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**GUAM HOUSING CORPORATION**

*Kotporasion Ginima' Guåhan*

*P.O. Box 3457 Hagåtña, Guam 96932*

March 09, 2009

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Honorable Judith T. Won Pat  
Speaker  
253 West O'Brien Drive  
Hagatna, Guam 96910

Ms. Doris Flores Brooks, Public Auditor  
Office of the Public Auditor  
Suite 401, Pacific News Bldg.  
238 Archbishop Flores Street  
Hagatna, Guam 96910

RE: PL: 29-113 Reporting Requirements

Dear Speaker Won Pat and Ms. Brooks:

Attached is a copy of Guam Housing Corporation's February 2009 Financial Statements as required by PL 29-113 Chapter VII Section 2 & Chapter VII Section 25.

If you have any questions or concerns regarding the above, please do not hesitate to call me at 647-4143 ext. 134.

Sincerely,

Jeremy J. Rojas  
President

30-09-0318  
Office of the Speaker  
Judith T. Won Pat, Ed. D.

Date: 3/10/09  
Time: 3:30  
Received by: [Signature]

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**Guam Housing Corporation**

## Statement of Net Assets

As of 2/28/2009

	<u>Current Year</u>	<u>Prior Year</u>
<b>Assets</b>		
Cash and Cash equivalents		
Unrestricted	12,755,505.53	12,269,709.19
Restricted	1,941,574.60	3,038,720.54
Self-insurance fund	1,227,076.91	1,100,738.27
Total Cash and Cash equivalents	<u>15,924,157.04</u>	<u>16,409,168.00</u>
Investments		
Restricted Foreclosure Fund	375,921.16	375,921.16
Investments and cash with trustees	5,364,609.15	5,478,374.80
Total Investments	<u>5,740,530.31</u>	<u>5,854,295.96</u>
Receivables		
Loans Receivables - GHC Porfolio	22,910,852.38	22,846,164.70
Loans Receivables (Cahat, Sagan, DPCCA & HM)	1,797,026.56	1,772,935.12
Accrued Interest	198,726.12	231,852.95
Accounts Receivables	163,537.79	(11,775.08)
Net deferred Origination exp. & rev.	(206,916.00)	(209,758.46)
Less allowance for loan losses	(3,500,682.91)	(3,464,580.03)
Total Receivables	<u>21,362,543.94</u>	<u>21,164,839.20</u>
Prepaid expenses and other		
	46,085.32	59,955.95
Land held for development		
	16,114,337.70	16,114,337.70
Foreclosed assets held for resale		
	624,609.89	512,582.45
Capital assets, net		
	5,848,866.57	5,766,311.59
Total Assets	<u><u>65,661,130.77</u></u>	<u><u>65,881,490.85</u></u>
<b>Liabilities &amp; Net Assets</b>		
Liabilities		
Accounts payable & accrued expenses	11,250,901.91	11,106,729.52
Deposits by borrowers - Ins. premiums & R.E. Taxes	463,041.41	481,869.90
Rebate Liability	269,714.47	224,542.36
Bonds payable	5,215,000.00	5,320,000.00
Notes Payable	5,820,656.78	6,673,830.56
Accrued pension cost	78,684.66	64,383.81
Loans Held in Trus (DPCCA, HM & SL)	649,650.74	701,189.44
Total Liabilities	<u>23,747,649.97</u>	<u>24,572,545.59</u>
Net Assets		
Investment in capital assets, net of related debt	3,219,858.33	3,315,454.17
Restricted	24,255,580.17	24,182,524.53
Unrestricted	14,438,042.30	13,810,966.56
Total Net Assets	<u>41,913,480.80</u>	<u>41,308,945.26</u>
Total Liabilities & Net Assets	<u><u>65,661,130.77</u></u>	<u><u>65,881,490.85</u></u>

