we pay on our interest-bearing liabilities, which are primarily deposits, and, to a lesser extent, other borrowings. Deposits are our primary source of funding. Management strives to match the re-pricing characteristics of the interest earning assets and interest bearing liabilities to protect net interest income from changes in market interest rates and changes in the shape of the yield curve.

We measure our performance by calculating our net interest margin, return on average assets, and return on average equity. Net interest margin is calculated by dividing net interest income, which is the difference between interest income on interest earning assets and interest expense on interest bearing liabilities, by average interest earning assets. Net interest income is our largest source of revenue. Interest rate fluctuations, as well as changes in the amount and type of earning assets and liabilities, combine to affect net interest income. We also measure our performance by our efficiency ratio, which is calculated by dividing non-interest expense less merger-related costs, if applicable, by the sum of net interest income and non-interest income.

## Announced Transactions

Town & Country Bank:



On May 31, 2017, the Company entered into a definitive agreement to acquire Town & Country Bank, Inc. (“Town & Country Bank”), a community based bank in St. George Utah, whereby Town & Country Bank will be merged with and into PIB, a wholly owned subsidiary of PUB. Under the terms of the agreement, each outstanding share will receive \$4.28 in cash and 0.2978 PUB common shares. Based on the closing price of \$25.55 for PUB shares on May 30, 2017, the transaction would result in an aggregate value of \$20.9 million or \$11.89 per fully diluted Town & Country Bank common share. \$1.5 million of the cash to be paid to shareholders will be held in escrow for eighteen months after closing pending the resolution of certain contingencies. Town & Country Bank shareholders may also receive additional cash consideration at closing subject to certain closing conditions.

The transaction was unanimously approved by the boards of directors of both companies. The transaction is expected to close in the fourth quarter of 2017 subject to Town & Country Bank’s shareholder approval, required regulatory approval and the satisfaction of other customary closing conditions. The Company’s primary reasons for the transaction are to solidify its market share in the St. George, Utah market, expand its customer base to enhance total revenues and leverage operating costs through economies of scale.

Town & Country Bank currently operates one branch in St. George and one loan production office in Sandy, UT. The Town & Country Bank office and PIB's Bank of American Fork branch in St. George are expected to be consolidated in January 2018. Upon consolidation, the combined division will operate under the name "People's Town & Country Bank". Bank of American Fork branches in other areas will not be affected by this St. George-area name change. Town & Country Bank's Sandy loan production office is expected to be consolidated with the current Bank of American Fork Sandy branch and will operate under the name Bank of American Fork. This is part of a larger bank-wide strategy to establish a community-banking network with local names throughout Utah and potentially in adjoining states. As of March 31, 2017, Town & Country Bank had total assets of \$135.1 million, gross loans of \$97.3 million and total deposits of \$119.7 million.

**Banner Bank Utah Branches:**

On July 27, 2017, the Company signed a purchase and assumption agreement to acquire approximately \$266 million in loans and seven Utah branch locations with approximately \$159 million in deposits from Banner Corporation's banking subsidiary, Banner Bank. PIB will operate the branches under the name of Bank of American Fork, a division of PIB. The seven branches are located in Salt Lake City, Provo, South Jordan, Woods Cross, Orem, Salem, and Springville. The Woods Cross and Orem branches are planned to be consolidated into the existing Bank of American Fork Bountiful and Orem branches, respectively. The transaction is expected to close in the fourth quarter of 2017 and is subject to certain closing conditions, including receipt of regulatory approval.

A copy of the purchase and assumption agreement is attached as Exhibit 2.1 and incorporated herein by reference. The foregoing description does not purport to be complete and is qualified in its entirety by reference to the full text of the purchase and assumption agreement attached as Exhibit 2.1.

Key Factors in Evaluating Our Financial Condition and Results of Operations

As a bank holding company, we focus on a number of key factors in evaluating our financial condition and results of operations including:

- Return on average equity;
  - Return on average assets;
- Asset quality;
- Asset growth;
- Capital and liquidity;
- Net interest margin; and
- Operating efficiency.

