



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING

Notice of Publication

The Guam Housing Corporation Board of Directors will hold its Regular Meeting on Friday, February 27, 2026, at 11:00 a.m. in the GEDA Conference Room, 5th Floor, ITC Building. This meeting is open to the public via Zoom and can be viewed live on GHC's

<http://www.youtube.com/@guamhousingcorporation4588>

Guam Housing Corporation is inviting you to a scheduled Zoom meeting

Time: February 27, 2026, at 11:00 A.M Guam, Port Moresby

Join Zoom Meeting

<https://us02web.zoom.us/j/82428087580?pwd=mMUHsALM8ZYvEqmcSykK98j7qqFZkW.1>

Meeting ID: 824 2808 7580

Passcode: 302844

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes:
 - A. January 30, 2026 Regular Board Meeting
- IV. President's Report for January 2026
- V. Legal Report for January 2026
- VI. Old Business
- VII. New Business
- VIII. Public Participation
- IX. Adjournment

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at 647-4143.

Guam Housing Corporation Government Funds pay for this Notice of Publication.

590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96913
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144



GHC 2026 BOARD MINUTES

<p>GUAM HOUSING CORPORATION BOARD OF DIRECTORS REGULAR MEETING Guam Economic Development Authority Conference Room Friday, January 30, 2026</p> <p>Commenced: 12:15 p.m. Roll call / quorum present: Quorum exists Adjourned: 1:30 p.m.</p> <p>Note: Notice of Meeting and the topics to be discussed on the Agenda were published in the Guam Daily Post; the Government of Guam Public Notice Meeting Portal; GHC's YouTube Page and GHC's website to allow members of the public to attend the meeting via Zoom, Facebook and YouTube.</p>	ATTENDANCE	
<p><u>Directors present:</u></p> <p>All Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person) Sandra F. Bordallo, Vice Chair (in person) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (in person) Gustavo A. Morales, Director (in person)</p> <p><u>Legal Counsel:</u> Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u> George Castro – Depo Resources Frank San Nicolas – Guam Daily Post</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person) Angela Camacho, Manager (via Zoom) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Special Assistant (in person) Alysia Leon Guerrero, Controller (in person) Cassandra Santos, Asst. Supply Mgmt. Admin. (in person) Randy Barcinas, Maintenance Supervisor (via Zoom) Athena Tenorio, Admin. Asst. (in person) Yong Pak, IT Consultant (in person)</p>	

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS	
I.	Call to Order	12:15 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the December 30, 2025, Board Meeting reviewed and discussed by the Board.	Motion to approve December 30, 2025, Board Meeting minutes made by Vice Chair Bordallo and seconded by Director Guerrero, and without any further objections, they were approved.	GHC Administrative Assistant	GHC Administrative Assistant	APPROVED

