## FORM 8-K

## CURRENT REPORT

## Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): January 20, 2005

## CVB FINANCIAL CORP.

(Exact name of registrant as specified in its charter)

## California

(State or other jurisdiction of incorporation or organization)

0-10140
(Commission file number)
701 North Haven Avenue, Ontario, California
(Address of principal executive offices)

Registrant's telephone number, including area code: (909) 980-4030
Not Applicable
(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (See General Instruction A.2.):
[ ] Written communications pursuant to Rule 425 under the Securities Act (17 CFR230.425)
[ ] Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR240.14a-12)
[ ] Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR240.14d-2(b))
[ ] Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR240.13e-(c))

## Item 2.02 Results of Operations and Financial Condition

On January 20, 2005, CVB Financial Corp. issued a press release setting forth its fourth quarter and year ending December 31, 2004 earnings. A copy of this press release is attached hereto as Exhibit 99.1, incorporated herein by reference. This press release includes certain non-GAAP financial measures. A reconciliation of these measures to the most comparable GAAP measures is included as part of Exhibit 99.1.

## SIGNATURES

 Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.Date: January 20, 2005

## Exhibit Index

## Press Release

For Immediate Release

## Contact:D. Linn Wiley

President and CEO
(909)980-4030

## CVB Financial Corp. Reports Record Earnings

Ontario, CA, January 19, 2005-CVB Financial Corp. (NASDAQ:CVBF) and its subsidiary, Citizens Business Bank ("the Company"), announced record results for the year ending December 31, 2004. This included record deposits, record loans, record assets and record earnings. It was the strongest year in the history of the Company.

## Net Income

Net income for the twelve months ending December 31, 2004 was $\$ 61.5$ million. This represents an increase of $\$ 8.7$ million, or $16.38 \%$, when compared with net earnings of $\$ 52.8$ million for the year ending December 31, 2003. Diluted earnings per share were $\$ 1.00$ for the twelve months ending December 31, 2004. This was up $\$ 0.14$, or $16.28 \%$, from diluted earnings per share of $\$ 0.86$ for the same period last year. These per share amounts have been adjusted to reflect the five for four stock split declared in December of 2004.

Net income for the twelve months ending December 31, 2004 produced a return on beginning equity of $21.44 \%$, a return on average equity of $20.33 \%$ and a return on average assets of $1.47 \%$. The efficiency ratio for the twelve-month period was $50.10 \%$, and operating expenses as a percentage of average assets were $2.14 \%$.

Net income before the other-than-temporary impairment write-down, net gains on sales of investment securities, net gain on sale of real estate and estimated robbery loss was $\$ 63.5$ million for the twelve months ending December 31, 2004. This represents an increase of $\$ 12.1$ million, or $23.62 \%$, when compared to net earnings before net gains on sales of investment securities, the prepayment penalty, and the reversed excess legal fee accrual of $\$ 51.4$ million for the same twelve months period in 2003. These results produced a return on beginning equity of $22.15 \%$, a return on average equity of $21.00 \%$, and a return on average assets of $1.51 \%$. The related efficiency ratio for the twelve months period was $49.29 \%$, and operating costs as a percentage of average assets were $2.14 \%$.

The Company reported net income of $\$ 16.9$ million for the fourth quarter ending December 31, 2004. This represented an increase of $\$ 2.8$ million, or $19.72 \%$, when compared with the $\$ 14.1$ million in net income reported for the fourth quarter of 2003 . Diluted earnings per share were $\$ 0.28$ for the fourth quarter of 2004 . This is up $\$ 0.05$, or $21.74 \%$, when compared with earnings per share of $\$ 0.23$ for the fourth quarter of 2003.

Net income for the fourth quarter of 2004 produced a return on beginning equity of $21.67 \%$, a return on average equity of $20.98 \%$ and a return on average assets of $1.52 \%$. The efficiency ratio for the fourth quarter was $53.79 \%$, and operating costs as a percentage of average assets were $2.29 \%$.

Net income before the estimated robbery loss was $\$ 18.5$ million for the fourth quarter of 2004. This represents an increase of $\$ 4.3$ million, or $30.80 \%$, when compared to net earnings of $\$ 14.1$ million for the fourth quarter of 2003 . These results produced a return on beginning equity of $23.67 \%$, a return on average equity of $22.92 \%$, and a return on average assets of $1.66 \%$. The related efficiency ratio for the fourth quarter of 2004 was $51.33 \%$, and operating costs as a percentage of average assets were $2.29 \%$.

