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GUAM HOUSING CORPORATION

Kotporasion Ginima' Guåhan

P.O. Box 3457 Hagåtña, Guam 96932

June 10, 2009

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

30-09-0703
Office of the Speaker
Judith T. Won Pat, Ed. D.
Date _____
Time _____
Received by _____

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 May 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

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Guam Housing Corporation

Statement of Net Assets

As of 5/31/2009

	Current Year	Prior Year
Assets		
Cash and Cash equivalents		
Unrestricted	12,341,182.17	12,588,602.15
Restricted	2,215,336.58	2,313,263.10
Self-insurance fund	1,264,357.58	1,135,838.07
Total Cash and Cash equivalents	15,820,876.33	16,037,703.32
Investments		
Restricted Foreclosure Fund	375,921.16	375,921.16
Investments and cash with trustees	5,251,182.97	5,304,217.77
Total Investments	5,627,104.13	5,680,138.93
Receivables		
Loans Receivables - GHC Porfolio	22,882,001.91	23,171,766.97
Loans Receivables (Cahat, Sagan, DPCCA & HM)	1,765,391.51	1,781,049.66
Accrued Interest	136,034.35	204,950.89
Accounts Receivables	80,355.75	2,584.94
Net deferred Origination exp. & rev.	(211,685.11)	(214,679.36)
Less allowance for loan losses	(3,478,552.79)	(3,462,030.98)
Total Receivables	21,173,545.62	21,483,642.12
Prepaid expenses and other		
	40,103.00	40,869.93
Land held for development		
	16,114,337.70	16,114,337.70
Foreclosed assets held for resale		
	625,324.13	512,582.45
Capital assets, net		
	5,883,203.06	5,731,379.10
Total Assets	65,284,493.97	65,600,653.55
Liabilities & Net Assets		
Liabilities		
Accounts payable & accrued expenses	10,999,097.55	11,023,619.48
Deposits by borrowers - Ins. premiums & R.E. Taxes	497,762.64	480,112.51
Rebate Liability	96,980.12	72,224.37
Bonds payable	5,160,000.00	5,270,000.00
Notes Payable	5,598,594.37	6,465,685.89
Accrued pension cost	90,079.91	55,696.83
Loans Held in Trus (DPCCA, HM & SL)	639,551.13	690,605.88
Total Liabilities	23,082,065.72	24,057,944.96
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	14,726,989.75	14,044,729.89
Total Net Assets	42,202,428.25	41,542,708.59
Total Liabilities & Net Assets	65,284,493.97	65,600,653.55

Guam Housing Corporation
Statement of Revenues and Expenditures
From 5/1/2009 Through 5/31/2009

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	132,656.82	129,998.36
Rental Income	62,128.31	62,333.41
Interest on investments held by bond trustees	231,186.22	77,509.35
Loan origination fees	4,391.11	7,480.49
Late fees, service fees & return check fees	3,088.06	3,973.63
Total Operating Revenues:	433,450.52	281,295.24
Operating Expenses:		
Interest expense MRB	23,530.21	23,974.80
Interest expense notes payable	30,872.99	35,554.21
Salaries	72,202.53	77,633.80
Bad debts and provision for loan losses	0.00	0.00
Retirement contributions	16,573.72	17,853.35
Retiree supplemental, cola & health benefits	10,466.76	0.00
Depreciation	12,335.23	11,628.12
Contractual services	4,842.03	11,855.73
Professional services	10,912.74	(6,241.49)
Rent	6,016.48	6,016.48
Other	7,525.75	4,719.14
Loan origination costs	4,273.54	3,274.58
Travel	0.00	0.00
Employee benefits, other than retirement	2,626.48	3,439.89
Maintenance	5,969.23	3,233.26
Bond trustee fees	1,083.50	1,083.50
Directors' fees	600.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	209,831.19	194,025.37
Non-operating Revenue (Expenses)		
Interest income on bank deposits	17,021.94	43,790.08
Other income	575.00	2,398.00
Total Non-operating Revenue (Expenses)	17,596.94	46,188.08
Increase in net assets	241,216.27	133,457.95
Total net assets at beginning of month	41,961,211.98	41,409,250.64
Net Asset at Year End	42,202,428.25	41,542,708.59

