



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, Guam 96910  
Phone: (671) 477-9851 · Fax: (671) 472-7565 · TTY: (671) 472-3701



OCT 30 2009

2009 OCT -3 PM 2:33 PM

The Honorable Judith B. Won Pat  
Speaker  
30<sup>th</sup> Guam Legislature  
155 Hesler Street  
Hagatna, Guam 96910

FELIX P. CAMACHO  
Governor of Guam

MICHAEL W. CRUZ, M.D.  
Lt. Governor of Guam

BENNY A. PINAULA  
Executive Director

RAYMOND F.Y. BLAS  
Deputy Director

BOARD OF COMMISSIONERS

ANNIE L. PAULINO  
Acting Chairperson

ANNABELLE M. DANCEL  
Member

JUAN Q. ACFALLE  
Member

JOSE R. GUEVARA, JR.  
Member

CECILE B. SUDA  
Member

LOLITA C. MENO  
Resident Member

Dear Speaker Won Pat:

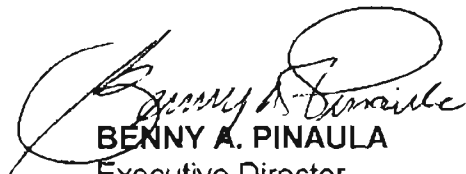
In accordance with Public Law 29-113 reporting requirements, attached are the following Authority's reports for the quarter ending September 30, 2009.

- Staffing Pattern
- 4<sup>th</sup> Quarter Financial Reports
- Prior Year Obligations

These documents will also be posted at our website, [www.ghura.org](http://www.ghura.org).

Should you have any questions, please contact me at 475-1378.

Sincerely,

  
**BENNY A. PINAULA**  
Executive Director

30-09-1301

Office of the Speaker  
Judith T. Won Pat, Ed. D

Date: 10/02/09

Time: 1:55 PM

Received by: 

Enclosures

1302



Government of Guam  
CHURA  
Staffing Pattern  
FY 2009 - 4th Quarter  
(July 1, 2009 to September 30, 2009)

FUNCTIONAL AREA:  
DEPARTMENT/AGENCY: GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
PROGRAM: 1500A, FEDERALLY FUNDED  
FUND: U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

No.	Position Title	Position Title	Name of Appointment	Grade	Salary	Overhead	Benefits	Social Security (8.3% + J)	Medicare (1.45% + J)	Lump Sum	Lump Sum (10%)	Lump Sum (15%)	Lump Sum (20%)	Lump Sum (25%)	Lump Sum (30%)	Lump Sum (35%)	Lump Sum (40%)	Lump Sum (45%)	Lump Sum (50%)	Lump Sum (55%)	Lump Sum (60%)	Lump Sum (65%)	Lump Sum (70%)	Lump Sum (75%)	Lump Sum (80%)	Lump Sum (85%)	Lump Sum (90%)	Lump Sum (95%)	Lump Sum (100%)	Total																														
																															(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)											
84	08043 Maintenance Laborer	08043	Morales, J., William F. (Temp-Esp 08/20/09)	D-11	15,248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																													
85	08044 Community Development Manager	08044	Ueno, Masahiko A. B. (Temp-Esp 08/20/09)	P-13	41,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																												
86	08045 Construction Supervisor II	08045	Traylor, J. L. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																												
87	08046 Property Site Manager	08046	Traylor, J. L. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																												
88	08047 Land Agent III	08047	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																												
89	08048 Buyer I	08048	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																											
90	08049 Accounting Technician II	08049	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																											
91	90022 Planner II	90022	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																											
92	11862 Interviewer Clerk	11862	Ward, James C. (Temp-Esp 08/20/09)	P-13	33,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																											
93	11863 Interviewer Clerk	11863	Ward, James C. (Temp-Esp 08/20/09)	P-13	33,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
94	11864 Property Site Manager	11864	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
95	11865 Property Site Manager	11865	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
96	11866 Property Site Manager	11866	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
97	11869 Property Site Manager	11869	Ward, James C. (Temp-Esp 08/20/09)	P-14	38,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
98	11911 Maintenance Laborer	11911	Ward, James C. (Temp-Esp 08/20/09)	P-11	15,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																										
99	12043 Administrative Aide	12043	Ward, James C. (Temp-Esp 08/20/09)	P-41	11,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
100	12005 Administrative Assistant	12005	Ward, James C. (Temp-Esp 08/20/09)	P-41	11,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
101	12008 Clerk I	12008	Ward, James C. (Temp-Esp 08/20/09)	P-41	11,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
102	12007 Administrative Assistant	12007	Ward, James C. (Temp-Esp 08/20/09)	P-41	11,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
103	12007 Administrative Assistant	12007	Ward, James C. (Temp-Esp 08/20/09)	P-41	11,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
104	12010 Housing Specialist	12010	Ward, James C. (Temp-Esp 08/20/09)	P-41	14,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
105	12011 Housing Specialist	12011	Ward, James C. (Temp-Esp 08/20/09)	P-41	14,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
106	12011 Housing Specialist	12011	Ward, James C. (Temp-Esp 08/20/09)	P-41	14,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
107	12012 Program Coordinator I	12012	Ward, James C. (Temp-Esp 08/20/09)	P-41	14,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
108	12002 Construction Inspector II	12002	Ward, James C. (Temp-Esp 08/20/09)	P-41	21,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																									
Grand Total																											5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699	5,115,699

