



GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING

Friday, January 25, 2019 at 9:00 a.m.

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Approval of Board Minutes**
 - A. Regular BOD Meeting - December 28, 2018**
 - B. Special BOD Meeting – January 15, 2019**
- IV. Legal Report**
 - A. MOU (GHC and WestCare) Update**
- V. Old Business**
 - A. IT Update**
 - B. Rental Amnesty Agreement Update**
- VI. New Business**
 - A. Appointment of President by the Governor of Guam**
 - 1) Executive Session – Compensation of President**
 - B. Resignation of GHC Board Member**
 - C. Loan Application for Refinancing**
- VII. President's Report**
- VIII. Management Reports**
 - A. Accounting Reports**
 - B. QAO Report**
 - C. Loan Report**
 - D. Rental Report**
- IX. Public Participation**
- X. Miscellaneous**
- XI. Adjournment**



**GUAM HOUSING CORPORATIONS
BOARD OF DIRECTORS MEETING**

Meeting Type: **Regular Board Meeting**
 Date: **Friday, January 25, 2019**
 Time: **9:00 a.m.**

ATTENDANCE
(Please sign in)

Chairman	Francisco Florig	
Vice Chairman	Tomas Flores	
Secretary	Cecilia C.A. Perez	arrive 9:15
Director	Sandra Bordallo	left 10:03
Director	Cecila G. Mantanona	
Legal Counsel	Cynthia Ecube	
Acting President	Mary Guerrero	
Housing Manager	Angela Camacho	
Special Asst.	Caesar Villanueva	
Acctg Manager	Alysia Leon Guerrero	
Acting ASO	Cassandra Santos	
Q.A.O.	Clyde Beaver	
Tenant Relation Adv	John Potter	
Maint. Supervisor	John Muna	
Board Coordinator Admin Secretary	Arleen Evangelista	

Members of the Public:

<u>Organization:</u>	<u>Name:</u>	<u>Signature:</u>
	Garcia, Joretina	
	Alice Taijeron	

GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Friday, December 28, 2018		ATTENDANCE			
Commenced: 9:43 a.m. Adjourned: 12:09 p.m.		<u>Directors present:</u> Francisco Florig, Chairman Tomas Flores, Vice-Chairman Sandra Bordallo, Director Cecilia C.A. Perez, Director Cecilia G. Mantanona, Director Rossanna Villagomez-Aguon, Director <u>Absent:</u> None	<u>Management present:</u> Christopher Duenas, President Michael Martinez, Manager Caesar Villanueva, Special Assistant Mary Guerrero, Loan Administrator Clyde Beaver, Quality Assurance Manager Alysia Leon Guerrero, Accounting Manager Cassandra Santos, ASMA John Potter, Senior Tenant Relations Supervisor Arleen Evangelista, Administrative Secretary <u>Absent:</u> John Muna, Maintenance Supervisor		
AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I. Approval of Minutes: November 19, 2018	Board members reviewed the minutes of November 19, 2018 Regular Board meeting.	Upon motion made and seconded, the minutes for the November 19, 2018 Regular Meeting were approved by the Board without any further corrections nor amendments.	Legal Counsel	Legal Counsel	Approved
II. Legal Report:	a. <u>Status of Foreclosure Cases:</u>	Legal counsel reported on the status of the foreclosure referrals from GHC and provided the Board a copy of legal	Legal Counsel	Legal Counsel	Legal Counsel

			<p>counsel's updated written report documenting the status and action for each account as of December 28, 2018. Legal counsel summarized that as of December 28, 2018, there are 23 pending loan accounts. Currently, there are two (2) pending private sales (GHC-025 and GHC-034). As to GHC-34, Legal Counsel received a contract of sale between debtor and the prospective buyer. Based on the conditions of the Contract, closing is scheduled to occur by the middle of January 2019. Legal counsel will continue to monitor the status of the sale. With respect to GHC-25 (Talofofo), debtors have listed the property for sale and are awaiting offers from prospective buyers. Previously, GHC-012 (Yigo) was listed for sale as of May 2018, however, no viable offers nor sale has occurred, and Legal Counsel reinstated foreclosure action at the direction of the Board. On December 20, 2018, debtor/Estate requested a verification of the debt from GHC; Legal counsel has</p>
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		<p>requested this information from GHC and has temporarily suspended foreclosure action until this information is provided to debtor. Legal counsel has re-instituted foreclosure action for GHC-36 (Barrigada) at the direction of the Board. Legal counsel has also scheduled foreclosure sales (GHC-013 and GHC-047). Legal counsel scheduled a foreclosure sale in GHC-013 for December 17, 2018, located at the Yigo Mayor's Office, however, due to the debtors working on refinancing the property with GHC, Legal counsel has re-schedule the foreclosure sale for January 22, 2019. Legal counsel also scheduled a foreclosure sale for January 28, 2019 at 10:00 a.m. at the Yona Mayor's Office (GHC-047). Legal counsel further reported that there are seventeen (17) accounts which are being monitored as a result of their loan workout agreement with GHC, and/or in bankruptcy proceedings and legal counsel and parties are working to resolve the payments or seek modification of their loan</p>			
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				<p>accounts. Legal counsel continues to resolve and or monitor the above-pending foreclosure accounts. Finally, Legal Counsel reported that GHC-19 (Dededo), which was under a Chapter 13 bankruptcy Plan, was dismissed by the District Court in February 2018. Legal Counsel was instructed by GHC to return the file to the Corporation to monitor the account. Legal Counsel has now closed this file with counsel's office. Aside from the foreclosure matters, legal counsel continues to provide assistance on non-foreclosure legal matters.</p>				
				<p>1. <u>GHC v. Troy Torres; CV0139-18</u>: Legal counsel reported that the Court has scheduled GHC's Motion for An Order to Show Cause against Defendant for failing to appear at the November 8, 2018 hearing for January 10, 2019. Legal counsel served on December 14, 2018 GHC's Motion on Defendant Torres to appear at court on January 10th. Legal counsel</p>				

		<p>b. <u>Memorandum of Understanding (MOU) with GHC and Westcare:</u></p>	<p>will report an update of the January 10th hearing at next board meeting.</p> <p>2. <u>GHC v. BOG, et. al.; CV0281-18</u>: Legal counsel continues to work on the interpleader action against the remaining defendants.</p> <p>Legal counsel will continue to provide updated information and reports on the pending foreclosure and legal matters to the Board at the next regular meeting.</p> <p>GHC Legal counsel reported to the Board MOUs were initially prepared and drafted for both the Homeless Veteran's Program and the Re-entry Program for GHC's review and comments prior to forwarding to Westcare for their responses. Legal counsel stated that additional changes will be</p>	<p>Legal Counsel</p>	<p>Legal Counsel</p>	<p>PENDING</p>
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	<p>necessary. The Chairman indicated that other conditions such as utilities should be incorporated into the MOU so that tenants can move in right away. The President stated that under GHC's current Homeless Program, GHC pays 100% of all utilities. Under the Homeless Veteran's Program with WestCare, GHC will yield higher income through the MOU. The Chairman further commented that the income will help with the losses for GHC and will benefit the Corporation. The Re-entry Program, however, there will be no payments to GHC. Legal Counsel will update the Board on further information on this matter at a later date.</p>					PENDING
III.	<p>Old Business:</p>	a. <u>IT Update:</u>	GHC's IT consultant, Frank Santos, and All Star computer software vendor were present at the meeting to provide an update and status of the	The Chairman stated that the Board wants a product that works and is provided in a timely manner. Once GHC masters the program they can	Management	Management

		<p>software program installation and training. Mr. Santos reported that GHC's server is registered in the cloud. The next phase is to have GHC make daily entries into the program and to process and get the program running. Roland Villaverde and Frances with All-Star were present to present and explain the daily entry data to GHC. According to All Star, it is necessary to take GHC Rental Division into the 21st century.</p>	<p>branch out. The Chairman also remarked that he wants the problem fixed, running, and is user friendly in order to produce results. GHC's IT needs to define what needs to be done now so that the system program is done and to provide what additional information is needed to complete the project. The Vice-Chairman also commented that GHC should bring up any concerns to vendor so that the vendor can address the issues right away. The President also commented that the vendor should build a workable product starting with inputting the information of the tenants and maintenance first and later integrate the accounting data. All-Star stated that the system is ready to go and GHC just needs to enter data now since the only pending issue is entering the data. The President confirmed that the IT Consultant is ready to meet with the Rental staff for data training on January 2, 2019 at 9:00 a.m. at the Rental Office with in-house Lead, John Potter and Randy Barcinas. AMSA will coordinate all the details of the</p>					
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	January 2, 2018 meeting.	<p>b. <u>Status of Rental Amnesty Program.</u></p> <p>GHC Manager reported that the Amnesty Program has been implemented. Currently there are 25 participants in program. Payments will start January 2019 to March 2019 under the 3 month Program.</p>	Management/ Rental	Management Rental	PENDING
		<p>c. <u>Offer to Purchase Yona OREQ.</u></p> <p>According to GHC Loan Administrator, she has not received any response since the last board meeting from the offeror after GHC tendered its counter-offer of \$115,000. The Board tabled this matter for the next meeting regarding the status of GHC's counter-offer.</p>	Management Loan Division	Management Loan Division	PENDING
		<p>d. <u>New Applicant regarding Conditional Purchase of Property.</u></p> <p>GHC Loan Administrator reported that an employment verification and a status report</p>	Management Loan Division	Management Loan Division	APPROVED
		<p>Director Bordallo stated that if the Applicant has made late payments to the bank, GHC will</p>			

		<p>of the payments made on the rental property were pending from the Applicant based on discussions from the last board meeting on this matter. The Applicant provided the requested information late to GHC. According to discussions with BOG, the Applicant only started making payments July of 2018. Applicant recently made payments for October, November and December 2018 which were late payments.</p>	<p>have a problem with this Applicant. The President confirmed that the Applicant made current payments for July, August, and September and then paid yesterday to cover for October, November and December, which were late payments. GHC's new proposal for Applicant is to pay the down payment costs of \$7,420.55 plus \$4,000.00 for closing for a total amount of approximately \$15,000.00. The President commented that the Applicant may come through this condition if she puts the money forward. He also stated that an appraisal was obtained for the property with a value of \$190,000. The Chairman reminded the board to keep in mind that GHC gives individuals second and third chances and that the Corporation should exercise compassion in this case. The President also remarked that GHC should consider giving the applicant this opportunity due to a misunderstanding by the Applicant. Director Bordallo stated that it this purchase loan is to be approved, the</p>					
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		<p>Corporation should make sure that the Applicant is current on her payments and obligations. Upon motion by Director Bordallo and seconded by Director Mantanona, and without any further objections, the Board approved the Applicant's loan of \$111,000.00 subject to all conditions brought current, and that the Applicant is responsible to make the down payment, closing costs, and other closing expenses related to purchase of the property, and that GHC does not incur any other payoffs or expenses, and obtain an updated underwriting of the loan to ensure that the loan amount meets the debt return.</p>				
IV.	New Business:	<p>a. <u>Adoption of GHC Position Descriptions.</u></p> <p>The Chairman reported that there is no record for the job description for the following positions that has been formally adopted by the Board: Accounting Technician I Accounting Manager</p>	<p>Upon motion made by Director Perez and seconded by Director Mantanona, and without any further objections, the Board adopted the job descriptions for the subject positions for the Corporation.</p>	Management	Management	APPROVED

	<p>Accountant II Loan Officer Clerk Typist I Clerk III Building Maintenance Supervisor Assistant Supply Management Supervisor Administrative Services Officer Accounting Technician Supervisor Accounting Technician III Manager Maintenance Worker Maintenance Leader Loan Technician President Special Assistant to President</p>		Management	Management	APPROVED
	<p>ASMS reported that these positions are currently in place, however, GHC needs to establish a record that the above job description for the positions have been formally adopted by the Board.</p>		Management	Management	<p>Upon motion made by Director Perez and seconded by Director Bordallo, and without any</p>
	<p>c. <u>GHC Operations and Bank Signatory Resolutions.</u></p>		Management		<p>The President reported that he will prepare his resignation letter unless he gets direction</p>

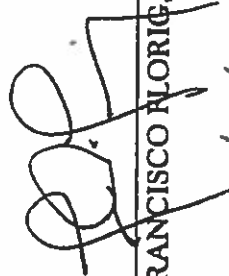
	<p>by the new administration. The President stated he is willing to reach out to Governor-Elect however, he stated that the resignation should be addressed to the appointing authority and not Governor-Elect. It was discussed that resolutions should be adopted by the board which are necessary in order to allow the Corporation to pay its ongoing obligations, payroll, and to approve loans as a result of the transition of a new administration.</p> <p>d. <u>Board Resolution for Retiring GHC Manager.</u></p> <p>The President announced that GHC's Manager Michael Martinez will be retiring from the Corporation on December 31, 2018.</p>	<p>objections, the Board approved the resolution allowing for the designation and appointment of certain GHC officers and management authorizing them to pay the Corporation's liabilities, obligations, and payroll, and that the President continue to remain with the Corporation until an official appointment is made replacing President Duenas.</p>	
		<p>Management</p>	<p>Management President</p>
		<p>Management</p>	<p>Management President</p>
		<p>Upon made and seconded, and without any objections, the Board presented a Board Resolution to Mr. Martinez thanking him for his years of service and employment with the Corporation.</p>	<p>Management President</p>
<p>V.</p>	<p>President's Remarks:</p> <p>The President announced that he hoped everyone had a good Christmas and New Year's</p>	<p>The Chairman stated that he hopes that the President stay with GHC for the next four (4)</p>	<p>Management President</p>

	<p>years and thanked the President for his service. Director Perez stated that a cloud was lifted when the President took over and allowed GHC employees to do their job and to carry out the mission of GHC. The Vice-Chairman also commented that there have been ups and downs, however, the President has elevated GHC to a higher level during these past few years.</p>			
<p>VI. <u>Reports:</u></p>	<p>holiday. He commended the GHC team for doing a great job working with the transition team and is very proud of the staff. The President also acknowledged the efforts of the Special Assistant, Caesar Villanueva, for his dedication and commitment to GHC and for the work that he has done for the Corporation.</p>	<p><u>Accounting Report:</u> GHC Accounting Manager reported that the Corporation had a loss last month, however, GHC still viable. The President stated that he is still working with the front office to get funding for half of the \$500,000.00 owed to GHC.</p> <p><u>Loan Division Report:</u> GHC Loan Administrator reported that the division is doing well.</p> <p><u>Rental Division Report:</u> None.</p> <p><u>QA Report:</u> None.</p>	<p>Management</p>	<p>Management</p>
			<p>Management</p>	<p>Management</p>
			<p>Management</p>	<p>Management</p>

		Accounting, QAO, Loan, and Rental Division Reports were provided to the Board for their review.				
VII.	Public Participation:	None.				
VIII.	Miscellaneous:	None.				
IX.	Adjournment:		Upon motion made, and seconded, and without objections, the meeting was adjourned at 12:09 p.m.			

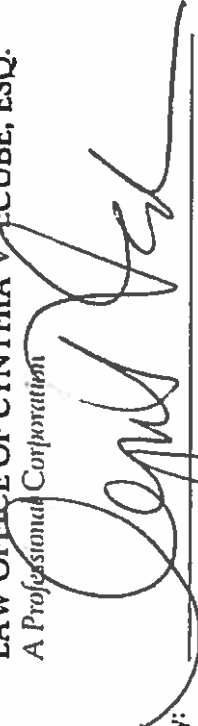
APPROVED AND ACCEPTED AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:  _____
FRANCISCO FLORIO, Chairman
Date: 1/28/19 _____

MINUTES TRANSCRIBED AND PREPARED BY:

LAW OFFICE OF CYNTHIA V ECUBE, ESQ.
A Professional Corporation

By:  _____
CYNTHIA V ECUBE, ESQ.
Legal Counsel for Corporation
Date: 1/28/19 _____



GUAM HOUSING CORPORATION

P.O. Box 5457, Hagåtña, Guam 96932

**GUAM HOUSING CORPORATION ("GHC")
BOARD OF DIRECTORS SPECIAL MEETING
HELD ON JANUARY 15, 2019**

MINUTES OF SPECIAL MEETING

I. CALL TO ORDER:

The Special Meeting of the GHC Board of Directors was called to order on January 15, 2019, at 8:47 a.m. at the GHC Office located in Tamuning, Guam.