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IV.	Executive Session	President Pangelinan, Legal Counsel, and Board of Directors went into Executive Session with Court Reporter George Castro in attendance				On-Going
V.	President's Report / Remarks:	<p>The groundbreaking ceremony for Phase II was held on Monday, December 29, 2025 at 11:30 am at Lada Gardens. Demolition work is currently being performed by contractor, Genesis-Tech Corporation. They are also working on a model unit for approval by GHC prior to commencing renovation work on the remaining fifteen (15) units.</p> <p>GHC participated in the 4th Annual Governor's Holiday Light Parade on Wednesday, December 17, 2025 with a float and employees walking along the parade path. We wish to thank the maintenance division for their hard work and dedication towards preparing the float, most especially Maintenance Leader Brian Asuncion and Maintenance Worker Albert Molo who spearheaded the effort.</p> <p>A meeting with the Guam Department of Education, the Guam Recovery Office, the Department of Public Works, the Office of the Governor of Guam, and GHC was held on January 22, 2026. President Pangelinan and Special Assistant Kier were present for GHC. Updates on the status of the temporary campus for Simon Sanchez High School Temporary Campus were provided. At the meeting, it was reiterated that the renovation of the 24 units at Guma As-Atdas will proceed as planned. The final determination of the</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>number of temporary classrooms to be built on the GHC property will be decided by February 2026. Currently, the anticipated number of classrooms to be built stands at twenty (20) with an additional sixteen (16) under consideration.</p> <p>The Rental Division provided emergency housing for three (3) families in December.</p> <p>In total, five (5) loan and grant inquiries were received by the Loan Department. One (1) inquiry was for the Direct Loan Program in the amount of \$294,000 and four (4) FTHAP grant applications were received at \$10,000 each.</p> <p>As of December 31, 2025 the Loan Division had ten (10) prospective loan applications with an average loan amount of \$196,950. Three (3) applications are for the Direct Loan Program, five (5) for the 6% Loan Program, one (1) home improvement, and one (1) CAHAT. The total required funding is \$1,969,500.</p> <p>One (1) loan was closed in the amount of \$315,000 in December with no pre-approvals or approvals.</p>				
VI.	<p>Legal Report</p>	<p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p>		Legal Counsel	<p>Legal Counsel</p> <p>On-Going/ Pending</p>
VII.	<p>Old Business:</p>	<p>NONE</p>			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VIII.	New Business:	<p>A. <u>Election of Board Secretary:</u></p> <p>Director Morales was nominated by Director Guerrero</p> <p>B. President Pangelinan requested approval for above-step recruitment for Housing Services Administrator position.</p>	<p>Motion to approve by Director Morales as Board Secretary made by Vice Chair Bordallo, and seconded by Director Guerrero, and without any objections, it was approved.</p> <p>Motion made to approve above step recruitment of Housing Services Administrator made by Director Guerrero and seconded by Director Angel, and without any objections, it was approved.</p> <p>Motion made to move funding for Special Assistant position to Housing Services Administrator position made by Vice Chair Bordallo and seconded by Director Guerrero, and without any objections, it was approved.</p>			
IX.	Public Participation	NONE				
X.	Adjournment		<p>The Board scheduled their next Board meeting for February 27, 2026, at 11:00 a.m. Upon motion duly made by Director Guerrero, and seconded by Director Angel, and without any objections, the meeting was adjourned at 1:30 p.m.</p>			

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By:  _____
FRANCISCO FLORIG, Chairman

Date: 2/27/2026

**APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:**

GUAM HOUSING CORPORATION

By:  _____
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 2/27/26



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



PRESIDENT'S BOARD REPORT January 2026
Board of Directors Regular Meeting
February 27, 2026 – GEDA Conference Room

OVERVIEW

With the issuance of the building permit by the Department of Public Works on February 2, 2026, the Notice to Proceed with work on Phase II of the Lada Gardens Renovation Project was issued to Genesis Tech by the Guam Housing and Urban Renewal Authority (GHURA). The model unit was inspected by GHURA and GHC and revisions have been requested with regard to window, door, and electrical works. The change order was approved for window and door works with further review required for the electrical works.

On January 27, 2026 President Pangelinan, Manager Camacho, Maintenance Supervisor Randy Barcinas, and Maintenance Leader Brian Asuncion met with GCC Program Specialist, Adrian Davis to discuss Cohort 2 of the YouthBuild Program. As with Cohort 1, GCC has requested the use of a Lada Gardens Rental Unit for use as a Living Lab which will allow the students to gain hands-on trades experience. President Pangelinan and Manager Camacho agreed to continue the partnership between GHC and GCC. Since then, the YouthBuild Cohort 2 of ten (10) students has begun working on the Living Lab.

On a related note, on February 17, 2026, Special Assistant Kier appeared on the GCC Talk Hour on Wave 105.1 FM with Program Specialist Davis and Trina San Agustin, Program Coordinator with the GCC Office of Communication to speak about the YouthBuild Program. The segment focused on the opportunities provided to students, including obtaining their GED and gaining construction experience upon completion of the program. Additionally, she was extended and accepted an invitation to present at the Jose Rios Middle School Career Day on February 24, 2026. She shared the establishment and history of GHC, the variety of careers available and the education and experience needed. She further shared the soft skills learned as students that are applicable to real world employment, i.e., punctuality and attendance; strong work ethic; respect and the ability to work with a variety of people/personalities, etc.

