



GUAM HOUSING CORPORATION

Kotporasion Ginima' Guahan

P.O. Box 3457 Hagatna, Guam 96932

October 30, 2009

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

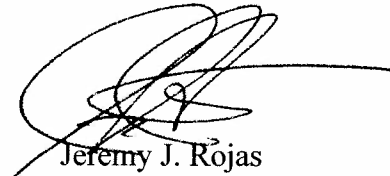
RE: PL: 29-113 Reporting Requirements

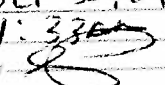
Dear Speaker Won Pat and Ms. Brooks:

Attached is a copy of Guam Housing Corporation's unaudited September 2009 Financial Statements as required by PL 29-113 Chapter VII Section 2 & Chapter VII Section 25. Also included is an updated draft of the September 2009 Statement of Revenues and Expenditures. The first draft was sent out October 10, 2009.

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

30-09-1311
Office of the Speaker
Judith T. Won Pat, Ed. D.
Date OCT 30, 09
Time 11:33am
Received by 

2009 NOV -3 PM 2:35 PM

Guam Housing Corporation

Statement of Net Assets

As of 9/30/2009

	Current Year	Prior Year
Assets		
Cash and Cash equivalents		
Unrestricted	9,208,379.02	12,781,114.50
Restricted	5,097,760.56	2,234,324.04
Self-insurance fund	1,291,116.74	1,171,632.52
Total Cash and Cash equivalents	15,597,256.32	16,187,071.06
Investments		
Restricted Foreclosure Fund	500,000.00	375,921.16
Investments and cash with trustees	5,158,709.97	5,180,648.30
Total Investments	5,658,709.97	5,556,569.46
Receivables		
Loans Receivables - GHC Porfolio	23,003,696.27	23,286,771.40
Loans Receivables (Cahat, Sagan, DPCCA & HM)	1,745,870.16	1,740,914.54
Accrued Interest	123,282.38	183,245.32
Accounts Receivables	70,469.25	80,289.54
Net deferred Origination exp. & rev.	(239,863.01)	(217,481.41)
Less allowance for loan losses	(3,412,482.39)	(3,422,082.23)
Total Receivables	21,290,972.66	21,651,657.16
Prepaid expenses and other	38,803.07	48,170.03
Land held for development	16,114,337.70	16,114,337.70
Foreclosed assets held for resale	641,245.80	292,378.86
Capital assets, net	5,835,274.72	5,729,085.80
Total Assets	65,176,600.24	65,579,270.07
Liabilities & Net Assets		
Liabilities		
Accounts payable & accrued expenses	10,976,384.61	11,074,411.14
Deposits by borrowers - Ins. premiums & R.E. Taxes	640,164.79	503,361.18
Rebate Liability	141,788.47	110,109.94
Bonds payable	5,105,000.00	5,215,000.00
Notes Payable	5,296,866.00	6,182,868.32
Accrued pension cost	97,868.52	93,021.78
Loans Held in Trus (DPCCA, HM & SL)	619,976.56	678,586.33
Total Liabilities	22,878,048.95	23,857,358.69
Net Assets		
Investment in capital assets, net of related debt	3,326,047.25	3,219,858.33
Restricted	24,451,005.95	24,255,580.17
Unrestricted	14,521,498.09	14,246,472.88
Total Net Assets	42,298,551.29	41,721,911.38
Total Liabilities & Net Assets	65,176,600.24	65,579,270.07

Guam Housing Corporation
Statement of Revenues and Expenditures
From 9/1/2009 Through 9/30/2009

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	134,596.92	138,252.90
Rental Income	62,300.00	60,256.78
Interest on investments held by bond trustees	18,717.64	22,411.79
Loan origination fees	8,763.96	2,263.46
Late fees, service fees & return check fees	2,479.90	3,719.57
Total Operating Revenues:	226,858.42	226,904.50
Operating Expenses:		
Interest expense MRB	23,305.63	23,754.79
Interest expense notes payable	28,268.31	32,916.11
Salaries	69,227.97	70,819.42
Bad debts and provision for loan losses	29,206.11	0.00
Retirement contributions	27,086.20	67,109.25
Retiree supplemental, cola & health benefits	435.00	0.00
Depreciation	11,662.29	11,408.24
Contractual services	4,628.66	5,579.62
Professional services	9,682.95	7,326.20
Rent	6,208.98	6,016.48
Other	6,835.45	17,873.72
Loan origination costs	5,093.34	1,319.58
Travel	0.00	0.00
Employee benefits, other than retirement	3,046.30	3,600.56
Maintenance	2,831.67	3,481.95
Bond trustee fees	1,083.50	1,083.50
Directors' fees	100.00	800.00
Loss on disposal of assets	71.50	0.00
Total Operating Expenses:	228,773.86	253,089.42
Non-operating Revenue (Expenses)		
Interest income on bank deposits	10,533.25	35,415.98
Other income	3,193.20	1,000.00
Total Non-operating Revenue (Expenses)	13,726.45	36,415.98
Increase in net assets	11,811.01	10,231.06
Total net assets at beginning of month	42,286,740.28	41,711,680.32
Net Asset at Year End	42,298,551.29	41,721,911.38