II. ROLL CALL OF DIRECTORS:

Members present for the meeting included the following:

Francisco Florig, Chairman
Tomas Flores, Vice Chairman
Cecilia C.A. Perez, Secretary
Sandra Bordallo, Director
Cecilia Mantanona, Director

Absent: Rossana Villagomez-Aguon, Director

Management and Employees Present:

Mary Guerrero, Acting President
Cesar Villanueva, GHC Special Assistant
Alysia Leon Guerrero, Accounting Manager
Cassandra Santos, ASTHMA
John Potter, Senior Tenant Relations Supervisor
John Muna, Maintenance Supervisor
Arleen Evangelista, Administrative Secretary

III. APPOINTMENT OF NEW MANAGER:

A. Appointment and approval of the Manager for the Corporation. It was announced that Angela Camacho was appointed as the new incoming Manager for the Corporation; The Board members inquired of Nominee Camacho's employment history and experience. Nominee Camacho stated that she has worked as a realtor for fifteen (15) years dealing with sales of property, property management and rentals. Prior to her employment as a realtor, Nominee Camacho stated that she performed office management and administrative

work and has a bachelor's degree in Business Administration with the University of Guam. Upon motion made and seconded, and without any objections, the Board approved Angela Caniacho as Manager for Guam Housing Corporation effective as of January 15, 2019 and subject to the outcome of the drug testing results.

B. Approval of Manager's Salary. Upon motion made and seconded, and without further objections, the Board approved the Manager's salary and compensation benefits at grade E-S/Step 7.

IV. APPOINTMENT OF NEW PRESIDENT:

A. Appointment and approval of the President for the Corporation. The Chairman announced that the nominee for President, Alice Tajeron, contacted GHC informing them that she was sick and would be unable to attend the Special Meeting regarding her appointment as President. Upon motion made and seconded, and without objections, the Board tabled discussions and further actions regarding the appointment of the President for the next regularly scheduled board meeting on January 25, 2019 at 9:00 under New Business, and for further discussions under Executive Session related to compensation.

V. ADJOURNMENT:

The Special Meeting of the Board was adjourned at 9:18 a.m.

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:


GUAM HOUSING CORPORATION
BOARD OF DIRECTORS



FRANCISCO FLORIG, Chairman 1/25/19

MINUTES TRANSCRIBED
AND PREPARED BY:

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.
A Professional Corporation



CYNTHIA V. ECUBE, ESQ.
Legal Counsel for GHC 1/25/19

GOVERNMENT OF GUAM
EMPLOYMENT APPLICATION

Revised 2/12

GENERAL INSTRUCTIONS & INFORMATION

SUBMITTING YOUR APPLICATION

Complete this application by printing in black/blue ink or typing. If additional space is needed, continue on item #12, or a separate sheet(s) may be attached. If you wish to submit a RESUME, your resume must contain all of the required information under item #11, Work Experience Section, for each work described. Resumes not in compliance may be considered incomplete. **WE WILL ONLY ACCEPT APPLICATIONS ORIGINALLY FORMATTED BY THE GOVERNMENT OF GUAM.** You must submit an application for each currently announced position you are applying for with your original signature. Your application is non-transferable. All applications being submitted must comply with the deadline stated on the JOB ANNOUNCEMENT.

RATING PROCESS

The contents of the employment application and other substantiating documents will be thoroughly reviewed to determine if you meet the minimum qualification requirements of the position. Under the Work Experience Section, item #11, be sure to include all your work experience in order to help us evaluate your qualifications. Volunteer work and employment in the military service on a part-time basis as well as work experience in a detailed capacity will be credited based on their own merits. You may be rated ineligible if you do not provide sufficient information and/or supporting documents. Submission of new information on education and/or work experience after an eligibility list is established is generally prohibited, exceptions may be based upon a valid appeal. You must sign and date your application. In addition, you must fill out, sign and date the "Suitability Determination" form. Failure to fill out, sign & date in these two areas will result in your application being rejected.

NOTIFICATION OF RESULTS

Your employment application is part of an examination process. Your employment application will be evaluated and rated. An incomplete employment application will result in an ineligible rating. You may be scheduled for additional examinations depending on the position requirements. The results will be mailed to you. **IT IS YOUR RESPONSIBILITY TO INFORM THIS OFFICE OF ANY CHANGES TO YOUR ADDRESS OR TELEPHONE NUMBER.**

REQUIRED DOCUMENTS

To validate credentials you may claim, (e.g. High School Diploma, College Transcript, DD-214), an original or certified copy of the document(s) must accompany the application. Failure to provide proof may result in your disqualification. Refer to the specific job announcement for all required documents needed. If selected, you will be required to submit recent Police & Court Clearances.

HANDBOOKS AND STUDY GUIDES

An Applicant Handbook describing the application process and Study Guides for most examinations are available upon request at the Department of Administration, Human Resources Division or the respective department or agency.

U.S. MILITARY PREFERENCE POINTS

As a veteran of the Armed Forces of the United States or a member of the Guam Police Combat Patrol, you are entitled to claim five (5) preference points, if you have completed at least 180 consecutive days of active duty and received an honorable discharge. To claim the points, you must fill out a "Preference Points" request form and provide your DD-214 Member 4, which indicates your service dates and character of service. To claim an additional five (5) points for disability, you must provide a letter from the U.S. Veteran's Administration or the Department of Veteran's Affairs, which specifically states that you are entitled to Civil Service Preference for a service connected disability. If eligible for any of the preference points, the points will be added to your passing final earned rating. [Reference: Section 6, Public Law 31-177, amends 4 GCA §4104(b)].

PREFERENCE POINTS FOR PERSONS WITH DISABILITIES

As a person with a disability, you are entitled to claim five preference points, if you are certified with a disability. To claim the points, you must fill out a "Preference Points" request form and provide a certification letter from the Department of Public Health and Social Services. (Reference: Section 6, Public Law 31-177, amends 4 GCA §4104(b)).

PREFERENTIAL HIRE STATUS

As a recipient of a educational loan or merit scholarship, you are entitled to first offer of employment in accordance with Public Law 15-127, (notwithstanding any other laws which may supercede). To claim preferential hire, you must submit your eligibility letter from the University of Guam Financial Aid Office, along with your job application. Preference hiring is only awarded for initial employment. In addition, declining an offer will result in the removal of preferential hire status.

WORK ELIGIBILITY UPON SELECTION

U.S. citizens may apply for all government of Guam jobs. Non U.S. citizens, such as U.S. Permanent Residents, citizens of the Federated States of Micronesia, the Republic of the Marshall Islands, and the Republic of Palau may apply for employment in MOST GovGuam jobs. Please consult the job announcement for any specific requirement. Public Law 99-603 (8 USC Section 1324A) requires the government of Guam to verify your identity and work eligibility. When offered a position, you will be required to provide proof of identity and eligibility for employment in the United States. The following are valid documents of proof, one document from column A, OR one document each under column B AND C:

- | | | | | |
|-----------------------|----|-----------------------------------|-----|---------------------------------|
| <u>COLUMN A</u> | OR | <u>COLUMN B</u> | AND | <u>COLUMN C</u> |
| • U.S. Passport | • | • Government of Guam I.D. Card | • | • "Green Card" |
| • Naturalization Card | • | • Driver's License | • | • Original Social Security Card |
| | | • Other Proof of Work Eligibility | | |

If you have any questions, please contact the Department of Administration, Human Resources Division, P.O. Box 884, Hagatna, Guam 96932. Telephone number(s): (671) 475-1141/1128, Fax Number: (671) 477-7100/3671

E-Mail: doajobs@doa.guam.gov Web Site: www.hr.doa.guam.gov



FORM AI

GOVERNMENT OF GUAM
VOLUNTARY DATA RECORD SURVEY
(EQUAL EMPLOYMENT OPPORTUNITY DATA)

The purpose of this form is to monitor the Affirmative Action and Equal Employment Opportunity representation within our diverse community. We are seeking your assistance to help us in this effort by accurately completing this form. Your cooperation is completely voluntary. The information is for data purposes only and will be maintained in a confidential file within the Equal Employment Opportunity (EEO) Department, separate from your application. It will not be used to make a decision regarding your application for employment. This form will be detached prior to the examination process.

1. POSITION TITLE APPLIED FOR: President

2. JOB ANNOUNCEMENT NO.: DATE: 01/07/2019

3. CITIZENSHIP:
[X] U.S. [] Republic of Marshall Islands
[] Permanent Resident [] Republic of Palau
[] Federated States of Micronesia [] Other:

4. HOW DID YOU LEARN OF THE JOB FOR WHICH YOU ARE APPLYING?
[] Job Information Bulletin Board, Government Agency. Specify:
[] Department of Administration, Human Resources Division Job Information Counter
[] One Stop Career Center, Department of Labor
[] Job Announcement. Specify where seen:
[] News paper Announcement. Specify:
[] Relative, Friend, or Government Employee
[X] Other. Specify: Transition Team

5. SEX:
[] Male [X] Female

6. MARITAL STATUS:
[X] Single [] Married

7. AGE: [] 17 years and below
[] 18 years to 39 years
[X] 40 years and above

8. ETHNIC ORIGIN:
[] Non-Resident Alien. Specify Country:
[] HISPANIC or LATINO = A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.
[] WHITE (NOT HISPANIC or LATINO) = A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
[] BLACK or AFRICAN AMERICAN (NOT HISPANIC or LATINO) = A person having origins in any of the black racial groups of Africa.
[X] NATIVE HAWAIIAN or OTHER PACIFIC ISLANDER (NOT HISPANIC or LATINO) = A person having origins in any of the peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
[] ASIAN (NOT HISPANIC or LATINO) = A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian Subcontinent, including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
[] AMERICAN INDIAN or ALASKA NATIVE (NOT HISPANIC or LATINO) = A person having origins in any of the original peoples of North and South America, including Central America, and who maintain tribal affiliation or community attachment.
[] TWO OR MORE RACES (NOT HISPANIC or LATINO) = All persons who identify with more than one of the above five races.

The government of Guam is an Equal Employment Opportunity Employer. We do not discriminate on the basis of race, religion, color, sex (sexual harassment and orientation), national origin, age, physical or mental disability, marital status, political affiliation, or retaliation, except for positions requiring bona fide occupational qualifications.

EMPLOYMENT APPLICATION

GOVERNMENT OF GUAM



FORM A

WE ARE AN EQUAL OPPORTUNITY EMPLOYER

OFFICIAL USE ONLY - REQUIRED DOCUMENTS

Accepted By (Print Name & Initial): _____

Date: _____ Agency Applied For: _____

Driver's License Type _____ State: _____	Y	N	N/A
Exp. Date: _____			
H.S. Diploma/GED	Y	N	N/A
College Transcript	Y	N	N/A
Police Clearance	Y	N	N/A
Court Clearance	Y	N	N/A
Other: _____	Y	N	

APPLICATION # : _____

APPLICATION INSTRUCTIONS: Give full and complete information. For questions which do not apply to you, please write "N/A" (Not Applicable). Your Social Security Number is necessary to maintain proper identification of your records. Refer to the page entitled "GENERAL INSTRUCTIONS & INFORMATION" for further information.

1. POSITION APPLIED FOR: President	2. JOB ANNOUNCEMENT NO.:	3. LOWEST SALARY ACCEPTABLE:
4. NAME: Last: <u>Tajjeron</u> First: <u>Alice M.</u> Middle: <u>M.</u>	5. SOCIAL SECURITY NO.: <u>██████████</u>	
6. MAILING ADDRESS: P.O. Box or Street Number <u>149 Daisy Ln. Latte Hgts.</u>		
City: <u>Mangilao</u>	State: <u>Guam</u>	Zip Code: <u>96913</u>
7. HOME ADDRESS: Street Number <u>Same as mailing address</u>		
City: _____	State: _____	Zip Code: _____
8. PHONE NO.: Home <u>671-777-3950</u>	Work: _____	Fax: _____
E-mail: <u>atajjeron@gmail.com</u>		

9. EDUCATION: Please check and indicate all of your formal educational accomplishments:

High School Graduate - School: Notre Dame High School
 Location: Talofofo Year Graduated: 1986

Completed G.E.D. - School: _____
 Location: _____ Certificate No.: _____ Year Graduated: _____

Indicate Last Grade Completed in High School (circle one): 9th 10th 11th
 School: _____

Name and Location of College/University	Dates of Attendance		Credit Hrs. Completed		Course of Study	Type of Degree	Year Earned
	From	To	Sem.	Qtr.			
University of Guam	1989	1995			Poli-Science	BAPS	1995
University of Phoenix	2003	2006			Management	MAOM	2006

Major Undergraduate Courses	Sem. Hrs.	Qtr. Hrs.	Major Graduate College Courses	Sem. Hrs.	Qtr. Hrs.
General Ed.	55-60	Approx	Management/Human Resource Classes	60	
Political Science	55-60	Approx			
Req. Grad courses	12	Approx			

10. LIST MANUALS, EQUIPMENT, LICENSES, SPECIAL TRAINING, AND/OR CERTIFICATES PERTINENT TO THE POSITION APPLIED FOR:

11. WORK EXPERIENCE

This portion must be accurate and complete. Please be as detailed as possible to obtain full credit for your work experience. Applications lacking sufficient information may be rejected. Under A, please indicate whether it is your PRESENT OR LAST EMPLOYER IF NOT CURRENTLY EMPLOYED. List your entire work history, including part-time, volunteer and detail appointments. List jobs in order by starting with your present job, or last job if you are unemployed. List each promotion as a separate job. Duties should include most difficult or most important responsibilities, and/or most significant accomplishments in the position held, to include percentage of time spent. If additional space is needed, continue on item #12, or a separate sheet(s) and attach to application.

