



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



Lourdes A. Leon Guerrero
Governor of Guam
Maga' Hågan Guåhan

Joshua F. Tenorio
Lt. Governor of Guam
Segundo Maga' Láhen Guåhan

Francisco A. Florig
Chairman

Sandra F. Bordallo
Vice-Chairwoman

Romeo A. Angel
Director

Mark A. Duarte
Director

Lillian O. Guerrero
Director

Gustavo A. Morales
Director

Edith C. Pangelinan
President

Angela M. Camacho
Manager

December 18, 2025

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

RE: November 2025 Unaudited Statements of Revenues and Expenditures

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

In compliance with P.L. 38-60 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for November 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

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December 18, 2025

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

RE: November 2025 Unaudited Statements of Revenues and Expenditures

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

In compliance with P.L. 38-60 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for November 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 11/1/2025 Through 11/30/2025

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	89,901.57	86,324.18
Rental Income	94,749.54	101,524.00
Interest on investments held by bond trustees	(1,037.84)	705.83
Late fees, service fees & return check fees	1,914.41	1,596.13
Interest income on bank deposits	14,149.76	15,850.23
Administrative Fee	5,000.00	0.00
Other Income	5,223.90	150.00
Total Operating Revenues:	<u>209,901.34</u>	<u>206,150.37</u>
Operating Expenses:		
Interest expense MRB	9,655.21	10,972.92
Salaries	107,635.92	115,165.40
Retirement & medicare contributions	38,576.07	37,928.04
Retiree supplemental, cola & health benefits	21,880.63	23,176.01
Fiduciary Expense	59,100.56	249.99
Depreciation	19,671.83	20,004.59
Contractual services	4,248.40	3,608.41
Professional services	4,819.00	10,611.20
Rent	10,057.52	10,865.52
Other	4,687.80	4,107.01
Employee benefits, other than retirement	15,879.80	19,100.15
Maintenance	1,013.82	8,077.10
Bond trustee fees	1,226.00	1,226.00
Directors' fees	0.00	250.00
Total Operating Expenses:	<u>298,452.56</u>	<u>265,342.34</u>
Change in net position	(88,551.22)	(59,191.97)
Total net position at beginning of month	26,866,317.54	26,891,760.79
Net position at end of year	<u><u>26,777,766.32</u></u>	<u><u>26,832,568.82</u></u>

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 11/30/2025

	Current Year Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	1,373,118.35	183,034.68
Loan origination fees/cost, net	13,331.03	0.00
Rental Income	1,378,989.29	202,268.01
Interest on investments held by bond trustees	3,989.16	1,215.47
Late fees, service fees & return check fees	35,957.46	3,570.48
Interest income on bank deposits	211,605.67	32,710.50
Administrative Fee	58,452.70	1,000.00
Funds received for fiduciary accounts	1,004,984.58	0.00
Other income	100,178.60	2,103.30
Gain/(loss) on sale of assets	62,918.39	0.00
Total Operating Revenues:	4,243,525.23	425,902.44
Operating Expenses:		
Interest expense MRB	145,786.46	21,945.84
Salaries	1,723,000.27	251,796.46
Bad debts and provision for loan losses	23,564.32	0.00
Retirement & Medicare Contributions	548,651.91	79,024.13
Retiree supplemental, cola & health benefits	309,775.89	44,248.42
Fiduciary Expense	665,870.27	249.99
Depreciation	264,275.41	40,009.18
Contractual services	78,317.55	7,694.46
Professional services	87,665.25	15,670.20
Rent	152,117.28	21,731.04
Other	75,821.54	8,957.84
Employee benefits, other than retirement	264,081.45	40,019.58
Maintenance	58,133.01	11,944.18
Bond trustee fees	18,658.00	2,452.00
Directors' fees	2,700.00	250.00
Total Operating Expenses:	4,418,418.61	545,993.32
Change in net position	(174,893.38)	(120,090.88)
Total net position at beginning of year	26,952,659.70	26,952,659.70
Total net position of end of year	26,777,766.32	26,832,568.82

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 11/1/2025 Through 11/30/2025

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Additions		
Deposit by borrowers	17,765.22	19,371.07
Total Additions	<u>17,765.22</u>	<u>19,371.07</u>
Deductions		
Tax & insurance premiums paid	35,592.86	30,720.30
Total Deductions	<u>35,592.86</u>	<u>30,720.30</u>
Change in net position	(17,827.64)	(11,349.23)
Beginning balance of fiduciary net position	454,016.74	495,721.65
	<u>454,016.74</u>	<u>495,721.65</u>
Ending balance of fiduciary net position	<u>436,189.10</u>	<u>484,372.42</u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 11/30/2025

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Additions		
Deposit by borrowers	48,287.82	44,215.01
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>48,287.82</u>	<u>44,215.01</u>
Deductions		
Tax & insurance premiums paid	54,783.09	56,411.00
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>54,783.09</u>	<u>56,411.00</u>
Change in net position	(6,495.27)	(12,195.99)
Beginning balance of fiduciary net position	<u>442,684.37</u>	<u>496,568.41</u>
Ending balance of fiduciary net position	<u>436,189.10</u>	<u>484,372.42</u>



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

Guam Housing Corporation November 2025 Unaudited Statement of Revenue and Expenditure

3 messages

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

Thu, Dec 18, 2025 at 3:06 PM

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' Hagå Lourdes A. Leon Guerrero
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's November 2025 Unaudited Statement of Revenue and Expenditure as required by PL 38-60, 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.

--

*Senseramente,***Patty Kier**

Special Assistant to the President
GUAM HOUSING CORPORATION
590 S. Marine Corps Drive
Ste. 514, ITC Bldg.
Tamuning, Guam 96931

Telephone No. (671) 647-4143

Fax No. (671) 649-4144

patricia.kier@ghc.guam.gov

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2 attachments **Statement of Revenue & Expenditures November 2025.xlsx**

25K

 **Governor Lourdes Leon Guerrero November 2025 Unaudited Statements of Revenue & Expenditures.pdf**

177K

Governor Leon Guerrero <governor@guam.gov>

Thu, Dec 18, 2025 at 3:22 PM

To: Patricia Kier <patricia.kier@ghc.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>, "centralfiles@guam.gov" <centralfiles@guam.gov>

Thank you,

[Quoted text hidden]

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

Thu, Dec 18, 2025 at 3:31 PM

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>, "centralfiles@guam.gov" <centralfiles@guam.gov>

Buen Prubechu.

[Quoted text hidden]



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

Guam Housing Corporation November 2025 Unaudited Statement of Revenue and Expenditure

3 messages

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

Thu, Dec 18, 2025 at 3:09 PM

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 November 2025 Unaudited Statement of Revenue and Expenditure as required by PL 38-60, 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.

--

*Senseramente,***Patty Kier**

Special Assistant to the President
GUAM HOUSING CORPORATION
590 S. Marine Corps Drive
Ste. 514, ITC Bldg.
Tamuning, Guam 96931

Telephone No. (671) 647-4143

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2 attachments **Statement of Revenue & Expenditures November 2025.xlsx**
25K **Speaker Frank F. Blas, Jr. November 2025 Unaudited Statements of Revenue & Expenditure (2).pdf**
142K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Thu, Dec 18, 2025 at 3:21 PM

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

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

Hafa Adai,

Confirming receipt.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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

Thu, Dec 18, 2025 at 3:31 PM

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

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

Buen Prubechu.

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