The Company sold one of its buildings in Pasadena during the third quarter of 2004. This building houses the Pasadena Business Financial Center and the Wealth Management Group. The Company has agreed to lease back the Pasadena Business Financial Center space for five years and the Wealth Management Group space for two years.

The sale of the building resulted in a gross gain of $\$ 2.1$ million. However, $\$ 1.7$ million of the gain is required to be deferred and amortized as an adjustment to rental expense over the life of the leases. The Company recognized the remaining $\$ 419,000$ of the gain during the fourth quarter.

## Net Interest Income and Net Interest Margin

Net interest income (before provision for credit losses) totaled $\$ 151.2$ million for the twelve months ending December 31, 2004. This represented an increase of $\$ 21.9$ million, or $16.93 \%$, over the net interest income of $\$ 129.3$ million for the same period of 2003. This increase resulted from a $\$ 31.4$ million increase in interest income, partially offset by a $\$ 9.5$ million increase in interest expense. The increases in interest income were primarily due to the growth in average earning assets. The increases in interest expense were due to the increases in borrowed funds.

Net interest income (before provision for credit losses) totaled $\$ 39.7$ million for the fourth quarter of 2004. This represented an increase of $\$ 3.7$ million, or $10.17 \%$, over the net interest income of $\$ 36.0$ million for the fourth quarter of 2003. These increases resulted from an $\$ 8.3$ million increase in interest income, offset by a $\$ 4.6$ million increase in interest expense.

Net interest margin (tax equivalent) declined from $4.18 \%$ for the twelve months ending December 31, 2003 to $3.98 \%$ for the twelve months ending December 31, 2004. Total average earning asset yields have declined from $5.34 \%$ for 2003 to $5.17 \%$ for 2004. The cost of funds has increased from $1.73 \%$ for 2003 to $1.77 \%$ for 2004. This decline in net interest margin has been mitigated by the strong growth in the balance sheet. The margin compression appears to be moderating with the recent stability of interest rates. The Company has approximately $\$ 1.32$ billion, or $45.99 \%$, of its deposits in interest free demand deposits. The Company believes its deposit base should position it well for a rising interest rate environment.

Net interest margin (tax equivalent) for the fourth quarter of 2004 was $3.95 \%$. This represents a slight decrease when compared to the $4.25 \%$ for the fourth quarter of 2003 . Average earning asset yields for the fourth quarter of 2004 were $5.24 \%$, compared with asset yields of $5.25 \%$ for the fourth quarter of 2003. The cost of funds was $1.93 \%$ and $1.51 \%$ for the same periods, respectively.

## Balance Sheet

The Company reported total assets of $\$ 4.51$ billion at December 31, 2004. This represented an increase of $\$ 653.1$ million, or $16.95 \%$, over total assets of $\$ 3.85$ billion on December 31 , 2003. Earning assets totaling $\$ 4.26$ billion were up $\$ 613.8$ million, or $16.85 \%$, when compared with earning assets of $\$ 3.64$ billion as of December 31, 2003. Deposits of $\$ 2.88$ billion grew $\$ 214.5$ million, or $8.06 \%$, from $\$ 2.66$ billion for the prior year. Demand deposits of $\$ 1.32$ billion jumped $\$ 179.9$ million, or $15.75 \%$, from $\$ 1.14$ billion on December 31, 2003. Gross loans and leases of $\$ 2.14$ billion on December 31, 2004 rose $\$ 380.1$ million, or $21.60 \%$, from $\$ 1.76$ billion on December 31, 2003.

## Investment Securities

Investment securities totaled $\$ 2.14$ billion as of December 31, 2004. This represents an increase of $\$ 234.8$ million, or $12.34 \%$, when compared with $\$ 1.90$ billion in investment securities as of December 31, 2003.

## Assets Under Administration

The Wealth Management Group has over $\$ 2.0$ billion in assets under administration. They provide trust, investment and brokerage related services.

## Loan and Lease Quality

CVB Financial Corp reported non-performing assets of $\$ 2,000$ as of December 31, 2004. The ratio of non-performing assets to total assets and non-performing assets to gross loans and leases is negligible. The allowance for loan and lease losses was $\$ 22.5$ million as of December 31, 2004. This represents $1.05 \%$ of gross loans and leases. It compares with an allowance for loan and lease losses of $\$ 21.3$ million, or $1.21 \%$ of gross loans and leases on December 31,2003 . Non-performing loans and leases represented $0.01 \%$ of the allowance for loan and lease losses as of December 31, 2004. Non-performing assets decreased by $\$ 546,000$ from the $\$ 548,000$ reported as of December 31, 2003.