1: FY 2009 (revised) Gov/Guam month/total for L46, last month is 4174 per annum. Subject to change in FY 2009

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
 Combined Statement of Net Assets with Combining Information  
 September 30, 2009  
 (Unaudited)

Assets	Major Enterprise Funds								
	Total	Eliminations	Community Development Block Grant	Low Income Housing	Housing Assistance Payments	HOME Investment Partnership Program	Capital Fund Program	Non-Major Enterprise Funds	Other Enterprise Funds
<b>Current assets:</b>									
Cash:									
Unrestricted	\$ 4,886,346	\$ -	\$ 184,261	\$ 21,081	\$ 1,974,087	\$ 37,645	\$ -	\$ 458,546	\$ 2,210,726
Restricted - other	3,004,281	-	451,641	-	849,081	383,855	-	232,322	1,087,382
Security Deposit	15,063	-	-	-	-	-	-	15,063	-
Total cash	7,905,690	-	635,902	21,081	2,823,168	421,500	-	705,931	3,298,108
Accounts receivable:									
Notes receivable - current portion									
Tenants	43,361	-	-	5,943	-	-	-	-	37,418
HUD	51,116	-	-	47,248	-	-	-	3,868	-
Due from other funds	1,432,916	-	427,904	280	(7,084)	350,705	514,648	139,379	-
Other	1,938,701	(13,897,091)	-	4,744,176	197,660	101,664	4,736	106,492	9,053,609
Allowance for doubtful accounts	3,466,094	(13,897,091)	427,904	879,322	190,576	452,369	519,374	249,739	9,846,254
Total accounts receivable, net	(47,115)	-	-	(37,180)	-	-	-	-	(9,935)
Investments	3,418,979	(13,897,091)	427,904	5,639,789	190,576	452,369	519,374	249,739	9,836,319
Unrestricted	2,647,621	-	-	1,009,713	287,350	-	-	-	1,350,558
Restricted/reserved by fiscal agent	5,235,595	-	-	182,347	4,850,190	-	-	203,058	-
Total investments	7,883,216	-	-	1,192,060	5,137,540	-	-	203,058	1,350,558
Prepaid and other current assets	147,411	-	1,213	25,711	5,298	374	-	1,382	113,433
Inventories	216,110	-	-	210,324	-	-	-	5,786	-
Other real estate	3,603,912	-	-	-	-	-	-	-	3,603,912
Total current assets	23,175,318	(13,897,091)	1,065,019	7,088,965	8,156,582	874,243	519,374	1,165,896	18,202,330
<b>Noncurrent assets:</b>									
Capital assets, net	30,328,298	-	57,358	21,592,541	61,480	18,962	6,033,792	2,185,269	378,896
Notes receivable - noncurrent	965,603	-	-	-	-	-	-	-	965,603
Other assets	262,992	-	-	-	37,056	-	-	-	225,936
Total noncurrent assets	31,556,893	-	57,358	21,592,541	98,536	18,962	6,033,792	2,185,269	1,570,435
<b>Total assets</b>	<b>\$ 54,732,211</b>	<b>\$ (13,897,091)</b>	<b>\$ 1,122,377</b>	<b>\$ 28,681,506</b>	<b>\$ 8,255,118</b>	<b>\$ 893,205</b>	<b>\$ 6,553,166</b>	<b>\$ 3,351,165</b>	<b>\$ 19,772,765</b>

