



# GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



**Lourdes A. Leon Guerrero**  
Governor of Guam  
Maga' Hágan 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

January 23, 2025

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

RE: December 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 December 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



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P.O. Box 3457, Hagåtña, Guam 96932



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Manager

January 23, 2025

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

RE: December 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 December 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 12/1/2025 Through 12/31/2025**

	Current Period Actual	Prior Year Current Period Actual
<b>Operating Revenues:</b>		
Interest on loans receivable	92,619.92	106,508.43
Loan origination fees/cost, net	4,562.18	0.00
Rental Income	97,785.28	97,912.37
Interest on investments held by bond trustees	290.95	776.87
Late fees, service fees & return check fees	2,517.13	2,963.95
Interest income on bank deposits	14,139.22	15,778.34
Administrative Fee	7,000.00	0.00
Other Income	2,935.46	0.00
<b>Total Operating Revenues:</b>	221,850.14	223,939.96
<b>Operating Expenses:</b>		
Interest expense MRB	9,655.21	10,972.92
Salaries	133,447.44	132,062.44
Retirement & medicare contributions	45,413.47	39,818.18
Retiree supplemental, cola & health benefits	21,385.71	22,116.59
Fiduciary Expense	79,875.46	0.00
Depreciation	19,671.83	20,004.59
Contractual services	22,575.80	14,095.70
Professional services	6,635.75	7,195.50
Rent	10,865.52	10,865.52
Other	5,046.58	3,336.77
Employee benefits, other than retirement	20,096.68	20,009.94
Maintenance	6,032.13	1,073.40
Bond trustee fees	1,226.00	1,226.00
Directors' fees	150.00	250.00
<b>Total Operating Expenses:</b>	382,077.58	283,027.55
Change in net position	(160,227.44)	(59,087.59)
Total net position at beginning of month	26,777,766.32	26,832,568.82
<b>Net position at end of year</b>	26,617,538.88	26,773,481.23

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 10/1/2025 Through 12/31/2025**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Operating Revenues:</b>		
Interest on loans receivable	275,636.87	289,543.11
Loan origination fees/cost, net	19,787.64	0.00
Rental Income	289,556.84	300,180.38
Interest on investments held by bond trustees	(15.14)	1,992.34
Late fees, service fees & return check fees	6,880.65	6,534.43
Interest income on bank deposits	42,257.19	48,488.84
Administrative Fee	14,972.75	1,000.00
Other income	11,012.61	2,103.30
<b>Total Operating Revenues:</b>	<u>660,089.41</u>	<u>649,842.40</u>
<b>Operating Expenses:</b>		
Interest expense MRB	28,965.63	32,918.76
Salaries	368,205.53	383,858.90
Retirement & Medicare Contributions	127,463.26	118,842.31
Retiree supplemental, cola & health benefits	65,147.17	66,365.01
Fiduciary Expense	174,379.52	249.99
Depreciation	59,015.49	60,013.77
Contractual services	30,602.55	21,790.16
Professional services	21,760.92	22,865.70
Rent	32,596.56	32,596.56
Other	16,520.97	12,294.61
Employee benefits, other than retirement	54,186.31	60,029.52
Maintenance	12,329.96	13,017.58
Bond trustee fees	3,678.00	3,678.00
Directors' fees	350.00	500.00
<b>Total Operating Expenses:</b>	<u>995,201.87</u>	<u>829,020.87</u>
<b>Change in net position</b>	(335,112.46)	(179,178.47)
<b>Total net position at beginning of year</b>	26,952,651.34	26,952,659.70
<b>Total net position of end of year</b>	<u>26,617,538.88</u>	<u>26,773,481.23</u>

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 12/1/2025 Through 12/31/2025**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Additions</b>		
Deposit by borrowers	31,263.39	33,160.00
Total Additions	<u>31,263.39</u>	<u>33,160.00</u>
<b>Deductions</b>		
Tax & insurance premiums paid	41,547.49	22,003.66
Total Deductions	<u>41,547.49</u>	<u>22,003.66</u>
Change in net position	(10,284.10)	11,156.34
Beginning balance of fiduciary net position	436,189.10	484,372.42
Ending balance of fiduciary net position	<u><u>425,905.00</u></u>	<u><u>495,528.76</u></u>

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 10/1/2025 Through 12/31/2025**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Additions</b>		
Deposit by borrowers	79,551.21	77,375.01
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
<b>Total Additions</b>	<u>79,551.21</u>	<u>77,375.01</u>
<b>Deductions</b>		
Tax & insurance premiums paid	96,330.58	78,414.66
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
<b>Total Deductions</b>	<u>96,330.58</u>	<u>78,414.66</u>
<b>Change in net position</b>	(16,779.37)	(1,039.65)
<b>Beginning balance of fiduciary net position</b>	442,684.37	496,568.41
	<u>425,905.00</u>	<u>495,528.76</u>
<b>Ending balance of fiduciary net position</b>	<u>425,905.00</u>	<u>495,528.76</u>



Alysia Leon Guerrero &lt;alysia.leonguerrero@ghc.guam.gov&gt;

## Guam Housing Corporation December 2025 Unaudited Statement of Revenue and Expenditure

1 message

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

Fri, Jan 23, 2026 at 4:44 PM

To: Governor Leon Guerrero &lt;governor@guam.gov&gt;

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

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 December 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.

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*Senseramente,***Patty Kier**

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

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**2 attachments****Governor Lourdes Leon Guerrero December 2025 Unaudited Statements of Revenue & Expenditures.pdf**

178K

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

23K



Alysia Leon Guerrero &lt;alysia.leonguerrero@ghc.guam.gov&gt;

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**Guam Housing Corporation Unaudited Statements of Revenue and Expenditure and FY 2026 1st Quarter Staffing Pattern**

1 message

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

Fri, Jan 23, 2026 at 4:53 PM

To: "Speaker Frank Blas Jr." &lt;speakerblas@guamlegislature.gov&gt;

Cc: Edith Pangelinan &lt;edith.pangelinan@ghc.guam.gov&gt;, Alysia Leon Guerrero &lt;alysia.leonguerrero@ghc.guam.gov&gt;

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 December 2025 Unaudited Statement of Revenue and Expenditure and FY 2026 1st Quarter Staffing Pattern as required by PL 38-60, Chapter XIII, Part II, Sections 4 and 10(a).

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  
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Ste. 514, ITC Bldg.  
Tamuning, Guam 96931

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**4 attachments**

 **Speaker Frank F. Blas, Jr. December 2025 Unaudited Statements of Revenue & Expenditure (2).pdf**  
183K

 **Statement of Revenue & Expenditures December 2025.xlsx**  
23K

 **GHC Staffing Pattern FY 2026 1st Qtr.pdf**  
86K

 **GHC Staffing Pattern FY 2026 1st Qtr.xlsx**  
20K