Guam Housing Corporation
Statement of Revenues and Expenditures
From 7/1/2009 Through 9/30/2009

	Current Quarter Actual	Prior Year Current Quarter Actual
Operating Revenues:		
Interest on loans receivable	407,294.98	423,083.66
Rental Income	186,226.68	183,556.85
Interest on investments held by bond trustees	66,488.16	50,856.23
Loan origination fees	24,338.57	8,216.46
Late fees, service fees & return check fees	8,333.61	11,747.00
Total Operating Revenues:	692,682.00	677,460.20
Operating Expenses:		
Interest expense MRB	70,366.05	71,704.37
Interest expense notes payable	87,970.48	102,088.91
Salaries	234,566.37	246,151.76
Bad debts and provision for loan losses	29,351.15	0.00
Retirement contributions	74,842.81	110,411.67
Retiree supplemental, cola & health benefits	1,817.10	0.00
Depreciation	35,543.60	34,237.57
Contractual services	14,175.64	19,146.03
Professional services	20,315.84	15,944.09
Rent	18,626.94	18,049.44
Other	19,594.13	24,436.01
Loan origination costs	12,643.38	5,578.93
Travel	0.00	0.00
Employee benefits, other than retirement	9,574.37	12,139.46
Maintenance	14,556.95	9,025.78
Bond trustee fees	3,250.50	3,250.50
Directors' fees	300.00	800.00
Loss on disposal of assets	71.50	0.00
Total Operating Expenses:	647,566.81	672,964.52
Non-operating Revenue (Expenses)		
Interest income on bank deposits	35,496.54	111,463.71
Other income	7,684.23	23,790.93
Total Non-operating Revenue (Expenses)	43,180.77	135,254.64
Increase in net assets	88,295.96	139,750.32
Total net assets at beginning of month	42,210,255.33	41,582,161.06
Net Asset at Year End	42,298,551.29	41,721,911.38

Guam Housing Corporation
Statement of Revenues, Expenditures and Changes in Net Assets
From 10/1/2008 Through 9/30/2009

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	1,649,853.82	1,702,279.74
Rental Income	728,446.77	733,055.46
Interest on investments held by bond trustees	350,790.86	327,902.12
Loan origination fees	81,373.15	52,423.50
Late fees, service fees & return check fees	40,167.89	46,585.59
Total Operating Revenues:	2,850,632.49	2,862,246.41
Operating Expenses:		
Interest expense MRB	283,260.84	288,477.50
Interest expense notes payable	370,401.21	426,812.50
Salaries	888,648.47	946,729.93
Bad debts and provision for loan losses	29,351.15	415.80
Retirement contributions	256,899.22	274,750.28
Retiree supplemental, cola & health benefits	164,839.54	181,838.16
Depreciation	145,783.44	139,052.84
Contractual services	66,154.82	85,939.39
Professional services	81,940.29	67,271.22
Rent	72,967.76	72,197.76
Other	61,507.89	53,987.07
Loan origination costs	45,368.82	29,843.05
Travel	0.00	10,493.72
Employee benefits, other than retirement	34,331.35	42,369.61
Maintenance	56,948.19	52,577.67
Bond trustee fees	14,602.00	14,945.33
Directors' fees	1,050.00	800.00
Total Operating Expenses:	2,574,054.99	2,688,501.83
Non-operating Revenue (Expenses)		
Interest income on bank deposits	275,669.59	558,544.12
Other income	24,967.57	52,455.73
Loss on disposal of assets	(574.75)	0.00
Total Non-operating Revenue (Expenses)	300,062.41	610,999.85
Increase in net assets	576,639.91	784,744.43
Total net assets at beginning of year	41,721,911.38	40,937,166.95
Total net assets at end of year	42,298,551.29	41,721,911.38

Guam Housing Corporation
Statement of Revenues and Expenditures
From 10/1/2008 Through 9/30/2009