Guam Housing Corporation
Statement of Revenues, Expenditures and Changes in Net Assets
From 10/1/2008 Through 5/31/2009

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	1,112,378.04	1,139,823.11
Rental Income	481,195.09	488,158.61
Interest on investments held by bond trustees	292,333.93	290,727.68
Loan origination fees	49,485.14	41,305.92
Late fees, service fees & return check fees	28,651.86	30,701.21
Total Operating Revenues:	1,964,044.06	1,990,716.53
Operating Expenses:		
Interest expense MRB	189,364.59	192,798.34
Interest expense notes payable	252,952.27	290,676.48
Salaries	584,596.38	629,297.83
Bad debts and provision for loan losses	0.00	415.80
Retirement contributions	160,176.63	146,473.84
Retiree supplemental, cola & health benefits	163,022.44	181,838.16
Depreciation	97,855.10	93,302.54
Contractual services	38,701.71	56,055.66
Professional services	57,774.75	44,779.93
Rent	48,131.84	48,131.84
Other	34,839.41	27,271.76
Loan origination costs	28,712.15	21,944.75
Travel	0.00	10,493.72
Employee benefits, other than retirement	22,138.62	26,764.61
Maintenance	38,702.82	37,276.88
Bond trustee fees	8,668.00	10,611.33
Directors' fees	600.00	0.00
Total Operating Expenses:	1,726,236.71	1,818,133.47
Non-operating Revenue (Expenses)		
Interest income on bank deposits	226,729.43	406,440.78
Other income	16,483.34	26,517.80
Loss on disposal of assets	(503.25)	0.00
Total Non-operating Revenue (Expenses)	242,709.52	432,958.58
Increase in net assets	480,516.87	605,541.64
Total net assets at beginning of year	41,721,911.38	40,937,166.95
Total net assets at end of year	42,202,428.25	41,542,708.59

Guam Housing Corporation
Statement of Revenues and Expenditures
From 10/1/2008 Through 5/31/2009