A. NAME OF EMPLOYER/MAILING ADDRESS (Check one): <input checked="" type="checkbox"/> Present or <input type="checkbox"/> Last Employer Empower-Retirement 424 Route 8, Maite, Guam 96910	Telephone No.: 671-475-8945 Immediate Supervisor: Robert Dwyer, VP. W. Region	From: Mo <u>10</u> Day _____ Year <u>06</u> To: Mo <u>01</u> Day _____ Year <u>19</u> HRS. WORKED PER WEEK: <u>40</u>
--	--	---

Position Title: Ret. Plan Counselor/Director	Salary: \$73,000	Reason for Leaving: Career Development
--	------------------	--

Type of Business (ie construction) Ret. Invest.	This Position Is <input checked="" type="checkbox"/> Supervisory <input type="checkbox"/> Non-Supervisory / <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary
Specific Duties Performed and Percentage of Time Spent:	
Managed Team of employees to ensure we fulfilled contractual obligations.	15
Developed and maintained relationship with Director of Retirement Fund and Board of Trustees.	60
Aligned corporate goals and expectations to ensure profitability while meeting customer needs.	25

B. NAME OF FORMER EMPLOYER/MAILING ADDRESS Office of Senator Lou Leon Guerrero Guam Legislature Hagatna, Guam	Telephone No.: Unknown Immediate Supervisor: Lisa Cipollone, Chief of Staff	From: Mo <u>01</u> Day _____ Year <u>03</u> To: Mo <u>08</u> Day _____ Year <u>06</u> HRS. WORKED PER WEEK: <u>40+</u>
---	--	--

Position Title: Policy Analysts	Salary: Unknown	Reason for Leaving: No Reelection
---------------------------------	-----------------	-----------------------------------

Type of Business: Local Government	This Position Is <input checked="" type="checkbox"/> Supervisory <input type="checkbox"/> Non-Supervisory / <input type="checkbox"/> Permanent <input checked="" type="checkbox"/> Temporary
Specific Duties Performed and Percentage of Time Spent:	
Writing and analyzing legislation.	100

C. NAME OF FORMER EMPLOYER/MAILING ADDRESS Office of Congressman Robert A. Underwood Washington DC	Telephone No.: Unknown Immediate Supervisor: Esther Ki'iaana, Chief of Staff	From: Mo <u>04</u> Day _____ Year <u>00</u> To: Mo <u>12</u> Day _____ Year <u>03</u> HRS. WORKED PER WEEK: <u>40+</u>
---	---	--

Position Title: Legislative Aide	Salary: Unknown	Reason for Leaving: No Reelection
----------------------------------	-----------------	-----------------------------------

Type of Business: Federal Government	This Position Is <input type="checkbox"/> Supervisory <input checked="" type="checkbox"/> Non-Supervisory / <input type="checkbox"/> Permanent <input checked="" type="checkbox"/> Temporary
Specific Duties Performed and Percentage of Time Spent:	
Wrote, analyzed and researched legislation.	100

11. WORK EXPERIENCE (con't)

D. NAME OF FORMER EMPLOYER/ MAILING ADDRESS: Office of Judith T. Won Pat Guam Legislature Hagatna, Guam	Telephone No.: Unknown Immediate Supervisor: Henry Cruz	From: Mo <u>06</u> Day _____ Year <u>95</u> To: Mo <u>04</u> Day _____ Year <u>00</u> HRS. WORKED PER WEEK: <u>40+</u>
---	--	---

Position Title: Policy Analyst	Salary: Unknown	Reason for Leaving: No Reelection
---------------------------------------	------------------------	--

Type of Business: Local Government	This Position Is: <input type="checkbox"/> Supervisory <input checked="" type="checkbox"/> Non-Supervisory / <input type="checkbox"/> Permanent <input checked="" type="checkbox"/> Temporary
---	--

Specific Duties Performed and Percentage of Time Spent:	%
Wrote, analyzed and researched legislation.	100

E. NAME OF FORMER EMPLOYER/ MAILING ADDRESS	Telephone No.: Immediate Supervisor:	From: Mo _____ Day _____ Year _____ To: Mo _____ Day _____ Year _____ HRS. WORKED PER WEEK: _____
--	---	--

Position Title:	Salary: Unknown	Reason for Leaving:
------------------------	------------------------	----------------------------

Type of Business:	This Position Is: <input type="checkbox"/> Supervisory <input type="checkbox"/> Non-Supervisory / <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary
--------------------------	--

Specific Duties Performed and Percentage of Time Spent:	%

F. NAME OF FORMER EMPLOYER/ MAILING ADDRESS:	Telephone No.: Immediate Supervisor:	From: Mo _____ Day _____ Year _____ To: Mo _____ Day _____ Year _____ HRS. WORKED PER WEEK: _____
---	---	--

Position Title:	Salary:	Reason for Leaving:
------------------------	----------------	----------------------------

Type of Business:	This Position Is: <input type="checkbox"/> Supervisory <input type="checkbox"/> Non-Supervisory / <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary
--------------------------	--

Specific Duties Performed and Percentage of Time Spent:	%

12. **USE THIS BLOCK TO CONTINUE YOUR RESPONSES TO ANY NUMBERED SECTIONS OR ITEMS:** (Please specify No. of item.)

13. **INDICATE WHAT TYPE OF EMPLOYMENT YOU ARE WILLING TO ACCEPT IF OFFERED?**

Please note the following: you will be considered for only those types of employment that you have checked, you may check more than one; if you wish to change your choices after application submission, please contact the Recruitment Branch at 475-1128/1141.

- Probationary (leading to permanent employment)
- Limited Term (employment up to 1 year)
- Temporary (employment up to 120 working days)
- Part-time (less than 40 hours per week)
- On-call, Seasonal, Intermittent, or Provisional (as required by agency)

14. **PREFERENTIAL HIRE STATUS**

This applies only to first time applicants of government of Guam Merit Scholarship or Educational Loan Recipients. If you wish to claim Preferential Hire Status, please check "Yes" and attach letter of eligibility, if not, check "N/A." This status is applicable only for initial employment with the government of Guam. Approval of claim is subject to verification.

If applicable, please specify previous applications in which you claimed preferential hire status (Continue on separate sheet if necessary). If yes, please specify:

1. Department/Agency: _____ Position Title: _____ Year: _____
2. Department/Agency: _____ Position Title: _____ Year: _____
3. Department/Agency: _____ Position Title: _____ Year: _____

- YES
- NO
- N/A

**FOR FACULTY AND ADMINISTRATIVE POSITIONS
IN EDUCATIONAL INSTITUTIONS ONLY**

15. On a separate attachment please supply the following information:

- a. Higher education teaching experience. For each position indicate the dates of employment (month/year), whether full-time or part-time, tenure track or non-tenure, courses taught, other assignments, salary (9 month or 12 month), academic rank and the name of the Department Chair or Dean.
- b. List other employment information which you feel may support your application.
- c. Major research and publication activities. Give bibliographic reference.
- d. Major grant activities. Indicate date, amount and source of funding and a brief description of the grant.
- e. Membership in professional organizations and other professional activities.

16. **REFERENCES:** List three persons who have definite knowledge of your qualifications. Use major professors, department chairs, deans or others who have had the opportunity to evaluate your work. Please ask these people to send a confidential evaluation directly to the educational institute/agency where the position which you are applying for exists.

NAME	ADDRESS	TITLE

17. If you plan to request a relocation reimbursement, please supply us with the name, relationship, and age of any dependent (s) who will be accompanying you to Guam. (ONLY IF APPLICABLE)

NAME	RELATIONSHIP	AGE

IMPORTANT INFORMATION
PLEASE READ BEFORE SIGNING THIS APPLICATION

Job Application: The job application you submit is considered current for one year from the date the eligibility list is established. **IT IS YOUR RESPONSIBILITY TO INFORM THIS OFFICE OF ANY CHANGES TO YOUR ADDRESS OR TELEPHONE NUMBER.**

Evaluation Methods: To determine your qualifications for the position which you are applying, job related tests designed to reveal your capacity to successfully perform the duties of the position are utilized. Most positions require an evaluation of your application to determine your qualification based on a rating of your education and experience. Additional examinations such as a written and an abilities test may be required depending on the particular job requirements of the position. The top eligibles will be referred for employment consideration for each vacancy subject to any relevant laws and the Personnel Rules and Regulations of the respective department or agency. If a selection interview is required, you will be notified. Failure to submit to employment examination requirements will result in an ineligible rating.

Drug Screening: Upon selection for employment into the government of Guam, you must take and pass urinalysis testing for illegal use of drugs. In addition, government employees are subject to their respective Drug-Free Work Place Program requirements. Failure to submit to drug testing will result in immediate disqualification or disciplinary action.

Pre-Employment Medical Examination: All applicants accepting employment with the government must take and pass a pre-entry physical examination as a condition of employment or continued employment. Applicants accepting employment with educational institutions and/or agencies requiring health clearance must take and pass a pre-entry and annual Tuberculosis Test as a condition of employment. All applicants/employees are responsible for all expenses incurred for this examination. Failure to satisfactorily meet or complete the specific requirements of the examination may result in your disqualification or termination from employment.

Background Investigation: When you sign this job application, you authorize the government to seek and obtain information regarding your suitability for employment. All factors which are job related may be investigated (e.g., previous employment, educational credentials, and criminal record). All information obtained may be used to determine your eligibility for employment in accordance with equal employment opportunity guidelines. In addition, when you sign this application, you release previous employers and job related sources from legal liability for the information they provide relative to your suitability for employment.

Probationary Period: If you are selected for permanent appointment to a classified position, you must initially undergo a probationary period subject to the Personnel Rules and Regulations of your respective department or agency. **All temporary, Limited Term, part-time and on-call employees do not serve a probationary period and are subject to termination at will.**

18. APPLICANT STATEMENT

(ATTENTION: Read the following certification and agreement before signing this application.)

I, Alice M. M. Tajeron, hereby certify that all statements made on this application are true, complete, and correct to the best of my knowledge. I understand that any false or dishonest answer to any question on this application may be grounds for rating me ineligible for employment or for dismissing me after an appointment. I hereby authorize the use of my social security number for the purpose of record keeping and authorize any investigation of all statements made, my personal history, including checks of fingerprints, police records and former employers and all other information as deemed necessary to make a proper employment decision. I hereby release previous employers/related sources from legal liability for information they provide regarding my suitability for employment with the government of Guam.


 SIGNATURE OF APPLICANT (sign in blue/black ink)

01/07/2019

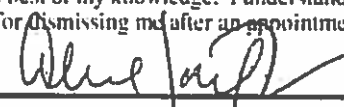
DATE

19. PERSONAL CONTACT

(Optional: In the event that we are unable to contact you, please give two names for reference.)

NAME	ADDRESS	TELEPHONE NO.	RELATIONSHIP
Erica Tajeron	149 Drisy Lane Laffe Hts.	(671) 787-3316	Sister
Rebecca Respicio	322 Salisbury St. Dededo	(671) 482-5695	Friend

Government of Guam
SUITABILITY DETERMINATION

Name: Alice M.M. Taijeron	Social Security Number: ●●●●●●	Agency: Guam Housing Corp.	Position Applied For: President									
<p>The following information will be used to determine your suitability for employment. Convictions, dismissals from employment, or dishonorable separations from military service do not mean automatic disqualification. In determining employment suitability, we will evaluate the circumstances of each individual case, keeping in mind the requirements of the position applied for. If more space is needed, attach an additional sheet and reference the appropriate question.</p>												
<p>1. DISMISSAL FROM EMPLOYMENT/DISHONORABLE SEPARATIONS FROM MILITARY SERVICE Within the past seven years, were you:</p> <ul style="list-style-type: none"> • Discharged (fired) from employment for any reason? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO • Asked to resign (quit) after being informed that your employer intended to discharge (fire) you for any reason? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO • Separated from military service under conditions other than honorable? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <p>If "yes" to any of the questions above, please give: Employer's Name/address: _____ Date of Action: _____ Reason in Each Case: _____</p>												
<p>2. CONVICTION FOR VIOLATION OF LAW</p> <ul style="list-style-type: none"> • Have you been convicted of one or more violations of law (e.g., felony, misdemeanor, etc.)? In answering this question, also consider that you may answer "NO" if the following applies: 1) All offenses for which you were tried were as a minor or juvenile 2) All convictions were annulled or expunged (however see note below) If you were previously convicted of a felony and had your conviction expunged, you are not eligible to be employed in any peace officer position (4 GCA 4203.1). In addition, if you were administratively pardoned of any crime, you are not eligible to be employed as a police officer (10 GCA 77114. Please do not apply for these positions. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO • Have you ever been convicted of any act, attempt, or conspiracy to overthrow the State/Government of Guam or the federal government by force or violence? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <p>If "yes" to any of the above, you must submit a Police Clearance no older than one month from the application date. Also you must attach an additional sheet of paper to this form explaining the incident including dates, circumstances, and the penalty imposed.</p>												
<p>3. FAMILY MEMBERS IN THE GOVERNMENT Does the agency that you are applying for currently employ, in any capacity, any immediate member of your family? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If "yes", please list the name(s), relationship, and position title. (The purpose of this question is to avoid violation of the Nepotism Rule, or related statutes, whereby spouses and persons within the first degree of "blood relationship" may not be employed in the same department or agency in a supervisor-subordinate relationship and where two or more family members under the same household are prohibited, exception to this rule may be made for the good of the government service.)</p>												
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; border-bottom: 1px solid black;">NAME</th> <th style="width: 25%; border-bottom: 1px solid black;">RELATIONSHIP</th> <th style="width: 25%; border-bottom: 1px solid black;">POSITION TITLE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NAME	RELATIONSHIP	POSITION TITLE						
NAME	RELATIONSHIP	POSITION TITLE										
<p>APPLICANT STATEMENT (ATTENTION: Read the following certification and agreement before signing this form.)</p>												
<p>I, <u>Alice M. M. Taijeron</u>, hereby certify that all statements made on this suitability form are true, complete, and correct to the best of my knowledge. I understand that any false or dishonest answer to any question on this form may be grounds for rating me ineligible or for dismissing me after an appointment.</p>												
<p> _____ SIGNATURE OF APPLICANT (sign in blue/black ink)</p>			<p>01/07/2019 _____ DATE</p>									



Government of Guam PREFERENCE POINTS

Request Form

FORM A3

Revised 2/12

This form is used to award preference points for Veterans of the Armed Forces of the United States or the Guam Police Combat Patrol and Persons with a disability. This form is separate and apart from the job application. **IF APPLYING FOR MORE THAN ONE POSITION, YOU MUST COMPLETE THIS FORM FOR EACH APPLICATION SUBMITTED IN ORDER TO RECEIVE CREDIT FOR EACH POSITION APPLIED.**

NAME: Alice M.M. Tajeron	SOCIAL SECURITY NUMBER: ●●●●●●●●	POSITION TITLE: President	JOB ANNOUNCEMENT NO:
-----------------------------	-------------------------------------	------------------------------	----------------------

1. PREFERENCE POINTS FOR VETERANS OR POLICE COMBAT PATROL

Please indicate: 5 preference points 10 preference points (Disabled Veteran)

Branch: _____ Type of Discharge: _____ Dates of Service: _____

2. PREFERENCE POINTS FOR PERSONS WITH DISABILITIES

Please indicate: 5 preference points (Attach certification from Department of Public Health)

Date of Certification: _____

APPROVAL OF POINTS IS SUBJECT TO VERIFICATION. PLEASE SUBMIT YOUR APPROPRIATE DOCUMENTS SUCH AS DD214 MEMBER 4, V.A. SERVICE CONNECTED DISABILITY DOCUMENT, OR CERTIFICATION FROM PUBLIC HEALTH.

PLEASE NOTE, THESE PREFERENCE POINTS ARE ADDED TO AN APPLICANT'S PASSING SCORE, IT CANNOT BE USED TO QUALIFY AN OTHERWISE UNQUALIFIED APPLICANT.

APPLICANT STATEMENT

(ATTENTION: Read the following certification and agreement before signing this form.)

I, Alice M. M. Tajeron, hereby certify that all statements made on this preference point form
(PRINT NAME)

are true, complete, and correct to the best of my knowledge. I understand that any false or dishonest answer to any question on this form may be grounds for dismissing me after an appointment.

SIGNATURE OF
APPLICANT
(sign in blue/black ink)

01/07/2019

DATE

Alice M.M. Taijeron
149 Daisy Lane, Latte Hgts.
Mangilao, Guam 96913
Email: ataijeron@gmail.com
Contact: (671) 777-3950

Objective: To obtain a professional position with a forward thinking organization. To utilize my knowledge and skills relative to securities, saving & investing, retirement, human resource, and policy research, while providing value to the strategic development and growth of the company.

Qualifications/Skills:

- Plans, prioritizes and delivers tasks on time. Can serve and promote the vision, mission, values, and strategic goals of the organization.
- Participates effectively in a team-based, information-sharing environment, collaborates and cooperates well with others.
- Responds professionally and positively to change through active involvement and is flexible under challenging circumstances.
- Sets clear performance goals, standards, and is able to execute responsibilities accordingly
- Seeks and applies knowledge, information, and best practices from within and outside the organization.
- Results oriented, plans and produces quality results to meet established goals.
- Innovative & keen judgment abilities, contributes creative, practical ideas and approaches to deal with challenging situations.
- Strives for quality client-centered services (internal and external).
- Excellent interpersonal skills and able to work with all types of customers/consumers.
- Demonstrates effective written and oral communications skills.
- Executes day-to-day tasks systematically & efficiently.
- Uses information technology effectively as a tool and resource.
- Motivated & demonstrates a capacity to pursue personal and professional development and learning.