The Company has not made a provision for loan and lease losses since 2001 due to the high quality of its loan portfolio. This has been the case even though loans increased from $\$ 1.76$ billion as of December 31, 2003 to $\$ 2.14$ billion as of December 31, 2004. Recoveries of $\$ 3.5$ million more than offset charge offs of $\$ 2.3$ million during 2004.

## Other Items in 2004

During 2004, there were several items that had an impact on earnings. In the first quarter of 2004, the Company had a $\$ 6.3$ million Other-Than-Temporary Impairment write down of two issues of Federal Home Loan Mortgage Corporation preferred stock. This stock fluctuates in value due to the variable interest rate on the preferred stock dividend. This is similar in structure to a bond. However, because it has no maturity and the unrealized loss lasted for more than twelve months, the Company was required to write the two issues down to market value. Throughout the twelve months ended December 31, 2004, the Company realized gains on securities totaling $\$ 5.2$ million. This resulted in the net loss on securities being $\$ 1.1$ million for the twelve months ended December 31, 2004.

The Company sustained a loss during the year on a robbery at one of its banking facilities. By the end of the year, it became probable that the Company's insurance company would deny this claim. Therefore, the Company has made a reserve for $\$ 2.2$ million at the end of the year in the event the Company is required to pay amounts associated with this robbery. The Company intends to pursue any available causes of action against its insurance company to the extent the Company determines that the insurance company should be covering this claim.

As a result of filing the 2003 federal and state income tax returns in October 2004, the Company will receive a refund. During the fourth quarter of 2004 the Company recognized the refund. This resulted in the reduction of the tax provision by $\$ 2.3$ million.

On October 21, 2004, Citizens Business Bank signed a definitive agreement to acquire Granite State Bank. This agreement provides for Granite State Bank to merge with and into Citizens Business Bank. Citizens Business Bank will represent the continuing operation.

The definitive agreement provides that Citizens Business Bank will acquire Granite State Bank for an aggregate purchase price of $\$ 19.00$ per share, or approximately $\$ 27$ million, including costs associated with the cancellation of stock options. The total purchase price will be paid half in CVB Common Stock and half in cash in a cash/stock election merger. The transaction will be handled under purchase accounting. The transaction is subject to shareholder and regulatory approval and other customary conditions. It is expected to be completed during the first quarter of 2005.

Granite State Bank was established in 1984. The Bank is headquartered in Monrovia, California and they have an office in South Pasadena. The Bank had total assets of \$108.1 million, total deposits of $\$ 97.3$ million, and total loans of $\$ 64.8$ million as of December 31, 2004.

## Corporate Overview

CVB Financial Corp. is the holding company for Citizens Business Bank. The Bank is the largest financial institution headquartered in the Inland Empire region of Southern California. It serves 30 cities with 37 business financial centers in the Inland Empire, Los Angeles County, Orange County and the Central Valley areas of California. Its subsidiary, Golden West Financial Services, provides vehicle leasing, equipment leasing and real estate loan services.

CVB Financial Corp. was recently recognized at the Annual Strategic Issues Summit with the "Market Cap" Award. This Award was presented to recognize the Company for producing a return to its original shareholders of $41,034 \%$ - over 400 times the original investment. This is the highest return in the history of the banking industry in California. The Strategic Issues Summit is co-sponsored by Carpenter \& Company and the California Bankers Association.

For the second year, the Company received the KBW Honor Roll award at the Annual Community Bank Investor Conference hosted by Keefe, Bruyette \& Woods, Inc. in New York on July 27, 28 and 29, 2004. This award was presented to the 31 banks in the United States that have reported increased earnings per share every year for the past ten years.

Shares of CVB Financial Corp. common stock are listed on the NASDAQ under the ticker symbol of CVBF. For investor information on CVB Financial Corp., visit our Citizens Business Bank website at www.cbbank.com and click on the CVB Investor tab.

## Safe Harbor

This document contains forward-looking statements that are subject to risks and uncertainties that could cause actual results to differ materially from the projected. In addition, these forwardlooking statements relate to the Company's current expectations regarding future operating results, potential pursuit of remedies against its insurance company in relation to the robbery at one of its banking facilities, and the consummation of the pending merger with Granite State Bank. Such issues and uncertainties include (i) impact of changes in interest rates, a decline in economic conditions and increased competition among financial services providers; (ii) unavailability of any remedy against the Company's insurance carrier for the robbery and (iii) failure to obtain requisite shareholder or regulatory approval for the merger with Granite, or failure of any other condition to the merger agreement with Granite. For a discussion of other factors that could cause actual results to differ, please see the publicly available Securities and Exchange Commission filings of CVB Financial Corp., including its Annual Report on Form 10-K for the year ended December 31, 2003, and particularly the discussion on risk factors within that document. The Company does not undertake any, and specifically, disclaims any obligation to update any forward-looking statements to reflect occurrences or unanticipated events or circumstances after the date of such statements.

