



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

August 22, 2025

Honorable Lourdes A. Leon Guerrero
Governor of Guam
PO Box 2950
Hagåtña, Guam 96932

RE: July 2025 Unaudited Statements of Revenues and Expenditures

Håfa Adai Honorable Maga'håga Lourdes A. Leon Guerrero:

In compliance with P.L. 37-125 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for July 2025.

Please do not hesitate to call me at (671) 647-4143 ext. 134 if you have any questions or concerns.

Si Yu'os Ma'ase.

Senseramente,

Edith C. Pangelinan
President

Enclosure



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

August 22, 2025

Honorable Frank F. Blas, Jr.
Speaker of the 38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

RE: July 2025 Unaudited Statements of Revenues and Expenditures

Håfa Adai Honorable Speaker Frank F. Blas, Jr.:

In compliance with P.L. 37-125 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for July 2025.

Please do not hesitate to call me at (671) 647-4143 ext. 134 if you have any questions or concerns.

Si Yu'os Ma'ase.

Senseramente,

Edith C. Pangelinan
President

Enclosure

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 7/1/2025 Through 7/31/2025

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	96,750.00	93,458.40
Loan origination fees/cost, net	0.00	4,049.13
Rental Income	93,730.00	100,721.00
Interest on investments held by bond trustees	575.09	1,075.71
Late fees, service fees & return check fees	2,844.06	2,928.01
Interest income on bank deposits	14,413.70	17,912.13
Administrative Fee	4,730.95	2,864.80
Funds received for Fiduciary accounts	4,530.31	0.00
Other Income	9,859.75	18,535.37
Total Operating Revenues:	227,433.86	241,544.55
Operating Expenses:		
Interest expense MRB	10,326.04	11,595.83
Salaries	126,180.84	130,236.79
Retirement & medicare contributions	41,343.11	38,496.93
Retiree supplemental, cola & health benefits	22,214.07	19,968.50
Fiduciary Expense	61,900.20	0.00
Depreciation	19,671.83	20,004.59
Contractual services	2,810.77	9,995.78
Professional services	4,222.18	2,381.70
Rent	10,865.52	10,588.52
Other	4,013.75	3,939.47
Employee benefits, other than retirement	20,131.63	14,231.84
Maintenance	9,745.70	3,805.15
Bond trustee fees	1,226.00	1,226.00
Directors' fees	200.00	0.00
Total Operating Expenses:	334,851.64	266,471.10
Change in net position	(107,417.78)	(24,926.55)
Total net position at beginning of month	26,948,536.53	26,928,447.11
Net position at end of year	26,841,118.75	26,903,520.56

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2024 Through 7/31/2025

	Current Year Actual	Prior Year Actual
Operating Revenues:		
Interest on loans receivable	955,133.79	952,466.37
Loan origination fees/cost, net	(6,748.76)	29,142.76
Rental Income	996,944.22	980,368.00
Interest on investments held by bond trustees	1,721.41	(76,008.61)
Late fees, service fees & return check fees	25,639.37	19,658.20
Interest income on bank deposits	154,663.45	169,264.38
Administrative Fee	45,366.37	53,624.21
Funds received for fiduciary accounts	754,984.58	554.00
Other income	55,269.18	38,426.17
Gain/(loss) on sale of assets	62,918.39	0.00
Total Operating Revenues:	3,045,892.00	2,167,495.48
Operating Expenses:		
Interest expense MRB	106,494.78	119,072.90
Salaries	1,254,233.76	1,202,254.60
Retirement & Medicare Contributions	389,882.46	357,742.50
Retiree supplemental, cola & health benefits	221,586.29	189,970.38
Fiduciary Expense	505,082.33	159,663.98
Depreciation	185,588.09	198,271.21
Contractual services	53,869.07	66,511.30
Professional services	58,868.58	42,846.35
Rent	108,655.20	105,885.20
Other	51,179.80	50,540.10
Employee benefits, other than retirement	192,747.46	135,141.65
Maintenance	41,718.93	32,768.88
Bond trustee fees	13,860.00	13,683.00
Directors' fees	2,100.00	450.00
Total Operating Expenses:	3,185,866.75	2,674,802.05
Change in net position	(139,974.75)	(507,306.57)
Total net position at beginning of year	26,981,093.50	27,410,827.13
Total net position of end of year	26,841,118.75	26,903,520.56

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 7/1/2025 Through 7/31/2025

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Additions		
Deposit by borrowers	26,108.00	34,976.17
Total Additions	<u>26,108.00</u>	<u>34,976.17</u>
Deductions		
Tax & insurance premiums paid	57,033.79	11,770.81
Total Deductions	<u>57,033.79</u>	<u>11,770.81</u>
Change in net position	(30,925.79)	23,205.36
Beginning balance of fiduciary net position	461,067.12	493,451.85
Ending balance of fiduciary net position	<u><u>430,141.33</u></u>	<u><u>516,657.21</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2024 Through 7/31/2025

	<u>Current Year Actual</u>	<u>Prior Year Actual</u>
Additions		
Deposit by borrowers	262,965.84	298,226.21
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>262,965.84</u>	<u>298,226.21</u>
Deductions		
Tax & insurance premiums paid	329,392.92	251,796.87
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>329,392.92</u>	<u>251,796.87</u>
Change in net position	(66,427.08)	46,429.34
Beginning balance of fiduciary net position	496,568.41	470,227.87
Ending balance of fiduciary net position	<u>430,141.33</u>	<u>516,657.21</u>



Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>

Guam Housing Corporation July 2025 Statement of Revenue and Expenditure

1 message

Patricia Kier <patricia.kier@ghc.guam.gov>

Mon, Aug 25, 2025 at 7:40 AM

To: Governor Leon Guerrero <governor@guam.gov>

Cc: Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, Jon Junior Calvo <jon.calvo@guam.gov>, Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>, Eliza Dames <eliza.dames@guam.gov>, "centralfiles@guam.gov" <centralfiles@guam.gov>

Honorable Maga' Hagá Lourdes A. Leon Guerrero
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's July 2025 Unaudited Statement of Revenue and Expenditure as required by PL 37-125, Chapter XIII, Part II, Section 4.

Should you have any questions or concerns, please feel free to contact President Pangelinan or me at the number listed below.

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*Senseramente,***Patty Kier**Special Assistant to the President
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Ste. 514, ITC Bldg.
Tamuning, Guam 96931Telephone No. (671) 647-4143
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2 attachments**Governor Lourdes Leon Guerrero July 2025 Unaudited Statements of Revenue & Expenditures.pdf**
154K**Statement of Revenue & Expenditures July 2025.xlsx**
25K



Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>

Guam Housing Corporation July 2025 Statement of Revenue and Expenditure

1 message

Patricia Kier <patricia.kier@ghc.guam.gov>

Mon, Aug 25, 2025 at 7:43 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>

Honorable Frank F. Blas, Jr.
Speaker, Thirty-Eighth Guam Legislature

On behalf of GHC President Edith Pangelinan, attached herewith are copies of Guam Housing Corporation's July 2025 Unaudited Statement of Revenue and Expenditure as required by PL 37-125, Chapter XIII, Part II, Section 4.

Should you have any questions or concerns, please feel free to contact President Pangelinan or me at the number listed below.

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*Senseramente,***Patty Kier**

Special Assistant to the President
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2 attachments**Speaker Frank F. Blas, Jr. July 2025 Unaudited Statements of Revenue & Expenditure.pdf**

100K

**Statement of Revenue & Expenditures July 2025.xlsx**

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