Education:

University of Phoenix

Master of Art in Organizational Management (M.A.O.M.) Conferred June 2006.

University of Guam

–Bachelor of Arts in Political Science (B.A.P.S.)— Conferred May 1995

Notre Dame High School, 1986

–High School Diploma

Professional Experience:

Empower-Retirement / Great-West Retirement Services, Inc. – Guam (Name change from Great-West to Empower-Retirement for retirement division)

Dates: October 23, 2006 – Present

Job Title: Director/Account Executive/Retirement Education Counselor

Job Description:

- Conducts one-on-one and group presentations to enroll employees into employer- sponsored retirement plans and facilitate a variety of investment and financial educational seminars for plan participants.
- Identify potential participants utilizing advertising campaigns, mailing lists, and personal contacts.
- Solicits business from potential individual plan participants and provides investment related educational services.
- Interviews plan participants to determine financial position, resources, and assets available to invest, and financial goals.
- Approves or denies loans via the 457 Deferred Compensation Plan for purchase of principal residence or general purpose.
- Reviews and prepares hardship requests for approval or denial in the Defined Contribution Retirement System 401(a) Plan.
- Provides plan participants with information on the individual investment options, mechanics, and other attributes of their employer sponsored retirement plan.
- Enrolls and services new participant accounts.
- Completes sales and routes documents for processing, including the data entry of all new participants on electronic systems.
- Builds long-term financial counseling relationships with participants to help them with meeting their individual retirement goals.
- Maneuvers and manages databases and resources on computer.
- Conducts offline or online research to resolve customer problems via web based and distributed applications and via calls into home office.
- Assures sales presentations, advertising literature, marketing materials, and all other communication with plan participants, employers, potential plan participants, and the general public is in compliance with pertinent laws and regulations.
- Maintain the highest ethical and business conduct standards and display a commitment to value and service the plan sponsor/participant.
- Coordinates the activities of the education counselors, and the marketing initiatives in a fashion that ensures the plan's success while meeting the organization's stated business objectives.

28th Guam Legislature, Office of Senator Judith T. Won Pat

Dates: October 16, 2006 - January 01, 2005

Job Title: Senior Policy Advisor and Analyst

Job Description:

- Maintain the highest ethical conduct in government standards and display a commitment to value in the service of constituents.
- Provide advice and counsel to the Senator regarding relevant community issues, sensitive legislative occurrences and non-routine employee relation issues and concerns.
- Compose and prepare correspondences to government and private officials.
- Compose and prepare speeches for the Senator.
- Performs office managerial functions to ensure the effective and efficient operation of the office, organize and maintain office files, ensure the updating of critical information such as enacted public laws or bills introduced.
- Performs editorial functions as the chief office editor for outgoing office documents composed by colleagues.
- Performs analytical research and review of bills introduced as it impacts the community.
- Provides advice and counsel on consumer/constituent related concerns and issues.
- Provides advice and counsel to colleagues regarding legislative policies and procedures, and employee rights, employee benefits and compensation.
- Plan and organize fundraising events, and community events.

27th Guam Legislature, Office of Senator Lou Leon Guerrero

Dates: December 31, 2004 – December 31, 2002

Job Title: Policy Analyst

Job Description:

- Planned and organized the administrative operation of the Committee on Rules.
- Composed and implemented the Committee and Rules administrative policies & procedures to ensure efficient, effective, and timely access to information.
- Performs analytical research and review of bills introduced as it impacts the community.
- Provided advice and counsel to the Senator and recommended action to be taken on bills introduced.
- Provides advice and counsel on consumer/constituent related concerns and issues to Senator.
- Provides advice and counsel to colleagues regarding legislative policies and procedures, and employee rights, employee benefits and compensation.
- Plan and organize fundraising events, and community events.

US House of Representatives, Office of Congressman Robert A. Underwood

Dates: December 2002 - April 1999

Job Title: Legislative Aid, Committee on Resources

Job Description:

- Staffed Congressman at Congressional hearings.
- Provides advice and counsel to colleagues regarding legislative policies and procedures, and employee rights, employee benefits and compensation.
- Prepared legislative briefs on various Guam and Federal Government issues.
- Worked with Committee on Resources staff on national resources issues and assisted in drafting legislation.
- Monitored legislation and appropriations process and briefed the Congressman on pertinent issues.
- Met lobbying groups and federal agency officials on national and Guam issues.
- Staff liaison to the Hispanic caucus, worked with other staff member on Hispanic issues, and coordinated support for local issues.

Benefits Corporation (BenefitsCorp. – wholly owned subsidiary of Great-West)

Dates: April 1999 - January 1998

Job Title: Account Executive

Job Description:

- Conducted individual and group seminars regarding the Government of Guam Defined Contribution Retirement System 401(a) Plan.
- Assisted program participants with asset allocation.
- Supervised secretarial assistants with daily assignments and participant intake.
- Assisted regional vice president on numerous projects.
- Obtained securities licenses in order to offer retirement benefit counseling.

Community Activities:

- Member, Guam Election Commission
- Member, Nuestra Senora Delas Aguas (Mongmong) Parish Finance Council
- Volunteer at local homeless shelter to feed the homeless.
- Volunteer coordinator for University of Guam play, Vagina Monologues, aimed at reducing violence against women, 2004.
- Member & Treasurer, Association of Students for Political Science, University of Guam, 1994-1995.
- Member, Notre Dame Alumni Association, Notre Dame High School
- Member, Coordinating Committee Western Pacific Women's Conference, University of Guam

Licenses/Contributions:

- FINRA Securities Licenses S6, S63, S26
- Guam Securities License
- Guam General Insurance License, Great-West Life Insurance & Canada Life Insurance
- Organized and wrote legislative policy and procedure for committee on Rules
- Contributing writer to the *Hale-ta'* series, Who's Who in Chamorro History — Educators of Guam
- Organized Middle Level Education Conference (1995)
- Rewrote legislative worker's compensation policy for the Twenty Third (23rd) Guam Legislature (1995)
- Generated funds to purchase much needed sports and recreational equipment for St. Francis middle and elementary school students
- Implemented intramural sports activities at the middle school level at St. Francis School.

UNIVERSITY OF PHOENIX

*Upon the recommendation of the Faculty,
University of Phoenix does hereby confer upon*

Alice Maftias Tajeron

The Degree of

Master of Arts in Organizational Management

with all the rights, honors and privileges therunto appertaining.

*In witness whereof, the seal of the University and the signatures as authorized
by the Board of Directors, University of Phoenix, are herunto affixed,
this thirty-first day of July, in the year two thousand six.*

*Shirley A. Chapman,
Chairman, Board of Directors*



*Wesley R. Smith,
Provost*



UNIVERSITY OF GUAM
UNIBETSEDAT GUAHAN

Enrollment Management & Student Services
Admissions and Records

January 15, 2019

Guam Housing Corporation
ITC Building 5th Floor 535
Tamuning, GU 96931

Re: Taijeron, Alice M.

Dear Sir/Madam:

This is to certify that **Alice M. Taijeron, DOB: 01/10/1968**, was awarded a **Bachelor of Arts Degree in Political Science** from the University of Guam on **May 19, 1995**.

Should you have any questions, please contact me at (671) 735-2213 or by email: bjflores@triton.uog.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Remy B. Cristobal'.

REMY B. CRISTOBAL
Registrar



BrokerCheck Report
ALICE MARIE MAFNAS TAIJERON
CRD# 3120271

<u>Section Title</u>	<u>Page(s)</u>
Report Summary	1
Broker Qualifications	2 - 3
Registration and Employment History	4



About BrokerCheck®

BrokerCheck offers information on all current, and many former, registered securities brokers, and all current and former registered securities firms. FINRA strongly encourages investors to use BrokerCheck to check the background of securities brokers and brokerage firms before deciding to conduct, or continue to conduct, business with them.

What is included in a BrokerCheck report?

BrokerCheck reports for individual brokers include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards. BrokerCheck reports for brokerage firms include information on a firm's profile, history, and operations, as well as many of the same disclosure events mentioned above.

Please note that the information contained in a BrokerCheck report may include pending actions or allegations that may be contested, unresolved or unproven. In the end, these actions or allegations may be resolved in favor of the broker or brokerage firm, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

Where did this information come from?

The information contained in BrokerCheck comes from FINRA's Central Registration Depository, or CRD® and is a combination of:

- o information FINRA and/or the Securities and Exchange Commission (SEC) require brokers and brokerage firms to submit as part of the registration and licensing process, and
- o information that regulators report regarding disciplinary actions or allegations against firms or brokers

How current is this information?

Generally, active brokerage firms and brokers are required to update their professional and disciplinary information in CRD within 30 days. Under most circumstances, information reported by brokerage firms, brokers and regulators is available in BrokerCheck the next business day.

What if I want to check the background of an investment adviser firm or investment adviser representative?

To check the background of an investment adviser firm or representative, you can search for the firm or individual in BrokerCheck. If your search is successful, click on the link provided to view the available licensing and registration information in the SEC's Investment Adviser Public Disclosure (IAPD) website at <https://www.adviserinfo.sec.gov>. In the alternative, you may search the IAPD website directly or contact your state securities regulator at <http://www.finra.org/Investors/ToolsCalculators/BrokerCheck/P455414>.

Are there other resources I can use to check the background of investment professionals?

FINRA recommends that you learn as much as possible about an investment professional before deciding to work with them. Your state securities regulator can help you research brokers and investment adviser representatives doing business in your state.



Using this site/information means that you accept the FINRA BrokerCheck Terms and Conditions. A complete list of Terms and Conditions can be found at

brokercheck.finra.org



For additional information about the contents of this report, please refer to the User Guidance or www.finra.org/brokercheck. It provides a glossary of terms and a list of frequently asked questions, as well as additional resources.

For more information about FINRA, visit www.finra.org.

Thank you for using FINRA BrokerCheck.

ALICE M. TAIJERON
CRD# 3120271

Currently employed by and registered with the following Firm(s):

GWFS EQUITIES, INC.
8515 E. ORCHARD RD
GREENWOOD VILLAGE, CO 80111
CRD# 13109
Registered with this firm since 03/26/2007

GWFS EQUITIES, INC.
424 ROUTE 8
HAGATNA, Guam 96910-2010
CRD# 13109
Registered with this firm since 03/26/2007

Report Summary for this Broker

This report summary provides an overview of the broker's professional background and conduct. Additional information can be found in the detailed report.

Broker Qualifications

This broker is registered with:

- 1 Self-Regulatory Organization
- 0 U.S. states and territories

This broker has passed:

- 1 Principal Supervisory Exam
- 2 General Industry/Product Exams
- 1 State Securities Law Exam

Registration History

This broker was previously registered with the following securities firm(s):

BENEFITSCORP EQUITIES, INC.
CRD# 13109
GREENWOOD VILLAGE, CO
09/1998 - 07/2000



Disclosure Events

All individuals registered to sell securities or provide investment advice are required to disclose customer complaints and arbitrations, regulatory actions, employment terminations, bankruptcy filings, and criminal or civil judicial proceedings.

Are there events disclosed about this broker? No

Broker Qualifications



Registrations

This section provides the self-regulatory organizations (SROs) and U.S. states/territories the broker is currently registered and licensed with, the category of each license, and the date on which it became effective. This section also provides, for every brokerage firm with which the broker is currently employed, the address of each branch where the broker works.

This individual is currently registered with 1 SRO and is licensed in 0 U.S. states and territories through his or her employer.

Employment 1 of 1

Firm Name **GWFS EQUITIES, INC.**
Main Office Address **8515 E ORCHARD ROAD**
GREENWOOD VILLAGE, CO 80111
Firm CRD# **13109**

SRO	Category	Status	Date
FINRA	Invest. Co and Variable Contracts	APPROVED	03/26/2007
FINRA	Investment Co./Variable Contracts Prim	APPROVED	08.18/2010

Branch Office Locations

GWFS EQUITIES, INC.
424 ROUTE 8
HAGATNA, Guam 96910-2010

Registration and Employment History



Registration History

The broker previously was registered with the following firms:

Registration Dates	Firm Name	CRD#	Branch Location
09/1998 - 07/2000	BENEFITSCORP EQUITIES, INC.	13109	GREENWOOD VILLAGE, CO

Employment History

This section provides up to 10 years of an individual broker's employment history as reported by the individual broker on the most recently filed Form U4.

Please note that the broker is required to provide this information only while registered with FINRA or a national securities exchange and the information is not updated via Form U4 after the broker ceases to be registered. Therefore, an employment end date of "Present" may not reflect the broker's current employment status.

Employment Dates	Employer Name	Employer Location
10/2006 - Present	GWFS EQUITIES INC/GREAT-WEST LIFE & ANN INS CO	HAGATNA

Other Business Activities

This section includes information, if any, as provided by the broker regarding other business activities the broker is currently engaged in either as a proprietor, partner, officer, director, employee, trustee, agent or otherwise. This section does not include non-investment related activity that is exclusively charitable, civic, religious or fraternal and is recognized as tax exempt.

1)DOING BUSINESS AS TAJERON, ALICE MARIE MAFNAS - SOLE PROPRIETOR - LAND RENTAL-SOLE PROPRIETORSHIP - NON-INVESTMENT RELATED-LOCATION=LOT 5103-1 (M-1) 149 DAISY LANE,LATTE HEIGHTS, MANGILAO GU 96913- NO HOURS DEVOTED TO BUSINESS DURING SECURITIES TRADING DUTIES - COLLECT LAND LEASE, ENSURE TENANTS ADHERE TO CONTRACT STIPULATION.

2)GUAM ELECTION COMMISSION - VICE CHAIRPERSON. Governance of Guam Election Law, Ensure that Guam Election laws are followed and applied to elections

Broker Qualifications



Industry Exams this Broker has Passed

This section includes all securities industry exams that the broker has passed. Under limited circumstances, a broker may attain a registration after receiving an exam waiver based on exams the broker has passed and/or qualifying work experience. Any exam waivers that the broker has received are not included below.

This individual has passed 1 principal/supervisory exam, 2 general industry/product exams, and 1 state securities law exam.

Principal/Supervisory Exams

Exam	Category	Date
Investment Company Products/Variable Contracts Principal Examination	Series 26	08/17/2010

General Industry/Product Exams

Exam	Category	Date
Securities Industry Essentials Examination	SIE	10/01/2018
Investment Company Products/Variable Contracts Representative Examination	Series 6	03/23/2007

State Securities Law Exams

Exam	Category	Date
Uniform Securities Agent State Law Examination	Series 63	04/13/2007

Additional information about the above exams or other exams FINRA administers to brokers and other securities professionals can be found at www.finra.org/brokerqualifications/registeredrep/

End of Report



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Government of Guam
 DEPARTMENT OF REVENUE AND TAXATION
Office of the Administrator of Securities



Securities License

RENEWAL SA-10036

Know All Men By These Presents That:

NAME: ALICE TAJERON
 GWFS Equities, Inc.
 424 Route 8
 Hagatna, GU 96910-2010

ADDRESS: 149 Daisy Lane, Latte Heights
 Mangilao, Guam 96913

Having complied with the Uniform Securities Act of Guam, is hereby authorized to transact, as a
 Agent of Securities in Guam from the 9th day of July, 2018, to the
9th day of July, 2019, unless authority is revoked for failure to comply with the law.