	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	1,529,964.60	1,649,853.82	119,889.22	7.8300%	(119,889.22)
Rental Income	724,298.15	724,298.15	728,446.77	4,148.62	0.5700%	(4,148.62)
Interest on investments held by bond trustees	263,509.00	263,509.00	350,790.86	87,281.86	33.1200%	(87,281.86)
Loan origination fees	26,799.84	26,799.84	81,373.15	54,573.31	203.6300%	(54,573.31)
Late fees, service fees & return check fees	26,020.00	26,020.00	40,167.89	14,147.89	54.3700%	(14,147.89)
Total Operating Revenues:	2,570,591.59	2,570,591.59	2,850,632.49	280,040.90	10.8940%	(280,040.90)
Operating Expenses:						
Interest expense MRB	283,710.00	283,710.00	283,260.84	449.16	(0.1500%)	449.16
Interest expense notes payable	370,475.23	370,475.23	370,401.21	74.02	(0.0100%)	74.02
Salaries	990,611.32	990,611.32	888,648.47	101,962.85	(10.2900%)	101,962.85
Bad debts and provision for loan losses	55,000.00	55,000.00	29,351.15	25,648.85	(46.6300%)	25,648.85
Retirement contributions	241,551.58	241,551.58	256,899.22	(15,347.64)	6.3500%	(15,347.64)
Retiree supplemental, cola & health benefits	188,558.72	188,558.72	164,839.54	23,719.18	(12.5700%)	23,719.18
Depreciation	162,575.49	162,575.49	145,783.44	16,792.05	(10.3200%)	16,792.05
Contractual services	139,452.00	139,452.00	66,154.82	73,297.18	(52.5600%)	73,297.18
Professional services	91,000.00	91,000.00	81,940.29	9,059.71	(9.9500%)	9,059.71
Rent	73,352.76	73,352.76	72,967.76	385.00	(0.5200%)	385.00
Other	95,533.37	95,533.37	61,507.89	34,025.48	(35.6100%)	34,025.48
Loan origination costs	35,000.00	35,000.00	45,368.82	(10,368.82)	29.6200%	(10,368.82)
Travel	0.00	0.00	0.00	0.00	0.0000%	0.00
Employee benefits, other than retirement	86,900.00	86,900.00	34,331.35	52,568.65	(60.4900%)	52,568.65
Maintenance	85,480.00	85,480.00	56,948.19	28,531.81	(33.3700%)	28,531.81
Bond trustee fees	16,100.00	16,100.00	14,602.00	1,498.00	(9.3000%)	1,498.00
Directors' fees	4,200.00	4,200.00	1,050.00	3,150.00	(75.0000%)	3,150.00
Loss on disposal of assets	0.00	0.00	574.75	(574.75)	0.0000%	(574.75)
Total Operating Expenses:	2,919,500.47	2,919,500.47	2,574,629.74	344,870.73	(11.8127%)	344,870.73
Non-operating Revenue (Expenses)						
Interest income on bank deposits	362,880.00	362,880.00	275,669.59	(87,210.41)	(24.0300%)	87,210.41
Other income	11,500.00	11,500.00	24,967.57	13,467.57	117.1000%	(13,467.57)
Total Non-operating Revenue (Expenses)	374,380.00	374,380.00	300,637.16	(73,742.84)	(19.6973%)	73,742.84
Increase (Decrease) in net assets	25,471.12	25,471.12	576,639.91	551,168.79	2163.8901%	(551,168.79)

Guam Housing Corporation
Statement of Cash Flows
As of 9/30/2009

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	425,880.38	150,759.53	576,639.91
Depreciation less disposal of assets	(411,542.49)	75,372.11	(336,170.38)
(Increase) decrease in accrued interest and others	49,850.89	10,112.05	59,962.94
(Increase) decrease in prepaid expenses and others	1,455.05	7,911.91	9,366.96
Increase (decrease) in accrued pension costs	4,427.55	419.19	4,846.74
Increase (decrease) in other liabilities	(34,062.15)	134,603.80	100,541.65
Increase (decrease) in deposits by borrowers	138,666.35	(1,862.74)	136,803.61
Increase (decrease) in loans held in trust	(58,609.77)	0.00	(58,609.77)
Total Cash Flows from Operating Activities	<u>116,065.81</u>	<u>377,315.85</u>	<u>493,381.66</u>
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	271,474.86	0.00	271,474.86
Net (increase) decrease in other receivables	42,659.09	(211,531.41)	(168,872.32)
(Cost) sale of foreclosed houses	(348,866.94)	0.00	(348,866.94)
(Purchase) disposal of property and equipment	433,877.23	(203,895.77)	229,981.46
(Purchase) sale of investment securities	21,938.33	0.00	21,938.33
Total Cash Flows from Investing Activities	<u>421,082.57</u>	<u>(415,427.18)</u>	<u>5,655.39</u>
Cash Flows from Financing Activities			
Repayment of notes payable	(886,002.32)	0.00	(886,002.32)
Repayment of bonds payable	(110,000.00)	0.00	(110,000.00)
Accrued interest on bonds payable	(449.16)	0.00	(449.16)
Accrued rebate liability	31,678.53	0.00	31,678.53
Premium on bonds payable	0.00	0.00	0.00
Total Cash Flows from Financing Activities	<u>(964,772.95)</u>	<u>0.00</u>	<u>(964,772.95)</u>
Net increase (decrease) in cash	(427,624.57)	(38,111.33)	(465,735.90)
Cash at beginning of year	13,601,958.33	2,961,033.89	16,562,992.22
Cash at end of year	<u>13,174,333.76</u>	<u>2,922,922.56</u>	<u>16,097,256.32</u>