CVB FINANCIAL CORP.
CONSOLIDATED BALANCE SHEET
(unaudited)
dollars in thousands

| December 31, |  |  |  |
| :---: | :---: | :---: | :---: |
| 2004 |  | 2003 |  |
| \$ | - | \$ |  |
|  | 2,085,014 |  | 1,865,782 |
|  | 53,565 |  | 37,966 |
|  | 2,140,074 |  | 1,759,941 |
|  | $(22,494)$ |  | $(21,282)$ |
|  | 2,117,580 |  | 1,738,659 |
|  | 4,256,159 |  | 3,642,407 |
|  | 84,400 |  | 112,008 |
|  | 33,508 |  | 31,069 |
|  | 25,716 |  | 26,901 |
|  | 68,233 |  | 15,800 |
|  | 39,458 |  | 26,164 |
| \$ | 4,507,474 | \$ | 3,854,349 |


| Liabilities and Stockholders' Equity |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Liabilities: |  |  |  |  |
| Deposits: |  |  |  |  |
| Demand Deposits(noninterest-bearing) | \$ | 1,322,255 | \$ | 1,142,330 |
| Investment Checking |  | 258,636 |  | 227, 031 |
| Savings/MMDA |  | 813,983 |  | 732,992 |
| Time Deposits |  | 480, 165 |  | 558,157 |
| Total Deposits |  | 2,875, 039 |  | 2,660,510 |
| Demand Note to U.S. Treasury |  | 6,453 |  | 3,834 |
| Borrowings |  | 1,186,000 |  | 786,500 |
| Junior Subordinated Debentures |  | 82,476 |  | 82,476 |
| Other liabilities |  | 40, 023 |  | 34,308 |
| Total Liabilities |  | 4,189,991 |  | 3,567,628 |
| Stockholders' equity: |  |  |  |  |
| Stockholders' equity |  | 308, 591 |  | 269,441 |
| Accumulated other comprehensive income (loss), net of tax |  | 8,892 |  | 17,280 |
|  |  | 317,483 |  | 286,721 |
| TOTAL | \$ | 4,507,474 | \$ | 3,854,349 |

CVB FINANCIAL CORP.
CONSOLIDATED AVERAGE BALANCE SHEET
(unaudited)
dollars in thousands
Assets:

Federal funds sold and reverse repos
Investment Securities trading
Investment securities available-for-sale
Investment in stock of Federal Home Loan Bank (FHLB)
Loans and lease finance receivables
Less allowance for credit losses
Net loans and lease finance receivables
Total earning assets
Cash and due from banks
Premises and equipment, net
Goodwill and intangibles
Cash value of life insurance
Other assets
TOTAL

Liabilities and Stockholders' Equity
Liabilities:
Deposits:

> Noninterest-bearing

Interest-bearing
Total Deposits
Other borrowings
Junior Subordinated Debentures
Other liabilities
Total Liabilities
Stockholders' equity:
Stockholders' equity
Accumulated other comprehensive income
(loss), net of tax

TOTAL

| $\$ 1,300,817$ $1,552,973$ | $\begin{array}{r} \$ 1,080,209 \\ 1,543,094 \end{array}$ |
| :---: | :---: |
| 2,853,790 | 2,623,303 |
| 1,117,952 | 766,488 |
| 82,476 | 14,344 |
| 46,297 | 32,682 |
| 4,100,515 | 3,436,817 |
| 304,895 | 270,443 |
| 15,392 | 13,870 |
| 320,287 | 284,313 |
| \$ 4,420, 802 | \$ 3,721, 130 |


| $\begin{array}{r} \$ 1,213,884 \\ 1,547,549 \end{array}$ |
| :---: |
|  |  |
|  |
| 1,005,058 |
| 82,476 |
| 41,201 |
| 3,890,168 |
| 289,053 |
| 13,321 |
| 302,374 |
| \$ 4,192,542 |


| \$ | $\begin{array}{r} 975,134 \\ 1,460,296 \end{array}$ |
| :---: | :---: |
|  | 2,435,430 |
|  | 672,827 |
|  | 3,615 |
|  | 52,606 |
|  | 3,164,478 |
|  | 254,223 |
|  | 21,340 |
|  | 275,563 |
|  | 3,440, 041 |