Fee Paid: \$50.00

Receipt No.: A99-278367

John P. Camacho
 JOHN P. CAMACHO
 Administrator of Securities

GOVERNMENT OF GUAM
DEPARTMENT OF REVENUE AND TAXATION
OFFICE OF THE BANKING AND INSURANCE COMMISSIONER
INSURANCE LICENSE

RENEWAL GA373

Know All Men By These Presents That:

Name **TAJERON ALICE M**

Address 149 DAISY LANE LATTE HEIGHTS
 MANGILAO GU 96913

Classes of Insurance } LIFE
Authorized } VARIABLE LIFE & ANNUITY

*Having complied with the Insurance Law of Guam, is hereby authorized to transact as
General Agent , the above named Classes of Insurance in Guam from the 01 day of
July , 20 18 , to the 01 day of July , 20 19 , unless authority is revoked for failure
to comply with the law.*

Designated Representatives:

Alice Tajeron 7/24/2018

Appointed By: [SEAL]

John P. Camacho

JOHN P. CAMACHO
Acting Banking and Insurance Commissioner

GREAT-WEST LIFE & ANNUITY INSURANCE COMP

GOVERNMENT OF GUAM
DEPARTMENT OF REVENUE AND TAXATION
OFFICE OF THE BANKING AND INSURANCE COMMISSIONER
INSURANCE LICENSE

RENEWAL GA373

Know All Men By These Presents That:

Name **TAJIBRON ALICE M**

Address **149 DAISY LANE
MANGILAO**

**LATTE HEIGHTS
GD 96913**

Classes of Insurance } **LIFE**
Authorized

Having complied with the Insurance Law of Guam, is hereby authorized to transact as
General Agent
July , 20 18 , to the 01 day of July , 20 19 , unless authority is revoked for failure
to comply with the law.

Designated Representatives:

Alice Tajibron
Appointed By: 7/24/2018

CANADA LIFE ASSURANCE COMPANY, THE

John P. Camacho
JOHN P. CAMACHO

Acting Banking and Insurance Commissioner

(SEAL)



Kotporasion Ginima' Guåhan

GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

GUAM HOUSING CORPORATION

Resolution No. 01-2019

Regular Meeting of the Board of Directors

January 25, 2019


WHEREAS, on January 7, 2019, I Maga'hågan Guahan, Lourdes A. Leon Guerrero, transmitted the nomination of ALICE TAIJERON to the Guam Housing Corporation ("the Corporation") Board of Directors to serve as President for the Corporation; and

WHEREAS, on January 18, 2019, copies of Ms. Taijeron's application along with her resume and other supporting documentation were provided to the Board for their review and consideration; and


WHEREAS, during the regular meeting of the Board of Directors of the Corporation held on January 25, 2019, Ms. Taijeron was present; The Board inquired of Ms. Taijeron's professional credentials and work history. Based on the discussions by the Board, the Board was satisfied with Ms. Taijeron's presentation, her credentials, and work experience for the position as President of the Corporation.

NOW THEREFORE BE IT RESOLVED THAT Guam Housing Corporation hereby appoints ALICE TAIJERON to serve as President for the Corporation with a salary established at the grade level of E-T/Step 9 effective as of January 25, 2019 subject, however, to final confirmation and approval by *I Mina'trentai Singko Na Liheslaturan Guahan*.

IN WITNESS WHEREOF, the undersigned Board have hereunto subscribed their names adopting the foregoing Resolution this 25th day of January, 2019.



FRANCISCO FLORIG
Chairman



TOMAS FLORES
Vice Chairman



CECILIA C.A. PEREZ
Director



CECILIA G. MANTANONA
Director

GUAM HOUSING CORPORATION

JAN 14 2019

Caplan
RECEIVED

January 12, 2019

Honorable Lourdes Leon Guerrero
Governor of Guam
P.O. Box 2950
Hagatna, Guam 96932

Dear Governor Leon Guerrero:

Hafa Adai. It is with regret that I submit this letter of resignation from the Guam Housing Corporation Board of Directors. It has been an honor and a privilege to have served on this Board and to have worked with the staff of Guam Housing Corporation. The professionalism and commitment to serving the people of Guam by fellow Board Directors and agency staff has been a rewarding experience. My resignation is necessary as I will be entering the workforce with the Government of Guam. Si Yu'os ma'ase.

Sincerely,


ROSSANNA VILLAGOMEZ-AGUON

cc: Mr. Francisco Florig, Chairman
Board of Directors
Guam Housing Corporation

Guam Housing Corporation
December 2018
Financial Summary

Financial Highlights

Loans Closed

	Qty	Direct Loan Amount	Total Disbursement
Oct-2018 - Dec-2018	1	150,000.00	150,000.00
		6% Loan Amount	Total Disbursement
Oct-2018 - Dec-2018	2	348,500.00	360,397.50
		Cahat Loan Amount	Total Disbursement
Oct-2018 - Dec-2018	3	113,500.00	113,500.00
Combine Total			
Oct-2018 - Dec-2018	6	612,000.00	623,897.50

Combine Total

First Time Home Owners

10/01/2018 - 12/31/2018

	Qty	Funds from	Disbursed
	1	DOA	6,316.55
FY 2012 FTTHO Disbursements	15	GHC	107,513.31
FY 2013 FTTHO Disbursements	50	GHC	357,106.08
FY 2013 FTTHO Disbursements	34	DOA	243,058.30
FY 2014 FTTHO Disbursements	102	DOA	708,628.13
FY 2015 FTTHO Disbursements	121	DOA	837,997.45
FY 2016 FTTHO Disbursements	49	DOA	328,923.91
FY 2016 FTTHO Disbursements	4	GHC	26,338.56
FY 2017 FTTHO Disbursements	83	DOA	612,574.80
FY 2018 FTTHO Disbursements	53	DOA	431,450.07
FY 2018 FTTHO Disbursements	1	GHC	7,532.06
Disbursed prior years	512		3,661,122.67
Total Disbursed	513		3,667,439.22
Total Disbursed FY 2012, FY 2013, FY 2016 & FY 2018	70	GHC	498,490.01
Total Disbursed FY 2013, 2014, 2015, 2016, 2017, 2018 & 2019	443	DOA	3,168,949.21
	513		3,667,439.22
Committed as of Dec-2018	0	GHC	0.00
Committed as of Dec-2018	11	DOA	81,080.18
Total Committed Dec-2018	11		81,080.18
Total Committed & disbursed as of Dec-2018	524		3,748,519.40

First Time Home Owners

Funds received from DOA June 13, 2013	1,228,771.42
Funds received from DOA December 05, 2014	900,000.00
Funds received from DOA August 22, 2016	282,000.00
Funds received from DOA October 18, 2016	100,000.00
Funds received from DOA January 20, 2017	82,975.14
Funds received from DOA February 07, 2017	50,000.00
Funds received from DOA March 28, 2017	80,000.00
Funds received from DOA March 28, 2017	100,000.00
Funds received from DOA May 26, 2017	50,000.00
Funds received from DOA July 11, 2017	20,000.00
Funds received from DOA November 09, 2017	100,000.00
Funds received from DOA January 22, 2018	150,000.00
Funds received from DOA April 19, 2018	150,000.00
Funds received from DOA June 21, 2018	73,460.90
Interest earned on accounts since December 2016	1,253.93
Less DOA funds disbursed as of December-2018	(3,168,949.21)
Less DOA funds committed as of December-2018	(81,080.18)
Less 10% P.O. 33-386 Rules & Regulations for the Housing Trust Fund signed in law Dec. 15, 2016	(110,898.85)
Funds available under DOA	7,533.15

Two payoff during the month under GHC's portfolio

Total principal collected

Interest collected

No payoffs during the month under the HM portfolio

Total principal collected

No payoffs during the month under the Cahat portfolio

Total principal collected

No payoffs during the month under the Down Payment Program

Total principal collected

Total Payoffs - Principal Collected

Foreclosures- Principal Balance at time of foreclosure

Loans written off (Principal written off)

Adjusted the investment and Cash with trustees

**Decreased the interest income for investment held by
by bond trustee to equal to market value**

**Increased the rebate liability. Increase effected by adj.
in market value. Which decrease the interest income by**

Note: Arbitrage Yield 5.229417% . Interest earned this month 3,996.64

Month	Qty	Year to Date	
			Amount
31,096.91	5		148,076.33
184.44			15,694.36
0.00	0		0.00
0.00	1		11,889.70
0.00	1		53.66
31,096.91	7		160,019.69

4,947.99

0.00

	December 2018	December 2017	Difference
GHC Loan Portfolio decreased from last year			
Loans Receivable - Unrestricted	26,940,392.70	27,862,466.71	(922,074.01)
Principal payoffs between the two periods			(1,356,754.30)
Foreclosures - Principal amount between the two periods			(162,141.01)
Write Offs - Principal amount between the two periods			0.00
Recast - Principal amount between the two periods			37,148.85
Total loan disbursements between the two periods			1,605,257.00
Difference (regular payments)			1,045,584.55
Average monthly payments			87,132.05
<u>Interest income on loans receivable decreased compared to last year</u>	348,514.15	350,711.58	(2,197.43)
Weighted average interest rate decrease compared to last year	5.2033%	5.3094%	-0.1062%
Non accrued interest (90 days & Over)	163,888.61	265,368.21	(101,479.60)
Number of loans non accrued (less cash & down payment)	26.00	39.00	-13.00
Investments and cash with trustees decreased	2,247,437.07	2,681,313.52	(433,876.45)
Interest earned between the two fiscal years			48,624.69
Total adjustment to Market Value between the two fiscal years			(56,771.39)
Disbursements for principal payments on bond between the two fiscal years			(190,000.00)
Disbursements for interest payments on bond between the two fiscal years			(214,043.75)
Disbursement for trustee fees between the two fiscal years			(21,686.00)
Rebate Liability paid between the two fiscal years			0.00
			(433,876.45)
			0.00
Interest on investments held by bond trustees increased	3,383.31	(13,867.42)	17,250.73
Interest earned	11,977.67	11,903.63	74.04
Adjustment to market value	(8,594.36)	(25,771.05)	17,176.69
Adjustment to the rebate liability	0.00	0.00	0.00
Adjustment due to the Interim Arbitrage Rebate Analysis Report	0.00	0.00	0.00
	3,383.31	(13,867.42)	17,250.73
The value of foreclosed assets held for resale increased	477,450.00	408,818.83	68,631.17
Number of units	3	3	0
Acquired 1 house through foreclosures or deed between the two periods (Dededo (1))			178,200.00
Sold 1 properties between the two periods (Agat)			(63,097.75)
Adjustment to appraised value			(46,471.08)
Added cost less adjustments			0.00
			68,631.17
Allowance for loan losses decreased	(574,176.71)	(599,523.62)	(25,346.91)
Adjustment to increase Allowance to 2 % of Loan Portfolio			(25,346.91)
Used between the two periods			-
Credits between the two periods - (for two loan)			-
			(25,346.91)
			(0.00)

	December 2018	December 2017	Difference
Salaries increased due to less leave taken compared to last FY	335,104.17	295,601.60	39,502.57
Number of Employees	25	22	3
Number of Working Days	66	65	1
Break down			
Salaries	329,192.16	285,702.48	43,489.68
Merit	0.00	0.00	0.00
Loan Origination	(4,668.73)	0.00	(4,668.73)
Annual Leave Taken	(18,069.99)	(14,330.04)	(3,739.95)
Sick Leave Taken (50% of DC Members only)	(993.58)	(5,549.38)	4,555.80
Annual Leave Earned	26,913.23	24,319.88	2,593.35
Sick Leave Earned	2,731.08	5,458.66	(2,727.58)
	335,104.17	295,601.60	39,502.57
	0.00	0.00	0.00

Net loss for the month of November 2018	(42,252.11)
Net loss for the month of December 2018	(36,423.72)
Difference	<u>5,828.39</u>

Increase caused by:

Increase in Interest on loans receivable due one more day in Dec-2018 & decrease in non-accrued loans	6,880.13
Decrease in Interest on Investments due to the decrease in market value in Dec-2018	(7,569.00)
Increase in Administrative Fee - Disb. 0 & 1 FTHAP grants in November & December respective	631.66
Increase in Loan Origination - received 1 & 3 loan fees in November & December respectively	5,544.88
Total	<u>5,487.67</u>
	340.72

Net income/(loss) year to date	(105,460.60)	(80,113.45)	(25,347.15)
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	Dec-18 Housing	Dec-18 Rental	Dec-18 Total
Net income/(loss) year to date	(37,361.07)	(68,099.53)	(105,460.60)

Loss due to:

	FY 2019	FY 2018	Difference
<u>Housing</u>			
Non accrued interest (90 days & Over)	26	39	(101,479.6)
Delinquency rate on interest bearing loans	14.43%	21.88%	-7.45%
Overall decrease in the Market Value of the Investment with trustee	(8,594.36)	(25,771.05)	17,176.69

Rental

Vacancy year to date	(72,118.10)	(71,864.72)	(253.38)
Vacancy rate	24.39%	24.41%	-0.02%
Emergency Housing Expense	10,805.84	(1,089.13)	11,894.97
Average water \$141.33, power \$187.17			
Payment for power & water due to homeless	2,393.14	(2,709.29)	5,102.43
Average water \$59.21, power \$252.82			
Tenant A/R			
Former Tenants			
Fiscal Year 2015	0	26	81,892.75
Fiscal Year 2016	0	20	55,277.25
Fiscal Year 2017	0	25	112,758.93
Subtotal Former Tenants Written Off in Sep-2018	0	71	249,928.93
Current Years Former Tenants (2019 / 2018)	2	4	(8,180.00)
Active Tenants	85	80	23,000.56
Total Current FY Tenant A/R	87	84	14,820.56
Total Tenant A/R	87	155	417,414.62
Current years delinquency - Tenants	53.67%	48.56%	5.10%

Budget

	Prorated Budget 12/18	Actual	Difference
Operating Revenue	815,444.10	595,670.11	(219,773.99)
Non Operating Revenue/Expense	8,462.52	13,281.90	4,819.38
Total Revenue	823,906.62	608,952.01	(214,954.61)
Expenses	823,766.64	714,412.61	(109,354.03)
Net Gain (Loss)	139.98	(105,460.60)	(105,600.58)

Specific Budget Concerns

	2019 Budget	Actual	(Over)/Under Budget
Interest on loans receivable 2019 Budget - loan portfolio \$30,871,662 at 5.62%. Actual \$26,940,393 at 5.20% budget delinquency rate 10%. Actual delinquency rate on interest bearing bearing loans 14.43%	390,509.13	348,514.15	(41,994.98)
Rental Income 2019 Budget vacancy rate was 13.3%. Actual vacancy rate is 24.39%	247,608.00	223,531.90	(24,076.10)
Loan Origination Fee Less loans originated then budgeted	16,242.51	11,505.00	(4,737.51)
Administrative Fee GHC did not receive funds from DOA as of December 2018 \$500,000 was budgeted to reimburse GHC for the FTHAP	150,250.02	631.66	(149,618.36)
Late fees, service fees & return check fees Due to decrease in collection in late charges	9,800.04	8,104.09	(1,695.95)

Portfolio At-A-Glance

	December 2018	
	No. of Loans	Principal Balance
Portfolio Balance		
SRF (Direct)	132	14,701,514.17
RF (Direct)	0	0.00
R5 (Revolving Loan Fund)	142	12,238,878.53
Subtotal GHC	274	26,940,392.70
Hazard Mitigation	0	0.00
Cahat	77	1,780,941.02
Down Pymt (Not included when calculating delinquency)	21	163,684.13
	98	1,944,625.15
Total	372	28,885,017.85

	December 2017	
	No. of Loans	Principal Balance
Portfolio Balance		
SRF (Direct)	142	15,435,640.88
RF (Direct)	0	0.00
R5 (Revolving Loan Fund)	149	12,426,825.83
Subtotal GHC	291	27,862,466.71
Hazard Mitigation	0	0.00
Cahat	74	1,668,506.97
Down Pymt (Not included when calculating delinquency)	22	174,321.21
	96	1,842,828.18
Total	387	29,705,294.89

