



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

February 24, 2026

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

RE: January 2026 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 January 2026.

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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February 24, 2026

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

RE: January 2026 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 January 2026.

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 1/1/2026 Through 1/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	88,347.45	98,407.27
Rental Income	98,332.54	100,728.00
Interest on investments held by bond trustees	658.35	648.63
Late fees, service fees & return check fees	2,614.92	3,257.54
Interest income on bank deposits	13,275.21	15,791.06
Administrative Fee	1,800.00	0.00
Other Income	9,678.01	30.00
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	214,706.48	281,780.89
Operating Expenses:		
Interest expense MRB	9,655.21	10,972.92
Salaries	135,627.28	133,243.79
Retirement & medicare contributions	44,458.06	41,755.09
Retiree supplemental, cola & health benefits	21,880.63	22,116.59
Fiduciary Expense	23,997.20	0.00
Depreciation	19,671.83	8,495.29
Contractual services	4,615.16	3,485.62
Professional services	5,107.10	4,564.05
Rent	10,865.52	10,865.52
Other	7,418.42	4,843.61
Employee benefits, other than retirement	19,791.49	20,634.43
Maintenance	3,547.48	707.87
Bond trustee fees	1,226.00	1,226.00
Directors' fees	250.00	200.00
Total Operating Expenses:	308,111.38	263,110.78
Change in net position	(93,404.90)	18,670.11
Total net position at beginning of month	26,855,353.85	26,801,915.03
Net position at end of year	26,761,948.95	26,820,585.14

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 1/31/2026

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Operating Revenues:		
Interest on loans receivable	363,984.32	387,950.38
Loan origination fees/cost, net	19,787.64	0.00
Rental Income	387,889.38	400,908.38
Interest on investments held by bond trustees	643.21	2,640.97
Late fees, service fees & return check fees	9,495.57	9,791.97
Interest income on bank deposits	55,532.40	64,279.90
Administrative Fee	16,772.75	1,000.00
Other income	20,690.62	2,133.30
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	<u>874,795.89</u>	<u>931,623.29</u>
Operating Expenses:		
Interest expense MRB	38,620.84	43,891.68
Salaries	503,832.81	517,102.69
Retirement & Medicare Contributions	171,921.32	160,597.40
Retiree supplemental, cola & health benefits	87,027.80	88,481.60
Fiduciary Expense	198,376.72	249.99
Depreciation	78,687.32	68,509.06
Contractual services	35,217.71	25,275.78
Professional services	26,868.02	27,429.75
Rent	43,462.08	43,462.08
Other	23,939.39	17,138.22
Employee benefits, other than retirement	73,977.80	80,663.95
Maintenance	15,877.44	13,725.45
Bond trustee fees	4,904.00	4,904.00
Directors' fees	600.00	700.00
Total Operating Expenses:	<u>1,303,313.25</u>	<u>1,092,131.65</u>
Change in net position	(428,517.36)	(160,508.36)
Total net position at beginning of year	27,190,466.31	26,981,093.50
Total net position of end of year	<u><u>26,761,948.95</u></u>	<u><u>26,820,585.14</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 1/1/2026 Through 1/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	31,162.05	26,616.87
Total Additions	<u>31,162.05</u>	<u>26,616.87</u>
Deductions		
Tax & insurance premiums paid	52,805.89	11,684.24
Total Deductions	<u>52,805.89</u>	<u>11,684.24</u>
Change in net position	(21,643.84)	14,932.63
Beginning balance of fiduciary net position	425,905.00	495,528.76
Ending balance of fiduciary net position	<u>404,261.16</u>	<u>510,461.39</u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 1/31/2026

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
Additions		
Deposit by borrowers	110,713.26	103,991.88
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>110,713.26</u>	<u>103,991.88</u>
Deductions		
Tax & insurance premiums paid	149,136.47	90,098.90
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>149,136.47</u>	<u>90,098.90</u>
Change in net position	(38,423.21)	13,892.98
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	<u><u>404,261.16</u></u>	<u><u>510,461.39</u></u>



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

Guam Housing Corporation January 2026 Unaudited Statement of Revenue and Expenditure

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

Wed, Feb 25, 2026 at 9:22 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' Hagâ Lourdes A. Leon Guerrero
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's January 2026 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 January 2026 Unaudited Statements of Revenue & Expenditures.pdf**
123K

 **Statement of Revenue & Expenditures January 2026.xlsx**
25K



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

Guam Housing Corporation January 2026 Unaudited Statement of Revenue and Expenditure

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

Wed, Feb 25, 2026 at 9:25 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 January 2026 Unaudited Statement of Revenue and Expenditure as required by PL 38-60, Chapter XIII, Part II, Section 4.

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2 attachments

 **Speaker Frank F. Blas, Jr. January 2026 Unaudited Statements of Revenue & Expenditure.pdf**
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 **Statement of Revenue & Expeditures January 2026.xlsx**
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