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,529,964.60	1,019,976.40	1,112,378.04	92,401.64	9.0500%	417,586.56
Rental Income	724,298.15	482,865.44	481,195.09	(1,670.35)	(0.3400%)	243,103.06
Interest on investments held by bond trustees	263,509.00	175,672.64	292,333.93	116,661.29	66.4000%	(28,824.93)
Loan origination fees	26,799.84	17,866.56	49,485.14	31,618.58	176.9700%	(22,685.30)
Late fees, service fees & return check fees	26,020.00	17,346.72	28,651.86	11,305.14	65.1700%	(2,631.86)
Total Operating Revenues:	2,570,591.59	1,713,727.76	1,964,044.06	250,316.30	14.6065%	606,547.53
Operating Expenses:						
Interest expense MRB	283,710.00	189,140.00	189,364.59	(224.59)	0.1100%	94,345.41
Interest expense notes payable	370,475.23	246,983.52	252,952.27	(5,968.75)	2.4100%	117,522.96
Salaries	990,611.32	660,407.68	584,596.38	75,811.30	(11.4700%)	406,014.94
Bad debts and provision for loan losses	55,000.00	36,666.64	0.00	36,666.64	(100.0000%)	55,000.00
Retirement contributions	241,551.58	161,034.40	160,176.63	857.77	(0.5300%)	81,374.95
Retiree supplemental, cola & health benefits	188,558.72	125,705.84	163,022.44	(37,316.60)	29.6800%	25,536.28
Depreciation	162,575.49	108,383.68	97,855.10	10,528.58	(9.7100%)	64,720.39
Contractual services	139,452.00	92,967.92	38,701.71	54,266.21	(58.3700%)	100,750.29
Professional services	91,000.00	60,666.64	57,774.75	2,891.89	(4.7600%)	33,225.25
Rent	73,352.76	48,901.84	48,131.84	770.00	(1.5700%)	25,220.92
Other	95,533.37	63,688.96	34,839.41	28,849.55	(45.2900%)	60,693.96
Loan origination costs	35,000.00	23,333.36	28,712.15	(5,378.79)	23.0500%	6,287.85
Travel	0.00	0.00	0.00	0.00	0.0000%	0.00
Employee benefits, other than retirement	86,900.00	57,933.44	22,138.62	35,794.82	(61.7800%)	64,761.38
Maintenance	85,480.00	56,986.56	38,702.82	18,283.74	(32.0800%)	46,777.18
Bond trustee fees	16,100.00	10,733.36	8,668.00	2,065.36	(19.2400%)	7,432.00
Directors' fees	4,200.00	2,800.00	600.00	2,200.00	(78.5700%)	3,600.00
Loss on disposal of assets	0.00	0.00	503.25	(503.25)	0.0000%	(503.25)
Total Operating Expenses:	2,919,500.47	1,946,333.84	1,726,739.96	219,593.88	(11.2824%)	1,192,760.51
Non-operating Revenue (Expenses)						
Interest income on bank deposits	362,880.00	241,920.08	226,729.43	(15,190.65)	(6.2700%)	136,150.57
Other income	11,500.00	7,666.72	16,483.34	8,816.62	114.9900%	(4,983.34)
Total Non-operating Revenue (Expenses)	374,380.00	249,586.80	243,212.77	(6,374.03)	(2.5538%)	131,167.23
Increase (Decrease) in net assets	25,471.12	16,980.72	480,516.87	463,536.15	2729.7701%	(455,045.75)

Guam Housing Corporation
Statement of Cash Flows
As of 5/31/2009

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	368,885.92	111,630.95	480,516.87
Depreciation less disposal of assets	16,100.45	26,693.85	42,794.30
(Increase) decrease in accrued interest and others	36,087.84	11,123.13	47,210.97
(Increase) decrease in prepaid expenses and others	2,209.66	5,857.37	8,067.03
Increase (decrease) in accrued pension costs	0.00	(2,941.87)	(2,941.87)
Increase (decrease) in other liabilities	(41,708.13)	118,575.39	76,867.26
Increase (decrease) in deposits by borrowers	(5,779.39)	180.85	(5,598.54)
Increase (decrease) in loans held in trust	(39,035.20)	0.00	(39,035.20)
Total Cash Flows from Operating Activities	336,761.15	271,119.67	607,880.82
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	414,436.75	0.00	414,436.75
Net (increase) decrease in other receivables	27,292.58	(209,845.45)	(182,552.87)
(Cost) sale of foreclosed houses	(332,945.27)	0.00	(332,945.27)
(Purchase) disposal of property and equipment	0.00	(196,911.56)	(196,911.56)
(Purchase) sale of investment securities	(70,534.67)	0.00	(70,534.67)
Total Cash Flows from Investing Activities	38,249.39	(406,757.01)	(368,507.62)
Cash Flows from Financing Activities			
Repayment of notes payable	(584,273.95)	0.00	(584,273.95)
Repayment of bonds payable	(55,000.00)	0.00	(55,000.00)
Accrued interest on bonds payable	46,835.84	0.00	46,835.84
Accrued rebate liability	(13,129.82)	0.00	(13,129.82)
Premium on bonds payable	0.00	0.00	0.00
Total Cash Flows from Financing Activities	(605,567.93)	0.00	(605,567.93)
Net increase (decrease) in cash	(230,557.39)	(135,637.34)	(366,194.73)
Cash at beginning of year	13,601,958.33	2,961,033.89	16,562,992.22
Cash at end of year	<u>13,371,400.94</u>	<u>2,825,396.55</u>	<u>16,196,797.49</u>