	December 2018		
	Number of loans	%	Principal Balance
Current delinquency (GHC portfolio only)			
30 to 59 days delinquent	14	5.1866%	1,296,827.81
60 to 89 days delinquent	6	2.0603%	515,148.83
90 days to 119 days	1	0.0345%	8,628.74
120 days & over	1	0.5185%	129,649.15
Total Delinquent	22	7.8000%	1,950,254.53
Referred to Legal	22	7.1901%	1,937,030.45
Total Delinquent & referred to legal	44	14.4292%	3,887,284.98
Current delinquency (HM & Cahat)			
30 to 59 days delinquent	3	1.1624%	20,307.97
60 to 89 days delinquent	2	2.4834%	43,387.03
90 days to 119 days	1	0.2207%	3,855.09
120 days & over	0	0.0000%	0.00
Total Delinquent	6	3.8665%	67,550.09
Referred to Legal	1	1.9013%	33,861.72
Total Delinquent & referred to legal	7	5.6943%	101,411.81
Total Delinquency (Does not include Down Payment Loans)			
30 to 59 days delinquent	17	4.9238%	1,317,135.78
60 to 89 days delinquent	8	2.0880%	558,535.86
90 days to 119 days	2	0.0467%	12,483.83
120 days & over	1	0.4847%	129,649.15
Total Delinquent	28	7.5431%	2,017,804.62
Referred to Legal	23	6.8621%	1,970,892.17
Total Delinquent & referred to legal	51	13.8876%	3,988,696.79

	December 2017		
	Number of loans	%	Principal Balance
Current delinquency (GHC portfolio only)			
30 to 59 days delinquent	19	7.7566%	1,951,786.70
60 to 89 days delinquent	6	2.6669%	671,061.01
90 days to 119 days	2	0.6974%	175,492.60
120 days & over	5	2.3779%	598,350.45
Total Delinquent	32	13.4988%	3,396,690.76
Referred to Legal	29	9.6890%	2,699,582.15
Total Delinquent & referred to legal	61	21.8799%	6,096,272.91
Current delinquency (HM & Cahat)			
30 to 59 days delinquent	3	1.9883%	32,265.05
60 to 89 days delinquent	2	3.7394%	60,681.42
90 days to 119 days	0	0.0000%	0.00
120 days & over	0	0.0000%	0.00
Total Delinquent	5	5.7277%	92,946.47
Referred to Legal	2	2.7421%	45,751.42
Total Delinquent & referred to legal	7	8.3127%	138,697.89
Total Delinquency (Does not include Down Payment Loans)			
30 to 59 days delinquent	22	7.4071%	1,984,051.75
60 to 89 days delinquent	8	2.7318%	731,742.43
90 days to 119 days	2	0.6552%	175,492.60
120 days & over	5	2.2338%	598,350.45
Total Delinquent	37	13.0280%	3,489,637.23
Referred to Legal	31	9.2965%	2,745,333.57
Total Delinquent & referred to legal	68	21.1133%	6,234,970.80

Tenants Accounts Receivable	No.	Balance	Monthly Diff.	YTD Diff.
Sep-18	74	142,399.56		
Oct-18	83	156,375.70	13,976.14	13,976.14
Nov-18	84	167,209.01	10,833.31	24,809.45
Dec-18	87	182,306.25	15,097.24	39,906.69

Tenant Accounts Receivables	FY 2019		FY 2018		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	69	160,368.28	113	287,053.24	(126,684.96)
As-Aldas	14	17,764.58	29	91,880.32	(74,115.74)
Sagan	4	4,173.39	13	38,481.06	(34,307.67)
Total	87	182,306.25	155	417,414.62	(235,108.37)
Allowance for Uncollectibles					
Lada		(122,748.86)		(239,708.88)	116,960.02
As-Aldas		(5,665.00)		(80,362.50)	74,697.50
Sagan		(2,393.39)		(34,767.67)	32,374.28
Total		(130,807.25)		(354,839.05)	224,031.80
Net Tenant Receivable less Allowance for Uncollect		51,499.00		62,575.57	189,724.13
% of Receivable		0.717513799		0.850087738	

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Aldas	No. of Unit	Sagan	No. of Unit	Total
	Former Tenants FY 2019	1	4,350.00	1	3,870.00	0	0.00	2
Subtotal Former Tenants	1	4,350.00	1	3,870.00	0	0.00	2	8,220.00
Active Tenants								
1 month due	12	5,757.50	6	2,432.00	1	633.39	19	8,822.89
2 months due	15	19,143.66	3	1,997.58	2	1,740.00	20	22,881.24
3 months due	14	23,681.53	1	1,950.00	1	1,800.00	16	27,431.53
4 months due	4	9,821.07	2	4,570.00			6	14,391.07
5 months due	7	21,185.77					7	21,185.77
6 months due	6	20,310.00	1	2,945.00			7	23,255.00
7 months due	2	8,171.64					2	8,171.64
8 months due	2	10,025.00					2	10,025.00
9 months due	2	9,670.00					2	9,670.00
10 months due	2	13,595.00					2	13,595.00
11 months due	1	6,038.05					1	6,038.05
12 months due	1	8,619.06					1	8,619.06
Total Active Tenants	68	156,018.28	13	13,894.58	4	4,173.39	85	174,086.25
Total	69	160,368.28	14	17,764.58	4	4,173.39	87	182,306.25
	0	0.00	0	0.00	0	0.00	0	0.00

Fiscal Year 2019			
	Rental Income	Vacancy	Net
Lada	235,350.00	(55,656.56)	179,693.44
As-Aldas	43,200.00	(13,011.54)	30,188.46
Sagan	17,100.00	(3,450.00)	13,650.00
Subtotal	295,650.00	(72,118.10)	223,531.90
Oreo properties	0.00		0.00
Total	295,650.00	(72,118.10)	223,531.90

Fiscal Year 2018			
	Rental Income	Vacancy	Net
Lada	234,150.00	(49,321.45)	184,828.55
As-Aldas	43,200.00	(16,783.27)	26,416.73
Sagan	17,100.00	(5,760.00)	11,340.00
Subtotal	294,450.00	(71,864.72)	222,585.28
Oreo properties	0.00		0.00
Total	294,450.00	(71,864.72)	222,585.28

	2018	2017	Difference
Vacancy Rate	24.39%	24.41%	-0.000133594

Vacancy for the month of December 2018						
	No. of Unit	Lada	No. of Unit	As Aldas	No. of Unit	Sagan
1 bdrm					1	500.00
2 bdrms	4	2,525.00	1	500.00		
3 bdrms	15	9,750.00	6	3,813.32		
4 bdrms	8	6,000.00			1	650.00
Total	27	18,275.00	7	4,313.32	2	1,150.00
Total Vacancy for December 2018	35	23,738.32				

Note: 1 three bdrm at As Aldas was occupied by the end of the month & there was 2 homeless in Sagan

Homeless for the month of December 2018						
	No. of Unit	Lada	No. of Unit	As Aldas	No. of Unit	Sagan
1 bdrm					1	500.00
2 bdrms						
3 bdrms						
4 bdrms					1	650.00
Total	0	0.00	0	0.00	2	1,150.00
Total Homeless for December 2018	2	1,150.00				

Guam Housing Corporation
Statement of Net Position
As of 12/31/2018

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	3,340,801.08	2,861,703.23
Self-insurance fund	1,138,319.55	1,120,900.53
Loans receivable	26,940,392.70	27,862,466.71
Allowance for loan losses	(574,176.71)	(599,523.62)
Tenant & inter receivable, net	51,559.00	62,610.57
Other receivables	5,658.27	(2,370.91)
Accrued interest receivable	66,327.50	71,331.14
Prepaid expenses and other	147,821.03	149,579.98
Foreclosed assets held for resale	477,450.00	408,818.83
Total Unrestricted Assets	31,594,152.42	31,935,516.46
Restricted Assets		
Cash and cash equivalents	2,832,731.20	2,928,802.88
Investments with trustee	2,247,437.07	2,681,313.52
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,944,625.15	1,842,828.18
Total Restricted Assets	7,024,793.42	7,452,944.58
Capital assets, net		
Depreciable property, plant and equipment	3,235,218.63	3,357,364.01
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,169,446.10	6,291,591.48
Deferred outflows of resources		
	423,681.00	423,681.00
Total Assets and Deferred Outflows of Resources	45,212,072.94	46,103,733.52
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	120,699.29	114,153.18
Accrued compensated absences	256,609.27	317,303.58
Unearned revenue	153,396.40	150,832.83
Total Payable from unrestricted assets	530,704.96	582,289.59
Payable from restricted assets		
Accounts payable	108,564.49	149,637.14
Bonds payable	3,715,000.00	3,905,000.00
Accrued interest payable	68,806.68	72,195.00
Security deposits	50,047.08	60,170.82
Deposits by borrowers	552,933.19	660,701.08
Loans held in trust	164,287.35	175,069.67
Rebate liability	78,015.47	75,716.66
Total Payable from restricted assets	4,737,654.26	5,098,490.37
Net pension liability		
	4,035,146.00	4,035,146.00
Total Liabilities	9,303,505.22	9,715,925.96
Deferred inflows of resources - pension		
	42,023.00	42,023.00
Net position		
Invested in capital assets, net of related debt		
	6,216,039.91	6,335,993.91
Restricted		
	3,903,674.51	3,605,361.44
Unrestricted		
	25,746,830.30	26,404,429.21
Total Net position	35,866,544.72	36,345,784.56
Total liabilities, deferred inflows and net position	45,212,072.94	46,103,733.52

Guam Housing Corporation
Statement of Net Position
As of 12/31/2018

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	2,803,940.15	536,860.93	3,340,801.08
Self-Insurance fund	0.00	1,138,319.55	1,138,319.55
Loans receivable	26,940,392.70	0.00	26,940,392.70
Allowance for loan losses	(574,176.71)	0.00	(574,176.71)
Tenant & inter receivable, net	(389,106.87)	440,665.87	51,559.00
Other receivables	5,658.27	0.00	5,658.27
Accrued interest receivable	60,916.87	5,410.63	66,327.50
Prepaid expenses and other	65,092.62	82,728.41	147,821.03
Foreclosed assets held for resale	477,450.00	0.00	477,450.00
Total Unrestricted Assets	<u>29,390,167.03</u>	<u>2,203,985.39</u>	<u>31,594,152.42</u>
Restricted Assets			
Cash and cash equivalents	2,692,147.81	140,583.39	2,832,731.20
Investments with trustee	2,247,437.07	0.00	2,247,437.07
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,944,625.15	0.00	1,944,625.15
Total Restricted Assets	<u>6,884,210.03</u>	<u>140,583.39</u>	<u>7,024,793.42</u>
Capital assets, net			
Depreciable property, plant and equipment	0.00	3,235,218.63	3,235,218.63
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	<u>0.00</u>	<u>6,169,446.10</u>	<u>6,169,446.10</u>
Deferred outflows of resources			
	<u>263,614.00</u>	<u>160,067.00</u>	<u>423,681.00</u>
Total Assets and Deferred Outflows of Resources	<u><u>36,537,991.06</u></u>	<u><u>8,674,081.88</u></u>	<u><u>45,212,072.94</u></u>
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	73,180.99	47,518.30	120,699.29
Accrued compensated absences	166,182.22	90,427.05	256,609.27
Unearned revenue	149,208.40	4,188.00	153,396.40
Total Payable from unrestricted assets	<u>388,571.61</u>	<u>142,133.35</u>	<u>530,704.96</u>
Payable from restricted assets			
Accounts payable	108,564.49	0.00	108,564.49
Bonds payable	3,715,000.00	0.00	3,715,000.00
Accrued interest payable	68,806.68	0.00	68,806.68
Security deposits	900.00	49,147.08	50,047.08
Deposits by borrowers	552,933.19	0.00	552,933.19
Loans held in trust	164,287.35	0.00	164,287.35
Rebate liability	78,015.47	0.00	78,015.47
Total Payable from restricted assets	<u>4,688,507.18</u>	<u>49,147.08</u>	<u>4,737,654.26</u>
Net pension liability			
	<u>2,510,668.00</u>	<u>1,524,478.00</u>	<u>4,035,146.00</u>
Total Liabilities	<u><u>7,587,746.79</u></u>	<u><u>1,715,758.43</u></u>	<u><u>9,303,505.22</u></u>
Deferred inflows of resources - pension			
	<u>26,147.00</u>	<u>15,876.00</u>	<u>42,023.00</u>
Net position			
Invested in capital assets, net of related debt			
	0.00	6,216,039.91	6,216,039.91
Restricted			
	3,816,591.38	87,083.13	3,903,674.51
Unrestricted			
	<u>25,107,505.89</u>	<u>639,324.41</u>	<u>25,746,830.30</u>
Total Net position	<u><u>28,924,097.27</u></u>	<u><u>6,942,447.45</u></u>	<u><u>35,866,544.72</u></u>
Total liabilities, deferred inflows and net position			
	<u><u>36,537,991.06</u></u>	<u><u>8,674,081.88</u></u>	<u><u>45,212,072.94</u></u>

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 12/1/2018 Through 12/31/2018

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	109,755.01	115,426.69
Rental Income	74,811.68	73,851.73
Interest on investments held by bond trustees	(969.16)	(212.09)
Loan origination fees/cost, net	4,417.44	0.00
Administrative Fee	631.66	4,506.11
Late fees, service fees & return check fees	2,191.39	3,409.22
Total Operating Revenues:	190,838.02	196,981.66
Operating Expenses:		
Interest expense MRB	17,201.67	18,048.75
Interest expense notes payable	0.00	0.00
Salaries	108,320.25	97,916.19
Bad debts and provision for loan losses	0.00	0.00
Retirement contributions	27,366.65	25,880.00
Retiree supplemental, cola & health benefits	17,478.86	22,583.47
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	15,495.78	14,800.81
Contractual services	4,911.56	10,066.25
Professional services	11,942.00	13,152.50
Rent	8,754.50	8,754.50
Other	5,998.71	790.35
Travel	0.00	0.00
Employee benefits, other than retirement	7,906.43	7,132.98
Maintenance	4,461.65	1,547.08
Bond trustee fees	1,226.00	1,226.00
Directors' fees	300.00	0.00
Loss on impaired asset or disposal of assets	0.00	0.00
Total Operating Expenses:	231,364.06	221,898.88
Non-operating Revenue (Expenses)		
Interest income on bank deposits	3,582.32	2,507.89
Gain/(loss) on assets	0.00	0.00
Other income	520.00	40.00
Total Non-operating Revenue (Expenses)	4,102.32	2,547.89
Change in net position	(36,423.72)	(22,369.33)
Total net position at beginning of month	35,902,968.44	36,368,153.89
Net position at end of year	35,866,544.72	36,345,784.56

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 12/1/2018 Through 12/31/2018

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	109,755.01	0.00	109,755.01
Loan origination fees/cost, net	4,417.44	0.00	4,417.44
Interest on investments held by bond trustees	(969.16)	0.00	(969.16)
Rental Income	0.00	74,811.68	74,811.68
Late fees, service fees & return check fees	2,141.39	50.00	2,191.39
Interest income on bank deposits	1,915.92	1,666.40	3,582.32
Administrative Fee	631.66	0.00	631.66
Other income	0.00	520.00	520.00
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	<u>117,892.26</u>	<u>77,048.08</u>	<u>194,940.34</u>
Operating Expenses:			
Interest expense MRB	17,201.67	0.00	17,201.67
Salaries	61,439.25	46,881.00	108,320.25
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement contributions	15,624.45	11,742.20	27,366.65
Medicare & DC Death & Disability Insurance	1,064.43	730.85	1,795.28
Retiree supplemental, cola & health benefits	12,748.70	4,730.16	17,478.86
First Time Homeowner's Assistance Program	0.00	0.00	0.00
Depreciation	0.00	15,495.78	15,495.78
Contractual services	1,615.68	3,295.88	4,911.56
Professional services	7,549.00	4,393.00	11,942.00
Rent	8,754.50	0.00	8,754.50
Other	621.28	5,377.43	5,998.71
Employee benefits, other than retirement, medicare & D&D ins	3,837.33	2,273.82	6,111.15
Maintenance	0.00	4,461.65	4,461.65
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	300.00	0.00	300.00
Loss on impaired assets or disposal of asset	0.00	0.00	0.00
Total Operating Expenses:	<u>131,982.29</u>	<u>99,381.77</u>	<u>231,364.06</u>
Change in net position	(14,090.03)	(22,333.69)	(36,423.72)
Total net position at beginning of year	28,938,187.30	6,964,781.14	35,902,968.44
Total net position of end of year	<u><u>28,924,097.27</u></u>	<u><u>6,942,447.45</u></u>	<u><u>35,866,544.72</u></u>