A meeting with Chamorro Land Trust (CLTC) Commissioner Fabrienne Respicio, CLTC Acting Chairman Earl Garrido, and Acting CLTC Administrator Joseph Cruz was held on February 6, 2026 to discuss the status of CLTC Leases and the pending payment to GHC on a foreclosed property. GHC Chairman Francisco Florig, Board Secretary Gustavo Morales, President Pangelinan, Loan Administrator Guerrero, and Special Assistant Kier were present for GHC. Acting Administrator Cruz advised that with the enactment of current law, mechanisms have been put in place to move along without pausing if they are unable to contact the next applicant in line. GHC requested that lessees be referred to GHC to assist lessees with the requirement to build a typhoon proof home within established time limits. CLTC will look into making it a requirement with proof of referral/visit from the lessee. The prospect of conducting informational sessions regarding GHC loan programs was broached with Administrator Guerrero confirming her availability to conduct those sessions for CLTC lessees. CLTC also advised that they are still actively

pursuing the development of CLTC property in Yigo with homes for purchase and possible financing through GHC.

Further, GHC also requested that we be allowed to utilize the foreclosed unit as a rental property until such time as CLTC provides the payment or identifies another lessee to assume the lease and mortgage on said property. Acting Administrator Cruz will take the matter to CLTC Legal Counsel for guidance on our request.

The Rental Division has a total of fifty-four (54) vacancies. Sixteen (16) of which are undergoing renovation under Phase II with an additional Eight (8) at Lada Gardens/Sagan Linahyan awaiting funding. The twenty-four (24) vacant units at Guma As-Atdas are slated for renovation as part of the Temporary Simon Sanchez High School Project.

The Rental Division provided emergency housing for two (2) families in January.

In total, eleven (11) loan and grant inquiries were received by the Loan Department. Two (2) inquiries were for the Direct Loan Program, three (3) for the 6% Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$188,500.

As of January 31, 2026, the Loan Division had nine (9) prospective loan applications with an average loan amount of \$218,800. Three (3) applications are for the Direct Loan Program, four (4) for the 6% Loan Program, one (1) home improvement, and one (1) CAHAT. The total required funding is \$1,969,500.

One (1) loan for \$230,000 was pre-approved with no loans approved or closed for the month of January.

ACCOUNTING DIVISION MONTHLY REPORT

JANUARY 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 214,706.48	\$ 281,780.89	\$ (67,074.41)	-23.80%
Expenses	\$ 308,111.38	\$ 263,110.78	\$ 45,000.60	17.10%
Change in net position	\$ (93,404.90)	\$ 18,670.11	\$ (112,075.01)	-600.29%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 874,795.89	\$ 931,623.29	\$ (56,827.40)	-6.10%
Expenses	\$ 1,303,313.25	\$ 1,092,131.65	\$ 211,181.60	19.34%
Change in net position	\$ (428,517.36)	\$ (160,508.36)	\$ (268,009.00)	-166.98%

Revenues for the month and year-to-date decreased by 24% and 6% respectively compared to the previous fiscal year, primarily attributed to the \$63K gain from the sale of the Santa Rita foreclosed property in Jan-2025. Other contributing factors include: 1) Interest on loans receivable decreased due to a lower loan portfolio balance; 2) Rental income decreased due to an increase in vacancies; and 3) Interest on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month and year-to-date increased by 17% and 19% respectively compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 17 grant were disbursed as of Jan-2026, compared to one grant as of Jan-2025; 2) Retirement & Medicare contributions increased due to a higher government contribution rate; and 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.

	FY 2026	FY 2025
Delinquency – Housing	6.08%	9.36%
Delinquency – Rental	8.05%	9.57%
Vacancy rate based on dollar amount	31.27%	28.01%

- ❖ Guam Housing Corporation's Financial Statements and Financial Highlights as of January 31, 2026 are included in the packet.

RENTAL DIVISION MONTHLY REPORTS

JANUARY 2026

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2025 Renovations by Contractor(s)	Future Renovations by Contractor(s) *
Lada Gardens				
2 Bedroom	0	0	6	1
3 Bedroom	0	1	7	1
4 Bedroom	1	4	3	4
TOTAL VACANCIES LADA GARDENS				28

***Note: 16 Units are under renovation as part of Phase II of the Lada Gardens Renovation Project and 6 are awaiting funding for renovation.**

Guma As-Atdas				
2 Bedroom	0	0	0	8
3 Bedroom	0	0	0	16
TOTAL VACANCIES GUMA AS-ATDAS				24