**Guam Housing Corporation**  
**Statement of Revenues and Expenditures**  
**From 2/1/2009 Through 2/28/2009**

	Current Period Actual	Prior Year Current Period Actual
<b>Operating Revenues:</b>		
Interest on loans receivable	143,353.81	145,646.33
Rental Income	60,073.29	60,736.74
Interest on investments held by bond trustees	21,341.75	17,101.76
Loan origination fees	8,574.66	5,537.98
Late fees, service fees & return check fees	3,997.22	4,508.09
Total Operating Revenues:	237,340.73	233,530.90
<b>Operating Expenses:</b>		
Interest expense MRB	23,754.79	24,174.79
Interest expense notes payable	29,004.94	34,331.34
Salaries	86,995.91	70,567.42
Bad debts and provision for loan losses	0.00	0.00
Retirement contributions	20,951.26	15,997.28
Retiree supplemental, cola & health benefits	0.00	0.00
Depreciation	12,327.34	11,673.98
Contractual services	3,717.54	5,825.49
Professional services	5,818.44	4,619.84
Rent	6,016.48	6,016.48
Other	2,698.59	1,358.97
Loan origination costs	5,600.07	2,363.00
Travel	0.00	3,641.16
Employee benefits, other than retirement	2,644.98	2,983.32
Maintenance	2,475.70	1,745.32
Bond trustee fees	1,083.50	1,083.50
Directors' fees	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	203,089.54	186,381.89
<b>Non-operating Revenue (Expenses)</b>		
Interest income on bank deposits	26,213.56	44,818.69
Other income	(40.86)	1,585.00
Total Non-operating Revenue (Expenses)	26,172.70	46,403.69
Increase in net assets	60,423.89	93,552.70
Total net assets at beginning of month	41,853,056.91	41,215,392.56
Net Asset at Year End	41,913,480.80	41,308,945.26

**Guam Housing Corporation**  
**Statement of Revenues, Expenditures and Changes in Net Assets**  
**From 10/1/2008 Through 2/28/2009**

	Current Year Actual	Prior Year Actual
<b>Operating Revenues:</b>		
Interest on loans receivable	705,933.20	720,793.13
Rental Income	300,316.78	302,718.52
Interest on investments held by bond trustees	29,494.71	111,390.16
Loan origination fees	28,348.90	27,787.42
Late fees, service fees & return check fees	18,642.41	18,447.33
Total Operating Revenues:	1,082,736.00	1,181,136.56
<b>Operating Expenses:</b>		
Interest expense MRB	118,773.96	120,873.96
Interest expense notes payable	160,100.71	184,000.17
Salaries	374,539.89	369,798.38
Bad debts and provision for loan losses	0.00	0.00
Retirement contributions	91,543.42	85,542.15
Retiree supplemental, cola & health benefits	90,238.72	108,519.08
Depreciation	60,929.80	58,370.05
Contractual services	23,492.53	31,919.16
Professional services	35,486.23	22,358.19
Rent	30,082.40	30,082.40
Other	17,841.92	10,315.18
Loan origination costs	16,200.43	15,429.16
Travel	0.00	10,493.72
Employee benefits, other than retirement	14,290.99	15,520.44
Maintenance	16,252.03	13,192.27
Bond trustee fees	5,417.50	5,335.83
Directors' fees	0.00	0.00
Total Operating Expenses:	1,055,190.53	1,081,750.14
<b>Non-operating Revenue (Expenses)</b>		
Interest income on bank deposits	161,125.28	267,478.24
Other income	3,401.92	4,913.65
Loss on disposal of assets	(503.25)	0.00
Total Non-operating Revenue (Expenses)	164,023.95	272,391.89
Increase in net assets	191,569.42	371,778.31
Total net assets at beginning of year	41,721,911.38	40,937,166.95
Total net assets at end of year	41,913,480.80	41,308,945.26