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2018 Through 12/31/2018

	<u>Current Year Actual</u>	<u>Prior Year Actual</u>
Operating Revenues:		
Interest on loans receivable	348,514.15	350,711.58
Loan origination fees/cost, net	5,088.28	0.00
Interest on investments held by bond trustees	3,383.31	(13,867.42)
Rental Income	223,531.90	222,585.28
Late fees, service fees & return check fees	8,104.09	9,920.66
Interest income on bank deposits	11,388.90	7,074.46
Administrative Fee	631.66	6,125.97
Other income	1,893.00	90.00
Gain/(loss) on sale of assets	0.00	0.00
Total Operating Revenues:	<u>602,535.29</u>	<u>582,640.53</u>
Operating Expenses:		
Interest expense MRB	51,605.01	54,146.25
Interest expense notes payable	0.00	0.00
Salaries	335,104.17	295,601.60
Bad debts and provision for loan losses	0.00	0.00
Retirement contributions	85,889.82	79,510.98
Medicare & DC Death & Disability Insurance	5,697.92	6,347.87
Retiree supplemental, cola & health benefits	51,736.47	57,015.78
First Time Homeowner's Assistance Program	0.00	0.00
Depreciation	46,593.81	44,402.43
Contractual services	16,199.80	21,273.47
Professional services	33,845.75	39,558.25
Rent	26,263.50	26,263.50
Other	19,066.55	8,300.46
Travel Expense	0.00	0.00
Employee benefits, other than retirement, medicare & D&D ins	19,325.67	16,237.72
Maintenance	12,394.42	10,417.67
Bond trustee fees	3,473.00	3,678.00
Directors' fees	800.00	0.00
Loss on impaired assets or disposal of asset	0.00	0.00
Loss on disposal of assets	0.00	0.00
Total Operating Expenses:	<u>707,995.89</u>	<u>662,753.98</u>
Change in net position	(105,460.60)	(80,113.45)
Total net position at beginning of year	35,972,005.32	36,425,898.01
Total net position of end of year	<u><u>35,866,544.72</u></u>	<u><u>36,345,784.56</u></u>

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2018 Through 12/31/2018

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	348,514.15	0.00	348,514.15
Loan origination fees/cost, net	5,088.28	0.00	5,088.28
Interest on investments held by bond trustees	3,383.31	0.00	3,383.31
Rental Income	0.00	223,531.90	223,531.90
Late fees, service fees & return check fees	7,964.09	140.00	8,104.09
Interest income on bank deposits	5,619.75	5,769.15	11,388.90
Administrative Fee	631.66	0.00	631.66
Other income	3.00	1,890.00	1,893.00
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	371,204.24	231,331.05	602,535.29
Operating Expenses:			
Interest expense MRB	51,605.01	0.00	51,605.01
Salaries	193,938.57	141,165.60	335,104.17
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement contributions	49,570.16	36,319.66	85,889.82
Medicare & DC Death & Disability Insurance	3,400.52	2,297.40	5,697.92
Retiree supplemental, cola & health benefits	37,546.07	14,190.40	51,736.47
First Time Homeowner's Assistance Program	0.00	0.00	0.00
Depreciation	0.00	46,593.81	46,593.81
Contractual services	4,790.67	11,409.13	16,199.80
Professional services	22,815.75	11,030.00	33,845.75
Rent	26,263.50	0.00	26,263.50
Other	2,155.81	16,910.74	19,066.55
Employee benefits, other than retirement, medicare & D&D ins	12,206.25	7,119.42	19,325.67
Maintenance	0.00	12,394.42	12,394.42
Bond trustee fees	3,473.00	0.00	3,473.00
Directors' fees	800.00	0.00	800.00
Loss on impaired assets or disposal of asset	0.00	0.00	0.00
Total Operating Expenses:	408,565.31	299,430.58	707,995.89
Change in net position	(37,361.07)	(68,099.53)	(105,460.60)
Total net position at beginning of year	28,961,458.34	7,010,546.98	35,972,005.32
Total net position of end of year	28,924,097.27	6,942,447.45	35,866,544.72

Guam Housing Corporation
Budget vs Actual
From 10/1/2018 Through 12/31/2018

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,562,036.40	390,509.13	348,514.15	(41,994.98)	(10.7500%)	1,213,522.25
Rental income	990,432.00	247,608.00	223,531.90	(24,076.10)	(9.7200%)	766,900.10
Interest on investments held by bond trustees	4,137.60	1,034.40	3,383.31	2,348.91	227.0700%	754.29
Loan origination fees	64,970.00	16,242.51	11,505.00	(4,737.51)	(29.1600%)	53,465.00
Administrative Fee	601,000.00	150,250.02	631.66	(149,618.36)	(99.5700%)	600,368.34
Late fees, service fees & return check fees	39,200.00	9,800.04	8,104.09	(1,695.95)	(17.3000%)	31,095.91
Total Operating Revenues:	3,261,776.00	815,444.10	595,670.11	(219,773.99)	(26.9514%)	2,666,105.89
Operating Expenses:						
Interest expense MRB	305,000.00	51,249.99	51,605.01	(355.02)	0.6900%	153,394.99
Salaries	1,381,595.32	345,398.85	335,104.17	10,294.68	(2.9800%)	1,046,491.15
Bad debts and provision for loan losses	135,000.00	33,749.97	0.00	33,749.97	(100.0000%)	135,000.00
Retirement contributions	415,283.46	103,820.91	91,587.74	12,233.17	(11.7800%)	323,695.72
Retiree supplemental, cola & health benefits	247,118.88	61,779.72	51,736.47	10,043.25	(16.2500%)	195,382.41
First Time Homeowner's Assistance Program	0.00	0.00	0.00	0.00	0.0000%	0.00
Depreciation	215,079.99	53,769.99	46,593.81	7,176.18	(13.3400%)	168,486.18
Contractual services	117,271.20	29,317.83	16,199.80	13,118.03	(44.7400%)	101,071.40
Professional services	150,960.00	37,740.00	33,845.75	3,894.25	(10.3100%)	117,114.25
Rent	105,557.28	26,389.32	26,263.50	125.82	(0.4700%)	79,293.78
Other	103,338.00	25,834.50	19,066.55	6,767.95	(26.1900%)	84,271.45
Loan origination costs	20,000.00	5,000.01	6,416.72	(1,416.71)	28.3300%	13,583.28
Employee benefits, other than retirement	98,462.00	24,615.57	19,325.67	5,289.90	(21.4900%)	79,136.33
Maintenance	79,400.00	19,849.98	12,394.42	7,455.56	(37.5500%)	67,005.58
Bond trustee fees	16,800.00	4,200.00	3,473.00	727.00	(17.3000%)	13,327.00
Directors' fees	4,200.00	1,050.00	800.00	250.00	(23.8000%)	3,400.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses	3,295,066.13	823,766.64	714,412.61	109,354.03	(13.2749%)	2,580,653.52
Non-operating Revenue (Expenses)						
Interest income on bank deposits	33,450.00	8,362.53	11,388.90	3,026.37	36.1800%	22,061.10
Gain/(loss) on sale of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Other income	400.00	99.99	1,893.00	1,793.01	1793.1801%	(1,493.00)
Total Non-operating Revenue (Expenses)	33,850.00	8,462.52	13,281.90	4,819.38	56.9497%	20,568.10
Change in net position	559.87	139.98	(105,460.60)	(105,600.58)	(75.4397583%)	106,020.47

Guam Housing Corporation
Statement of Cash Flows
As of 12/31/2018

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Cash Flows from Operating Activities			
Net Gain (Loss)	(37,361.07)	(68,099.53)	(105,460.60)
Depreciation less disposal of assets	0.00	46,593.81	46,593.81
(Increase) decrease in accrued interest and others	(969.21)	1,818.57	849.36
(Increase) decrease in prepaid expenses and others	(62,822.07)	(11,284.45)	(74,106.52)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(43,963.41)	79,915.78	35,952.37
Increase (decrease) in deposits by borrowers	(53,672.70)	2,375.00	(51,297.70)
Increase (decrease) in loans held in trust	(2,450.71)	0.00	(2,450.71)
Total Cash Flows from Operating Activities	<u>(201,239.17)</u>	<u>51,319.18</u>	<u>(149,919.99)</u>
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	(172,803.63)	0.00	(172,803.63)
Net (increase) decrease in other receivables	(82,342.53)	(39,147.96)	(121,490.49)
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	0.00	0.00
(Purchase) sale of investment securities	3,879.66	0.00	3,879.66
Total Cash Flows from Investing Activities	<u>(251,266.50)</u>	<u>(39,147.96)</u>	<u>(290,414.46)</u>
Cash Flows from Financing Activities			
Repayment of notes payable	0.00	0.00	0.00
Repayment of bonds payable	0.00	0.00	0.00
Accrued interest on bonds payable	51,605.01	0.00	51,605.01
Accrued rebate liability	0.00	0.00	0.00
Premium on bonds payable	0.00	0.00	0.00
Total Cash Flows from Financing Activities	<u>51,605.01</u>	<u>0.00</u>	<u>51,605.01</u>
Net increase (decrease) in cash	(400,900.66)	12,171.22	(388,729.44)
Cash at beginning of year	5,896,988.62	1,803,592.65	7,700,581.27
Cash at end of year	<u><u>5,496,087.96</u></u>	<u><u>1,815,763.87</u></u>	<u><u>7,311,851.83</u></u>

**GUAM HOUSING CORPORATION
DAILY CASH POSITION**

FOR THE PERIOD ENDED December 31, 2018

CASH ON HAND =	CHANGE FUND PETTY CASH FUND Total cash on Hand	50 00 182 08						\$182 08
CASH IN BANK - TCD AND TRUST ACCOUNT:								
TCD/TRUST ACCT.	BANK	DATE PURCHASED	DATE MATURED	NO. DAYS	RATE	AMOUNT	ACCRUED INTEREST EARNED	
BG - Operations - Core Account	676597049	30-Nov-18	31-Dec-18	31	0.00000%	0 00	0 00	
TCDs - Operations						0 00	0 00	
BG ACCT - T/F - Core Account	676597052	30-Nov-18	31-Dec-18	31	0.00000%	7,365 98	0 00	
Huntington Natl Bank	676597052	26-Mar-18	26-Mar-19	365	2.05000%	245,000 00	5,022 50	
Wells Fargo Bank Natl Assn	676597052	14-Nov-18	15-Apr-19	152	2.10000%	25,000 00	218 63	
						277,365 98	5 241 13	
BG - Cahat - Cash		30-Nov-18	31-Dec-18	31	0.00000%	0 00	0 00	
TCDs - Revolving Loan Fund						0 00	0 00	
BG - Revolving Loan Fund - Cash		30-Nov-18	31-Dec-18	31	0.00000%	0 00	0 00	
BG - Foreclosure Fund - Core Account	676597048	30-Nov-18	31-Dec-18	31	0.00000%	790 07	0 00	
Randolph Saving Bank	676597048	09-Mar-18	08-Mar-19	364	1.90000%	50,000 00	947 40	
Midland Svs Bk Ethingam Ill	676597048	22-Mar-18	22-Mar-19	365	2.00000%	250,000 00	5,000 00	
Iberiabank Lafayette LA	676597048	22-Jun-18	21-Jun-19	364	2.30000%	208,000 00	4,770 89	
						508,790 07	10,718 29	
						<u>\$786,156 05</u>	<u>\$15,959 42</u>	