***Note: These units are slated for renovation under the Temporary SSHS Campus**

Sagan Linahyan				
2 Bedroom	0	0	0	0
3 Bedroom	1	0	0	1
4 Bedroom	0	0	0	0
TOTAL VACANCIES SAGAN LINAHYAN				2

***Note: 1 unit is awaiting funding for renovation.**

VACANCY RENT LOSS REVENUE

Lada Gardens	No. of Vacant Units (NON-PHASE II)	Rent Loss (NON-PHASE II)	No. of Units (PHASE II)	Rent Loss (PHASE II)
2 Bedroom	0	\$0.00	6	\$3,600.00
3 Bedroom	5	\$3,913.43	7	\$4,550.00
4 Bedroom	11	\$10,717.43	3	\$2,175.00
VACANCY RENT LOSS LADA GARDENS:		\$14,630.86		\$10,325.00

Guma As-Atdas	No. of Vacant Units	Rent Loss
2 Bedroom	6	\$3,900.00
3 Bedroom	14	\$10,500.00
VACANCY RENT LOSS GUMA AS-ATDAS:		\$14,400.00

Sagan Linahyan	No. of Vacant Units	Rent Loss
2	1	\$550.00
3	1	\$1,900.00
VACANCY RENT LOSS SAGAN LINAHYAN:		\$2,450.00

TOTAL VACANCY RENT LOSS FOR JANUARY 2026	\$41,805.86
JANUARY 2026 VACANCY RENT LOSS LESS PHASE II	\$31,480.86

EMERGENCY HOUSING

Emergency Housing	2
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PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized) (Renovated)	Wait List (Unsubsidized) (Non-Renovated)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
2 Bedrooms	1	5	5	12
3 Bedrooms	0	4	0	10
4 Bedrooms	0	1	2	2

LOAN DIVISION MONTHLY REPORTS

DECEMBER 2025

PREQUALIFICATION INTERVIEWS

Number of Interviews	11
Average Loan Amount	\$188,500

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	9
Direct Loan Program	3
6% Loan Program	4
CAHAT	1
Home Improvement	1
Total Required Funding	\$1,969,500

LOAN PRE-APPROVALS

Number of Loans	1
Total Pre-Approved	\$230,000

LOAN APPROVALS

Number of Loans	0
Total Approved	\$0

LOANS CLOSED

Number of Loans	0
Total Amount Closed	\$0

AVAILABLE FUNDING

Direct Loan Program	\$3,363,622
6% Loan Program	\$2,396,995
CAHAT	\$145,434
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	\$233,139
Hazard Mitigation	\$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	4
Total Amount	\$39,520
Number in Process	7
Amount Required	\$60,854

A total of \$7,148,260.34 has been disbursed under the program as of January 31, 2025. The total amount of activities associated with the grant proceeds is \$182,075,656.27.

LOAN PORTFOLIO

Number of Loans	285
Principal	\$23,676,556.80
Paid In Full Loans	2

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	7
Principal Balance	\$513,202.65
Ninety Days Category	1
Principal Balance	\$132,126.84
120 Days and over	0
Principal Balance	\$0.00
Referred to Legal	0
Principal Balance	\$0.00

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	8
Letters/Emails Sent	10
Office Visits	2
Field Visits	1
Ninety Days:	
Telephone Calls	4
Letters/Emails Sent	1
Office Visits	1
Field Visits	1

120 Days and Over:	
Telephone Calls	0
Letters/Emails Sent	0
Office Visits	0
Field Visits	0

OREOS

GHC foreclosed on the Munoz property in Dededo on February 28, 2025 in the amount of \$40,227.68. The Deed Upon Power of Sale was filed on March 17, 2025. GHC awaits payment from CLTC upon approval of commissioners. GHC has requested a meeting with CLTC to discuss the reason for the delayed payment to GHC.

GHC foreclosed on the Alokoa property in Yona on June 9, 2025 in the amount of \$203,100.00. The Deed Upon Power of Sale was filed on June 17, 2025. Letter dated July 31, 2025 was given to Co-Borrower to vacate within 15 days.

Inspection on the Yona property was made on October 9, 2025 to secure property. However, the former borrower was still occupying the house. She was advised that GHC now owns the property and they should vacate the property. She confirmed that she was in receipt of the letter to vacate and will be moving out.