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
 Combined Statement of Net Assets with Combining Information, Continued  
 September 30, 2009  
 (Unaudited)

	Major Enterprise Funds								
	Total	Eliminations	Community Development Block Grant	Low Income Housing	Housing Assistance Payments	HOME Investment Partnership Program	Capital Fund Program	Non-Major Enterprise Funds	Other Enterprise Funds
<b>Liabilities</b>									
<b>Current liabilities:</b>									
Current portion of note payable	\$ 38,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,000	\$ -
Vendors/contractors	168,834	-	120,000	-	51,754	8,250	-	1,943	(13,113)
Compensated absences	42,896	-	6,409	27,301	13,158	2,574	473	1,775	(8,794)
Due to HUD	405,634	-	-	-	405,634	-	-	-	-
Due to other funds	-	(13,897,091)	832,711	734,287	3,541,934	818,581	309,389	1,024,350	6,635,839
Deposits	127,329	-	-	113,600	-	-	-	13,729	-
Accrued liabilities	222,814	-	-	17,788	594	11,163	203,142	-	204,432
Deferred revenue	2,244,544	-	23,005	(10,703)	-	-	-	4,486	2,013,451
Other current liabilities	5,561,062	-	-	915	345,681	-	-	-	5,214,466
<b>Total current liabilities</b>	<b>8,811,113</b>	<b>(13,897,091)</b>	<b>982,125</b>	<b>883,188</b>	<b>4,358,755</b>	<b>840,568</b>	<b>513,004</b>	<b>1,084,283</b>	<b>14,046,281</b>
<b>Noncurrent liabilities:</b>									
Long-term portion of note payable	1,370,728	-	-	-	-	-	-	1,370,728	-
Accrued compensated absences	310,442	-	55,231	129,024	97,851	22,428	6,370	11,365	(11,827)
Other liabilities	145,289	-	27,663	57,457	43,000	11,247	-	2,126	3,796
<b>Total noncurrent liabilities</b>	<b>1,826,459</b>	<b>-</b>	<b>82,894</b>	<b>186,481</b>	<b>140,851</b>	<b>33,675</b>	<b>6,370</b>	<b>1,384,219</b>	<b>(8,031)</b>
<b>Total liabilities</b>	<b>10,637,572</b>	<b>(13,897,091)</b>	<b>1,065,019</b>	<b>1,069,669</b>	<b>4,499,606</b>	<b>874,243</b>	<b>519,374</b>	<b>2,468,502</b>	<b>14,038,250</b>
<b>Net assets:</b>									
Invested capital assets, net of related debt	32,523,482	-	57,358	21,592,541	61,480	18,962	6,033,792	776,541	3,982,808
Restricted	2,666,727	-	-	182,347	2,024,000	-	-	435,380	25,000
Unrestricted	8,904,430	-	-	5,836,949	1,670,032	-	-	(329,258)	1,726,707
<b>Total net assets</b>	<b>44,094,639</b>	<b>-</b>	<b>57,358</b>	<b>27,611,837</b>	<b>3,755,512</b>	<b>18,962</b>	<b>6,033,792</b>	<b>882,663</b>	<b>5,734,515</b>
<b>Total liabilities and net assets</b>	<b>\$ 54,732,211</b>	<b>\$ (13,897,091)</b>	<b>\$ 1,122,377</b>	<b>\$ 28,681,506</b>	<b>\$ 8,255,118</b>	<b>\$ 893,205</b>	<b>\$ 6,553,166</b>	<b>\$ 3,351,165</b>	<b>\$ 19,772,765</b>