**GUAM HOUSING CORPORATION
DAILY CASH POSITION**

FOR THE PERIOD ENDED December 31, 2018

<p>Cahal (PL21-136) Checking Account: A/C 0601-022867 210,955.88</p> <p>FTH-RF (PL24-180) Checking Account: A/C 0031-033250 0</p> <p>FTH-RF (PL31-166) Savings Account: CF A/C 144340-01 0.00</p> <p>FTH-RF (PL31-166) MCA Business Account: CF A/C 144340-64 20.00</p> <p>HMRLF (Grant JV2011-174 5/2011) Checking Account: BOG A/C 0602-010855 163,290.74</p> <p>FHLB of SEATTLE FUND A/C 990020019 0.32 NOTES PAY FUND</p> <p>BOG Operations Fund/Checking Account:</p> <p>Beginning Balance, 11/30/2018 BOG = A/C 601-018773 \$2,878,724.79</p> <p>Deposits 314,830.90</p> <p>Deposits (IN TRANSIT) 0.00</p> <p>Disbursements</p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 30%;">LOANS</td> <td style="width: 20%;">(150,000.00)</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>INTERFUND</td> <td>(80,891.62)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ALL OTHERS</td> <td>(158,906.32)</td> <td></td> <td></td> <td>(389,797.94)</td> <td></td> </tr> </table> <p>Approved Disbursements - Loans 0.00</p> <p>Approved Disbursements - All Others 0.00</p>	LOANS	(150,000.00)					INTERFUND	(80,891.62)					ALL OTHERS	(158,906.32)			(389,797.94)		<p>140,058.98</p> <p>NET SRF MONEY</p> <p>\$2,803,757.75</p> <p>\$1,238,052.29</p>																														
LOANS	(150,000.00)																																																
INTERFUND	(80,891.62)																																																
ALL OTHERS	(158,906.32)			(389,797.94)																																													
<p>Bank of Guam Revolving Loan Fund/Checking Account:</p> <p>Beginning Balance, 11/30/2018 BOG = A/C 0601-022902 \$1,343,938.02</p> <p>Deposits 42,111.32</p> <p>Disbursements</p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 30%;">LOANS</td> <td style="width: 20%;">(203,437.50)</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>OTHERS</td> <td>0.00</td> <td></td> <td></td> <td>0.00</td> <td></td> </tr> </table>	LOANS	(203,437.50)					OTHERS	0.00			0.00		<p>Net R LOAN FUND</p> <p>\$36,969.47</p>																																				
LOANS	(203,437.50)																																																
OTHERS	0.00			0.00																																													
<p>Bank of Guam Trust Fund/Checking Account:</p> <p>Beginning Balance, 11/30/2018 BOG = A/C 0601-022895 \$179,172.35</p> <p>Deposits \$31,731.06</p> <p>Disbursements (25,470.38)</p>	<p>add amount in R/L cell</p> <p>\$185,433.03</p>																																																
<p>FTH-RF (PL31-166) Checking account</p> <p>Beginning Balance, 11/30/2018 CFCU = A/C 144340-02 \$116,973.45</p> <p>Deposits \$29.24</p> <p>Disbursements (6,316.55)</p>	<p>\$110,686.14</p> <p>\$29,605.96</p>																																																
<p>Bank of Guam Borrower's Deposit/Checking Account:</p> <p>Beginning Balance, 11/30/2018 BOG = A/C 0601-022882 \$52,988.45</p> <p>Deposits 5.68</p> <p>Disbursements 0.00</p>	<p>\$52,994.13</p>																																																
<p>TOTAL CASH IN BANK \$4,709,750</p>																																																	
<p>TOTAL CASH AVAILABLE \$5,498,087.96</p>																																																	
<p>Less: Borrower's Deposits held in Trust:</p> <p>Trust Fund (Insurance & R.E. Taxes) (492,667.81)</p> <p>Loan Service (Borrower's Deposits) (53,265.38)</p> <p align="center">TOTAL BORROWER'S DEPOSITS</p>	<p>\$ (552,933.19)</p>																																																
<p>Less: Loan Commitments Balance:</p> <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td style="width: 30%;">Prior Approval</td> <td style="width: 10%;">(7)</td> <td style="width: 30%;">1,093,800 = SRF</td> <td style="width: 10%;">(1,093,800.00)</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>New Approval</td> <td>0</td> <td>0 = SRF</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>Prior Approval</td> <td>(8)</td> <td>1,224,152 = R/S</td> <td>(1,224,152.00)</td> <td></td> <td></td> </tr> <tr> <td>New Approval</td> <td>0</td> <td>0 = R/S</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>Prior Approval</td> <td>(2)</td> <td>79,000.00 = CAHAT</td> <td>(79,000.00)</td> <td></td> <td></td> </tr> <tr> <td>New Approval</td> <td>0</td> <td>0 = CAHAT</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>New Approval</td> <td>(11)</td> <td>0 = FTHRF</td> <td>(81,080.18)</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>= DPCCA</td> <td>0.00</td> <td></td> <td></td> </tr> </table> <p align="center">TOTAL COMMITMENT BALANCE</p>	Prior Approval	(7)	1,093,800 = SRF	(1,093,800.00)			New Approval	0	0 = SRF	0.00			Prior Approval	(8)	1,224,152 = R/S	(1,224,152.00)			New Approval	0	0 = R/S	0.00			Prior Approval	(2)	79,000.00 = CAHAT	(79,000.00)			New Approval	0	0 = CAHAT	0.00			New Approval	(11)	0 = FTHRF	(81,080.18)					= DPCCA	0.00			<p>\$ (2,478,032.18)</p>
Prior Approval	(7)	1,093,800 = SRF	(1,093,800.00)																																														
New Approval	0	0 = SRF	0.00																																														
Prior Approval	(8)	1,224,152 = R/S	(1,224,152.00)																																														
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New Approval	(11)	0 = FTHRF	(81,080.18)																																														
		= DPCCA	0.00																																														
<p>Reserve For CAHAT Loans (NET OF INVESTMENT LOSS = \$248,157.69/ replenished per MEMO 9/25/2009) (140,058.98)</p> <p>Foreclosure Protection Fund (NET OF INVESTMENT LOSS = \$124,078.84/ replenished per MEMO 9/25/2009) (500,000.00)</p> <p>Hazard Mitigation Loans (29,625.96)</p> <p>First Time Homeowners (21,500.00)</p> <p>BOND ISSUE / LADA PROJECT 186.10</p> <p>AVAILABLE FOR FIRST TIME HOMEOWNER RELIEF FUND 0.00</p> <p>Reserve GRC Bonding Self-insured (Transferred to oper. fund as of 7/3/97)</p> <p>Reserve SINKING FUND FOR = FHLB NOTES</p>	<p>\$1,774,123.75</p>																																																
<p>CASH AVAILABLE FOR OPERATIONS \$1,774,123.75</p>																																																	
<p>Less GRC COLLECTIONS FOR INTERFUND December 31, 2018 0.00</p> <p>Less SAGAN LINAHYAN (Loans transferred back to GHURA August 2004) 0.00</p> <p>Less DPCCA Collections as of December 31, 2018 (603.22)</p> <p>Less Unapplied Balance as of December 31, 2018 (142,896.58)</p> <p>Less TYPHOON CLAIMS FOR REFUND 12/31/2018 (6,311.82)</p>	<p>(149,811.62)</p>																																																
<p>TOTAL \$1,624,312.13</p>																																																	
<p>Less Loan Repayments for the month - FHLB 0.00</p> <p>Memorandum of Understanding w/ Geda (1,808.03)</p> <p>GSA/DOA Balance (18,241.17)</p> <p>Monthly Recurring Expenses (157,489.00)</p>	<p>NET</p> <p>\$1,446,773.93</p>																																																
<p>NOTE Deposits to SRF - Due to Interfund Accounts</p> <p>Borrowers' Deposit 12/2018 to transfer 271.25</p> <p>Trust Fund 12/2018 to transfer 36,868.80</p> <p>Revolving Loan Fund 12/2018 amount to transfer 78,509.63</p> <p>Cahal 12/2018 to transfer 8,103.10</p> <p>First Time Homeowners Assistants Program 12/2018 (631.66)</p> <p>Hazard Mitigation 12/2018 to transfer (65.48)</p>	<p>\$ 123,055.64</p>																																																

**GHC - LADA GARDENS
CASH POSITION
AS OF DECEMBER 31, 2018**

ACCOUNT NO.	TCD-BANK	BANK	DATE PURCHASED	MATURITY DATE	TERM	RATE	AMOUNT
TCD #039216 - 1973 TSD	50G	BOG	10/03/2018	01/01/2019	90	0.1200%	538,307.07
TCD #039216 - 1973 BHF	50G	BOG	10/13/2018	01/11/2019	90	0.1200%	86,559.40
TCD #039216 - 1973 BHF	50G	BOG	11/30/2018	12/31/2018	31	0.0000%	261,319.55
Stifel Bank & Trust St. Louis, MO CD*		Fidelity	12/15/2018	06/14/2019	181	2.3000%	250,000.00
MUFG Union Bank NA San Fran, CA CD		Fidelity	06/19/2018	06/19/2019	365	2.3000%	250,000.00
Florida Cmnty Bk Immokalee, FLA CD		Fidelity	06/22/2018	06/21/2019	364	2.3000%	127,000.00
Legacy Bank Plano, Texas CD*		Fidelity	12/02/2018	11/01/2019	334	2.6000%	250,000.00
							<u>1,138,319.55</u>
BOG-BGI - RFR - Fidelity # 616-597050		BOG	11/30/2018	12/31/2018	31	0.0000%	220,331.49
Reserve for Replacement - TCDs		Fidelity			0	0.0000%	0.00
		Fidelity			0	0.0000%	0.00
							<u>220,331.49</u>
BOG-BGI - OPER - Fidelity #		BOG	11/30/2018	12/31/2018	31	0.0000%	0.00
Lada Operations - TCDs							
							<u>0.00</u>
*Pays Monthly							<u>\$1,483,517.51</u>
Operation :							
Checking Acct #7008033778 Bank Pacific							
11/31/2018						\$207,779.76	
Deposits						50,713.15	
Disbursements						(34,896.97)	
Sub-Total						<u>\$223,595.94</u>	
Less: Restricted Accounts:							
Reserve for Replacement						(154,812.27)	
Reserve for Emergency Housing						(16,830.70)	
Self Insurance Fund						0.00 -Prem. Trf. to TC	
Reserve for Contracts						0.00	
Sub-Total						<u>(171,642.97)</u>	
Balance Operations							\$51,952.97
Tenant Security Deposit :							
Checking Acct #7008033760 Bank Pacific							
11/31/2018						\$15,828.95	
Deposits						752.04	
Disbursements						-	
Sub-Total						<u>\$16,580.99</u>	
Balance Tenant Security Deposit Checking Accounts							16,580.99
Total Cash Available							<u>1,552,051.47</u>
Less:							
Tenant Security Deposit							<u>(38,617.08)</u>
Cash Available for Operations and Reserve							<u>\$1,513,434.39</u>
GRC Restricted Accounts							
Reserve for Replacement						220,331.49	
Operations						0.00	
Self Insurance Fund						1,138,319.55	
Emergency Housing Fund						86,559.40	
						<u>(1,445,210.44)</u>	
TOTAL CASH AVAILABLE FOR OPERATIONS							<u><u>\$68,223.95</u></u>

**GHC - GUMA AS-ATDAS
CASH POSITION
AS OF DECEMBER 31, 2018**

Operation:

Checking Acct #7008033786 Bank Pacific		
11/31/2018	\$3,488.86	
Deposits	9,042.10	
Disbursements	<u>(6,156.86)</u>	
Balance Operations		\$6,374.10

Tenant Security Deposit

Checking Acct #7008033964 Bank Pacific		
11/31/2018	\$6,619.60	
Deposits	650.90	
Disbursements	<u>-</u>	
Balance Tenant Security Deposit Account		\$7,270.50

Total Cash Available **13,644.60**

Less:

Tenant Security Deposit (6,040.00)

Cash Available for Operations and Reserve 7,604.60

As-Atdas Restricted Accounts

Reserve for Replacement	0.00	
Trust Fund (Insurance)	0.00	
Self Insurance Fund	<u>0.00</u>	
		<u>0.00</u>

TOTAL CASH AVAILABLE FOR OPERATIONS **\$7,604.60**

**GHC - SAGAN LINAHYAN
CASH POSITION
AS OF DECEMBER 31, 2018**

Operation:

Checking Acct #7002001653 Bank Pacific		
11/31/2018	\$71,902.66	
Deposits	3,398.36	
Disbursements	<u>(1,624.18)</u>	
Balance Operations		\$73,676.84

Tenant Security Deposit

Checking Acct #7002001661 Bank Pacific		
11/31/2018	4,747.39	
Deposits	0.60	
Disbursements	<u>-</u>	
Balance Tenant Security Deposit Account		\$4,747.99

Total Cash Available **78,424.83**

Less:

Tenant Security Deposit (3,640.00)

Cash Available for Operations and Reserve 74,784.83

As-Atdas Restricted Accounts

Reserve for Replacement	0.00	
Trust Fund (Insurance)	0.00	
Self Insurance Fund	<u>0.00</u>	
		<u>0.00</u>

TOTAL CASH AVAILABLE FOR OPERATIONS **\$74,784.83**

Guam Housing Corporation
Other Real Estate Owned Summary Report
as of December 31, 2018

Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectibles	Bad Debt/ Loss on Impaired Asset	Net OREO Assets	OREO Expenses	Appraised Value	As of	Appraiser	
1 Nancy L. Kelley		19802411	July 13, 2017	Lot 252-1-1 PZI	202,081.08	0.00	24,871.08	177,210.00	0.00	196,900.00	08/20/2018	Cheal Appraisal	
2 Troy O. Torres		50802774	August 24, 2017	Lot 28 Block 6 Tract 305 Uni 2 Yona	160,000.00	0.00	38,760.00	122,040.00	0.00	135,000.00	08/05/2018	Cheal Appraisal	
3 Oscar M. Balzabal	Jeanette S. Balzabal	11002870	August 06, 2018	Lot 66-2-1 Tract 538 Dedeco	198,000.00	0.00	10,800.00	178,200.00	0.00	198,000.00	06/07/2018	Riabert & Riabert	
3 Total											0.00	0.00	530,500.00

477,450.00

OREO Disposals FY2019

GHC Borrower	GHC Co-Borrower	Cash Receipt Number	Date Sold	Property Location	Sales Price	Settling / Other Cost	Net Proceeds	OREO Asset	(Loss)/Gain on Sale
					0.00	0.00	0.00	0.00	0.00
0 Total									

LOAN CLOSED - FISCAL YEAR 2019
As of December 31, 2018

Month	Loan Program	Number of Loans	Type of Loan		Loan Amount
			Purchase	Construction	
05-Oct-18	Six Percent	1	1	0	\$ 148,500.00
09-Nov-18	Cahat	1	1	0	\$ 40,000.00
29-Nov-18	Cahat	1	1	0	\$ 36,750.00
18-Dec-18	Six Percent	1	1	0	\$ 200,000.00
19-Dec-18	Direct	1	0	1	\$ 150,000.00
22-Dec-18	Cahat	1	1	0	\$ 40,000.00
		<u>6</u>	<u>5</u>	<u>1</u>	<u>\$ 615,250.00</u>
Average Loan \$		102,541.67			

LOAN APPROVALS - FISCAL YEAR 2019
As of December 31, 2018

Month Approved	Loan Purpose	Interest Rate	Loan Amount	Home Price	Loan Processor
10-Oct-18	Purchase	0.000%	40,000.00	295,000.00	Addie
19-Nov-18	Purchase	0.000%	40,000.00	245,000.00	Addie
26-Nov-18	Purchase	0.000%	36,750.00	245,000.00	Addie
5-Dec-18	Purchase	4.375%	200,000.00	200,000.00	Addie
27-Dec-18	Purchase	0.000%	40,000.00	275,000.00	Addie
			<u>\$ 356,750.00</u>		
Average Loan \$		71,350.00			

PRE-APPROVALS FISCAL YEAR 2019
As of December 31, 2018

Month Approved	Loan Purpose	Interest Rate	Loan Amount	Loan Processor
10-Oct-18	Construction	5.250%	\$ 180,000.00	Susymae
30-Oct-18	Purchase	4.375%	\$ 200,000.00	Addie
1-Nov-18	Purchase	4.375%	\$ 147,000.00	Susymae
11-Dec-18	Purchase	4.25%	\$ 231,600.00	Susymae
11-Dec-18	Construction	4.25%	\$ 136,000.00	Addie
12-Dec-18	Construction	4.250%	\$ 228,607.00	Emily
			<u>\$ 1,123,207.00</u>	

FIRST-TIME HOMEOWNER ASSISTANCE PROGRAM
APPROVAL AND DISBURSED

TOTAL GRANT APPROVALS:	As of 12/31/2018	557	\$ 4,761,238.46
TOTAL GRANT DISBURSED:		498	\$ 3,548,226.46



GUAM HOUSING CORPORATION

Korporasion Ginima' Guåhan

i O. Box 3117, Hagåtña, Guam 96932

January 23, 2019

MEMORANDUM

To: President, GHC

Via: Manager, GHC _____

From: Sen. Ten. Relations, Adv.

Subject: Information for Board Meeting

1. Vacant Units – Lada Gardens as of 12-31-18
 - 2 bedrooms – 4
 - 3 bedrooms – 15
 - 4 bedrooms - 8
2. Vacant Units – Guma As-Atdas
 - 2 bedrooms – 1
 - 3 bedrooms – 5
3. Vacant Units – Sagan Linahyan
 - 1 bedroom – 1 (homeless) indefinite (bedridden)
 - 2 bedrooms – 0
 - 3 bedrooms – 0
 - 4 bedrooms – 1 (homeless) indefinite (bedridden)
4. **Delinquencies:** Collections are on-going for delinquent tenants and those tenants who have signed the Rent Amnesty Program.
5. **Rental Amnesty Program:** Implemented and on-going with positive participation from delinquent tenants. We have twenty-six amnesty contracts signed with tenants to commence payments in January and continue through March 2019. The tenant A/R balances have been verified with accounting records and implemented with the tenant contract signed by tenant.
6. **Sweat Equity program** still on-going but no active participants at this time. Awaiting unit assessment by maintenance for more eligible units. Qualified applicants available for program.
7. **Placement of Homeless Families and Typhoon Displaced Family:** We are reaching out to DISID and to the Behavior Wellness Center for assistance in placing the typhoon Displaced family in the GHURA Section 8 Program for families with disabilities. WE are also reaching out to DISID for possible placement of our two homeless families with disabilities in Sagan under the GHURA Section 8 program. In our conversation with DISID – Ms. Kay Toves, we have set up a house visit appointment for both units on

*590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96931
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144*



GUAM HOUSING CORPORATION

Korporasion Ginima' Guahan

PO Box 3157 Hagåtña, Guam 96902

Tuesday January 29. Phone calls to GHURA and Behavior Wellness Center representatives this morning were unsuccessful. An email was sent yesterday to both parties requesting an update on the status of our typhoon displaced family. An update has not been received yet.

8. The following units at Lada Gardens have been identified for renovation as follows:
- Contractor required: Units: 502/185, 496/187, 438/205, 432/207, 155/194
 - Units for in-house maintenance division: 111A/234 (GHURA), 237/220 (FEB. 15), 213B/268.

Sincerely,

John E. Potter