The chart below shows these key financial measures:

(Dollars in thousands except per share amounts)	Six Months Ended			
	June 30, 2017		June 30, 2016	
Net income	\$13,015		\$10,820	
Basic earnings per share	0.73		0.61	
Diluted earnings per share	0.71		0.60	
Total assets	1,718,375		1,583,016	
Total loans held for investment, net	1,184,120		1,079,676	
Total deposits	1,461,052		1,346,363	
Net interest margin	4.63	%	4.63	%
Efficiency ratio	54.44	%	58.32	%
Return on average assets	1.56	%	1.40	%
Return on average equity	11.14	%	10.07	%
Average equity to average assets	14.00	%	13.89	%
Non-performing assets to total assets	0.47	%	0.38	%
Liquidity ratio <sup>(1)</sup>	28.77	%	28.81	%
Dividend Payout Ratio <sup>(2)</sup>	22.03	%	22.87	%

(1) The liquidity ratio is the sum of cash equivalents and investment securities, less investment securities pledged as collateral against short-term borrowings, all divided by total liabilities. Pledged investment securities were \$34.6 million and \$36.1 million at June 30, 2017 and 2016, respectively.

(2) The dividend payout ratio is dividends paid divided by net income for the period.

**Return on Average Equity.** We measure the return to our shareholders through a return on average equity, or ROE, calculation. Our net income for the six months ended June 30, 2017 increased 20.3% to \$13.0 million from \$10.8 million for the comparable period in 2016. Net income for the six months ended June 30, 2017 increased primarily due to an increase in interest income due to loan growth, an increase in non-interest income offset by an increase in non-interest expenses. Basic earnings per share, or EPS, was \$0.73 for the six months ended June 30, 2017 compared to \$0.61 for the comparable period in 2016. Diluted EPS was \$0.71 per share for the six months ended June 30, 2017 compared to \$0.60 per share for the comparable period in 2016. ROE increased to 11.14% for the six months ended June 30, 2017 compared to 10.07% for the comparable period in 2016, primarily from the 20.3% increase in net income.

**Return on Average Assets.** We measure asset utilization through a return on average assets, or ROA, calculation. For the six months ended June 30, 2017 our ROA increased to 1.56% compared to 1.40% for the six months ended June 30, 2016. The increase in ROA is a result of improved operating results as discussed throughout this Management's

Discussion & Analysis.

Asset Quality. Since the majority of our performing assets are loans, we measure asset quality in terms of non-performing assets as a percentage of total assets. This measurement is used in determining asset quality and its potential effect on future earnings. Non-performing assets as a percentage of total assets were 0.47% as of June 30, 2017 compared to 0.38% as of June 30, 2016. Non-performing assets are loans that are 90 days or more past due or have been placed on nonaccrual status, or are other real estate owned, or OREO.

**Asset Growth.** Revenue growth and EPS are directly related to earning assets growth. In descending order, our earning assets are loans, investments (including federal funds) and interest earning deposit balances. As of June 30, 2017, compared to June 30, 2016, total assets grew 8.6%, total net loans increased by 9.2%, and investment securities increased by 17.7%. Loan growth in 2017 came primarily from the increased level of real estate, construction, acquisition and land development lending activities.

**Capital and Liquidity.** Maintaining appropriate capital and liquidity levels is imperative for us to continue our strong growth levels. We have been successful in maintaining capital levels well above the minimum regulatory requirements, which we believe has enabled our growth strategy. In 2015, we raised approximately \$34.9 million in new capital from our IPO. We plan to utilize the additional capital for expansion purposes, both organic and through acquisition, and for general corporate purposes. We have two pending acquisitions: 1) Town & Country Bank, Inc. in St. George, Utah, and 2) approximately \$260 million in loans with approximately \$180 million in low-cost deposits of Banner Bank's seven Utah-based bank branches and an operations center. Both transactions are subject to customary closing conditions and regulatory approval. Our average equity to average assets ratio as of June 30, 2017 was 14.00% compared to 13.89% as of June 30, 2016. The average equity, average assets and liquidity ratios will likely decline after closing the pending acquisitions. We monitor liquidity levels to ensure we have adequate sources available to fund our loan growth and to accommodate daily operations. The key measure we use to monitor liquidity is our liquidity ratio which is calculated as cash and cash equivalents plus unpledged investment securities divided by total liabilities. Our liquidity ratio was 28.77% as of June 30, 2017, compared to 28.81% as of June 30, 2016.