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
 Combined Statement of Revenues, Expenses and Changes in Net Assets with Combining Information  
 For the Year Ended September 30, 2009  
 (Unaudited)

	Major Enterprise Funds							Other Enterprise Funds
	Total	Eliminations	Community Development Block Grant	Low Income Housing	Housing Assistance Payments	HOME Investment Partnership Program	Capital Fund Program	
<b>Operating revenues</b>								
Tenant income	\$ 363,811	\$ -	\$ -	\$ 286,079	\$ -	\$ -	\$ 1,062,259	\$ 77,732
HUD PHA Operating Grants	40,760,206	-	2,915,315	3,290,352	31,838,300	-	572,436	1,081,544
Other Federal Grants	364,023	-	-	-	-	-	-	364,023
Property sales	9,034	-	-	-	-	-	-	-
Other income	1,717,420	-	13,953	12,509	96,648	108,776	1,739	3,771
Total operating revenues	43,214,494	-	2,929,268	3,588,940	31,934,948	1,171,035	574,175	1,163,047
<b>Operating expenditures:</b>								
Housing assistance payments	31,452,798	-	-	-	31,452,798	-	-	-
Repairs and maintenance	2,964,119	-	1,239,170	851,440	1,099	415,227	-	61,029
Administrative expense	7,891,839	-	1,544,400	1,062,801	1,768,551	694,517	459,715	892,848
Depreciation	2,945,306	-	-	2,612,000	25,485	1,130	200,000	57,691
Employee benefits	984,015	-	136,944	96,108	361,829	55,040	16,478	13,413
Tenant service	322,989	-	-	321,918	-	-	-	-
Bad debts	-	-	-	-	-	-	-	-
Utilities	284,026	-	-	143,541	25,062	-	-	90,361
Insurance	226,152	-	2,978	185,035	5,992	1,246	239	9,148
Other	260,917	-	5,776	63,636	72,475	5,005	97,943	7,297
Total operating expenditures	47,332,161	-	2,929,268	5,336,479	33,713,291	1,172,165	774,375	1,131,787
Operating income (loss)	(4,117,667)	-	-	(1,747,539)	(1,778,343)	(1,130)	(200,200)	31,260
<b>Non-operating revenues (expenditures):</b>								
Interest income - unrestricted	50,499	-	-	20,055	1,123	-	-	4,297
Interest income - restricted	105,469	-	-	-	95,649	-	-	439
Capital Grants	2,209,521	-	3,611	-	-	-	2,205,910	-
Other	48,594	-	-	44,942	3,652	-	-	-
Interest expense	52,664	-	-	-	-	-	-	52,664
Total non-operating revenues (expenditures)	2,466,747	-	3,611	64,997	100,424	-	2,205,910	57,400
Change in net assets	(1,650,920)	-	3,611	(1,682,542)	(1,677,919)	(1,130)	2,005,710	88,660
Total net assets at beginning of year	45,745,559	-	53,747	29,294,379	5,433,431	20,092	4,028,082	794,003
Total net assets at end of year	\$ 44,094,639	\$ -	\$ 57,358	\$ 27,611,837	\$ 3,755,512	\$ 18,962	\$ 6,033,792	\$ 882,663

**Guam Housing and Urban Renewal Authority**  
Outstanding Prior Year Obligations  
September 30, 2009

Vendor	Amount	Cause
	\$ -	

NOTE : There were no outstanding obligations for the prior year.