CVB FINANCIAL CORP. AND SUBSIDIARIES CONSOLIDATED STATEMENTS OF EARNINGS (unaudited)
dollar amounts in thousands, except per share

For the Twelve Months
Ended December 31,
Three Month 31,
2003

20042003

and still accruing interest
Restructured loans
Other real estate owned (OREO), net
Total non-performing assets
Percentage of non-performing assets
to total loans outstanding and 0RE0
Percentage of non-performing
assets to total assets
Non-performing assets to
allowance for loan losses
Net Charge -off (Recovered) to Average loans
Allowance for credit Losses:
Beginning Balance
Acquisition of Kaweah National Bank
Reclass Uncommitted LOC Reserve to Other Liabilities

CVB FINANCIAL CORP. AND SUBSIDIARIES SELECTED FINANCIAL HIGHLIGHTS
(in thousands, except per share data) (unaudited)

Quarterly Common Stock Price

Quarter End
March 31,
June 30,
September 30,
December 31,

| 2004 |  | 2003 |  | 2002 |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| High | Low | High | Low | High | Low |
| \$17.04 | \$15.13 | \$18.50 | \$14.10 | \$11.73 | \$10.20 |
| \$17.56 | \$15.72 | \$16.06 | \$14.07 | \$14.01 | \$11.62 |
| \$18.70 | \$16.16 | \$15.69 | \$13.35 | \$13.63 | \$10.01 |
| \$22.34 | \$17.80 | \$15.87 | \$13.94 | \$15.55 | \$11.91 |

Quarterly Consolidated Statements of Income

|  | $\begin{gathered} 4 Q \\ 2004 \end{gathered}$ | $\begin{gathered} 3 Q \\ 2004 \end{gathered}$ | $\begin{gathered} 2 Q \\ 2004 \end{gathered}$ | $\begin{gathered} 1 Q \\ 2004 \end{gathered}$ | $\begin{gathered} 4 Q \\ 2003 \end{gathered}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Interest income |  |  |  |  |  |
| Loans, including fees | \$31, 095 | \$30, 061 | \$27,136 | \$26,250 | \$26,780 |
| Investment securities and federal funds sold | 22,184 | 21,960 | 19,315 | 19,701 | 18,209 |
|  | 53,279 | 52,021 | 46,451 | 45,951 | 44,989 |
| Interest expense |  |  |  |  |  |
| Deposits | 4,356 | 3,863 | 3,605 | 3,683 | 3,818 |
| Other borrowings | 9,183 | 8,182 | 6,939 | 6,704 | 5,098 |
|  | 13,539 | 12,045 | 10,544 | 10,387 | 8,916 |
| Net interest income before |  |  |  |  |  |
| Provision for credit losses | - | - | - | - | - |
| Net interest income after provision for credit losses | 39,740 | 39,976 | 35,907 | 35,564 | 36,073 |
| Non-interest income | 7,596 | 7,519 | 12,011 | 781 | 6,479 |
| Non-interest expenses | 25,462 | 21,752 | 21,004 | 21,505 | 20,909 |
| Earnings before income taxes | 21,874 | 25,743 | 26,914 | 14,840 | 21,643 |
| Income taxes | 4,986 | 8,668 | 9,462 | 4,768 | 7,537 |
| Net earnings | \$16,888 | \$17, 075 | \$17,452 | \$10, 072 | \$14,106 |
| Basic earning per common share | \$0. 28 | \$0.28 | \$0. 29 | \$0.17 | \$0.23 |
| Diluted earnings per common share | \$0. 28 | \$0. 28 | \$0. 28 | \$0.16 | \$0.23 |
| Cash dividends per common share | \$0.11 | \$0.13 | \$0.12 | \$0.12 | \$0.12 |

Our discussions sometimes contain financial information not required to be presented by generally accepted accounting principles (GAAP). We do this to better inform readers of our financial statements. The SEC requires us to present a reconciliation of GAAP presentation with non-GAAP presentation.

The following table reconciles the differences in net earnings with and without the other-than-temporary impairment write down, net gains on sale of investment securities, gain on sale of real estate, and other unusual items in conformity with GAAP:
Net Earnings Reconciliation (non-GAAP disclosure):

We have presented net earnings without the other-than-temporary impairment write-down on investment securities, net gains on sales of investment securities and net gain on sale of real estate, and other unusual items to show shareholders the earnings from operations unaffected by the impact of these items. We believe this presentation allows the reader to more easily assess the results of the Company's operations and business.