**Guam Housing Corporation**  
**Statement of Revenues and Expenditures**  
From 10/1/2008 Through 2/28/2009

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
<b>Operating Revenues:</b>						
Interest on loans receivable	1,529,964.60	637,485.25	705,933.20	68,447.95	10.7300%	824,031.40
Rental Income	724,298.15	301,790.90	300,316.78	(1,474.12)	(0.4800%)	423,981.37
Interest on investments held by bond trustees	263,509.00	109,795.40	29,494.71	(80,300.69)	(73.1300%)	234,014.29
Loan origination fees	26,799.84	11,166.60	28,348.90	17,182.30	153.8700%	(1,549.06)
Late fees, service fees & return check fees	26,020.00	10,841.70	18,642.41	7,800.71	71.9500%	7,377.59
<b>Total Operating Revenues:</b>	<u>2,570,591.59</u>	<u>1,071,079.85</u>	<u>1,082,736.00</u>	<u>11,656.15</u>	<u>1.0883%</u>	<u>1,487,855.59</u>
<b>Operating Expenses:</b>						
Interest expense MRB	283,710.00	118,212.50	118,773.96	(561.46)	0.4700%	164,936.04
Interest expense notes payable	370,475.23	154,364.70	160,100.71	(5,736.01)	3.7100%	210,374.52
Salaries	996,666.32	415,277.70	374,539.89	40,737.81	(9.8000%)	622,126.43
Bad debts and provision for loan losses	55,000.00	22,916.65	0.00	22,916.65	(100.0000%)	55,000.00
Retirement contributions	241,551.58	100,646.50	91,543.42	9,103.08	(9.0400%)	150,008.16
Retiree supplemental, cola & health benefits	188,558.72	78,566.15	90,238.72	(11,672.57)	14.8500%	98,320.00
Depreciation	162,575.49	67,739.80	60,929.80	6,810.00	(10.0500%)	101,645.69
Contractual services	139,452.00	58,104.95	23,492.53	34,612.42	(59.5600%)	115,959.47
Professional services	91,000.00	37,916.65	35,486.23	2,430.42	(6.4000%)	55,513.77
Rent	72,197.76	30,082.40	30,082.40	0.00	0.0000%	42,115.36
Other	91,633.37	38,180.60	17,841.92	20,338.68	(53.2600%)	73,791.45
Loan origination costs	35,000.00	14,583.35	16,200.43	(1,617.08)	11.0800%	18,799.57
Travel	0.00	0.00	0.00	0.00	0.0000%	0.00
Employee benefits, other than retirement	86,900.00	36,208.40	14,290.99	21,917.41	(60.5300%)	72,609.01
Maintenance	84,480.00	35,199.95	16,252.03	18,947.92	(53.8200%)	68,227.97
Bond trustee fees	16,100.00	6,708.35	5,417.50	1,290.85	(19.2400%)	10,682.50
Directors' fees	4,200.00	1,750.00	0.00	1,750.00	(100.0000%)	4,200.00
Loss on disposal of assets	0.00	0.00	503.25	(503.25)	0.0000%	(503.25)
<b>Total Operating Expenses:</b>	<u>2,919,500.47</u>	<u>1,216,458.65</u>	<u>1,055,693.78</u>	<u>160,764.87</u>	<u>(13.2158%)</u>	<u>1,863,806.69</u>
<b>Non-operating Revenue (Expenses)</b>						
Interest income on bank deposits	362,880.00	151,200.05	161,125.28	9,925.23	6.5600%	201,754.72
Other income	11,500.00	4,791.70	3,401.92	(1,389.78)	(29.0000%)	8,098.08
<b>Total Non-operating Revenue (Expenses)</b>	<u>374,380.00</u>	<u>155,991.75</u>	<u>164,527.20</u>	<u>8,535.45</u>	<u>5.4717%</u>	<u>209,852.80</u>
<b>Increase (Decrease) in net assets</b>	<u>25,471.12</u>	<u>10,612.95</u>	<u>191,569.42</u>	<u>180,956.47</u>	<u>1705.0501%</u>	<u>(166,098.30)</u>

**Guam Housing Corporation**  
**Statement of Cash Flows**  
As of 2/28/2009

	Housing Division	Rental Division	Total
<b>Cash Flows from Operating Activities</b>			
Net Gain (Loss)	92,835.86	98,733.56	191,569.42
Depreciation less disposal of assets	10,166.99	20,447.75	30,614.74
(Increase) decrease in accrued interest and others	(6,392.30)	(9,088.50)	(15,480.80)
(Increase) decrease in prepaid expenses and others	831.94	1,252.77	2,084.71
Increase (decrease) in accrued pension costs	0.00	(14,337.12)	(14,337.12)
Increase (decrease) in other liabilities	8,513.80	163,421.54	171,935.34
Increase (decrease) in deposits by borrowers	(39,323.48)	(996.29)	(40,319.77)
Increase (decrease) in loans held in trust	(28,935.59)	0.00	(28,935.59)
<b>Total Cash Flows from Operating Activities</b>	<u>37,697.22</u>	<u>259,433.71</u>	<u>297,130.93</u>
<b>Cash Flows from Investing Activities</b>			
Net (increase) decrease in loans receivables	384,950.97	0.00	384,950.97
Net (increase) decrease in other receivables	(61,949.81)	(132,625.67)	(194,575.48)
(Cost) sale of foreclosed houses	(332,231.03)	0.00	(332,231.03)
(Purchase) disposal of property and equipment	0.00	(150,395.51)	(150,395.51)
(Purchase) sale of investment securities	(183,960.85)	0.00	(183,960.85)
<b>Total Cash Flows from Investing Activities</b>	<u>(193,190.72)</u>	<u>(283,021.18)</u>	<u>(476,211.90)</u>
<b>Cash Flows from Financing Activities</b>			
Repayment of notes payable	(362,211.54)	0.00	(362,211.54)
Repayment of bonds payable	0.00	0.00	0.00
Accrued interest on bonds payable	118,773.96	0.00	118,773.96
Accrued rebate liability	159,604.53	0.00	159,604.53
Premium on bonds payable	0.00	0.00	0.00
<b>Total Cash Flows from Financing Activities</b>	<u>(83,833.05)</u>	<u>0.00</u>	<u>(83,833.05)</u>
Net increase (decrease) in cash	(239,326.55)	(23,587.47)	(262,914.02)
Cash at beginning of year	13,601,958.33	2,961,033.89	16,562,992.22
<b>Cash at end of year</b>	<u><u>13,362,631.78</u></u>	<u><u>2,937,446.42</u></u>	<u><u>16,300,078.20</u></u>