**Net Interest Margin.** Net interest margin is a metric that allows us to gauge our loan pricing and funding cost relationship. For the six months ended June 30, 2017 and 2016, our net interest margin was 4.63% for both periods.

**Operating Efficiency.** Operating efficiency is the measure of how much it costs us to generate each dollar of revenue. A lower percentage indicates a better operating efficiency. Our efficiency ratio is calculated as the sum of non-interest expense less merger and acquisition related expenses, if applicable, divided by the sum of net interest income and non-interest income and was 54.44% for the six months ended June 30, 2017 as compared to 58.32% for the six months ended June 30, 2016. The improvement in the efficiency ratio is the result of operating efficiencies as discussed throughout this Management's Discussion & Analysis.

## Results of Operations

Factors that determine the level of net income include the volume of earning assets and interest bearing liabilities, yields earned and rates paid, fee income, non-interest expense, the level of non-performing loans and other non-earning assets, and the amount of non-interest bearing liabilities supporting earning assets. Non-interest income primarily includes service charges and other fees on deposits, and mortgage banking income. Non-interest expense consists primarily of employee compensation and benefits, occupancy, equipment and depreciation expense, and other operating expenses.

**Average Balance and Yields.** The following tables set forth a summary of average balances with corresponding interest income and interest expense as well as average yield, cost and net interest margin information for the periods presented. Average balances are derived from daily balances. Average non-accrual loans are derived from quarterly balances and are included as non-interest earning assets for purposes of these tables.

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(Dollars in thousands, except footnotes)	Three Months Ended			June 30, 2016		
	Average Balance	Interest Income/Expense	Average Yield/Rate	Average Balance	Interest Income/Expense	Average Yield/Rate
<b>ASSETS</b>						
Interest earning deposits in other banks and federal funds sold	\$21,593	\$56	1.04 %	\$20,952	\$20	0.38 %
Securities: <sup>(1)</sup>						
Taxable securities	319,877	1,309	1.64 %	271,850	1,047	1.55 %
Non-taxable securities <sup>(2)</sup>	93,688	432	1.85 %	90,428	420	1.87 %
Loans <sup>(3) (4)</sup>	1,177,403	17,928	6.11 %	1,096,584	16,420	6.02 %
Non-marketable equity securities	2,306	5	0.87 %	2,065	2	0.39 %
Total interest earning assets	1,614,867	19,730	4.90 %	1,481,879	17,909	4.86 %
Allowance for loan losses	(16,658 )			(15,873 )		
Non-interest earning assets	100,457			97,503		
Total average assets	\$1,698,666			\$1,563,509		
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>						
Interest bearing deposits:						
Demand and savings accounts	\$660,563	\$416	0.25 %	\$591,976	\$415	0.28 %
Money market accounts	168,022	95	0.23 %	144,747	83	0.23 %
Certificates of deposit, under \$100,000	89,010	136	0.61 %	96,545	76	0.32 %
Certificates of deposit, \$100,000 and over	62,967	74	0.47 %	75,228	123	0.66 %
Total interest bearing deposits	980,562	721	0.29 %	908,496	697	0.31 %
Short-term borrowings	12,428	28	0.90 %	9,651	1	0.04 %
Total interest bearing liabilities	992,990	749	0.30 %	918,147	698	0.31 %
Non-interest bearing deposits	454,235			414,040		
Total funding	1,447,225	749				