The estate was also served GHC's complaint for ejectment. Legal Counsel advised that a complaint for the borrower to vacate has been filed in court and that the Judge ruled in GHC's favor. Borrower will have to vacate the property.

In the interim, GHC has received an interest to purchase the Yona property. Interested party is in loan process.

APPENDIX

GUAM HOUSING ACCOUNTING

January 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 214,706.48	\$ 281,780.89	\$ (67,074.41)	-23.80%
Expenses	\$ 308,111.38	\$ 263,110.78	\$ 45,000.60	17.10%
Change in net position	\$ (93,404.90)	\$ 18,670.11	\$ (112,075.01)	-600.29%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 874,795.89	\$ 931,623.29	\$ (56,827.40)	-6.10%
Expenses	\$ 1,303,313.25	\$ 1,092,131.65	\$ 211,181.60	19.34%
Change in net position	\$ (428,517.36)	\$ (160,508.36)	\$ (268,009.00)	-166.98%

Revenues for the month and year-to-date decreased by 24% and 6% respectively compared to the previous fiscal year, primarily attributed to the \$63K gain from the sale of the Santa Rita foreclosed property in Jan-2025. Other contributing factors include: 1) Interest on loans receivable decreased due to a lower loan portfolio balance; 2) Rental income decreased due to an increase in vacancies; and 3) Interest on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month and year-to-date increased by 17% and 19% respectively compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 17 grant were disbursed as of Jan-2026, compared to one grant as of Jan-2025; 2) Retirement & Medicare contributions increased due to a higher government contribution rate; and 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.

	FY 2026	FY 2025
Delinquency – Housing	6.08%	9.36%
Delinquency – Rental	8.05%	9.57%
Vacancy rate based on dollar amount	31.27%	28.01%

- ❖ Guam Housing Corporation’s Financial Statements and Financial Highlights as of January 31, 2026 are included in the packet.

Guam Housing Corporation
January 2026
Financial Summary

Financial Highlights

Month	January 2026	January 2025	Difference	Difference
Revenues	214,706.48	281,780.89	\$ (67,074.41)	-23.80%
Expenses	308,111.38	263,110.78	45,000.60	17.10%
Change in net position	(93,404.90)	18,670.11	(112,075.01)	-600.29%

Year to Date	January 2026	January 2025	Difference	Variance
Revenues	874,795.89	931,623.29	(56,827.40)	-6.10%
Expenses	1,303,313.25	1,092,131.65	211,181.60	19.34%
Change in net position	(428,517.36)	(160,508.36)	(268,009.00)	-166.98%

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Specific Budget Concerns	Jan-26 Budget	Actual	Favorable/ (Unfavorable)
First Time Homeowner's Assistant Program Expense Budgeted to disburse \$500K for the FTHAP Monthly budget = \$500,000 /12 = \$41,666.67 * 4 = \$166,666.68 As of Jan-2026 \$185K was disbursed. Also safe house expenses totaled \$14K	167,000.00	198,376.72	(31,376.72)
Gain on sale of assets Budgeted a gain on the sale of the Yona property. Sale of property is on hold due to litigation.	66,666.68	0.00	(66,666.68)
Other Income \$1,400,000 was budgeted from ARP funds for rental renovations As of Jan-2026 \$0 was disbursed for FY 2026 Also budgeted \$41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Jan-2026 \$0 was received.	472,066.72	20,690.62	(451,376.10)

Portfolio At-A-Glance

	January 2026	
	No. of Loans	Principal Balance
Portfolio Balance		
SRF (Direct)	103	10,771,033.00
R5 (Revolving Loan Fund)	98	11,050,957.88
Subtotal GHC	201	21,821,990.88
Hazard Mitigation	0	0.00
CAHAT	74	1,854,565.92
Down Pymt (Not included when calculating delinquency)	10	110,480.63
	84	1,965,046.55
Total	285	23,787,037.43

	January 2025	
	No. of Loans	Principal Balance
Portfolio Balance		
SRF (Direct)	107	11,399,327.76
R5 (Revolving Loan Fund)	104	11,471,539.64
Subtotal GHC	211	22,870,867.40
Hazard Mitigation	0	0.00
CAHAT	74	1,758,551.00
Down Pymt (Not included when calculating delinquency)	10	110,897.28
	84	1,869,448.28
Total	295	24,740,315.68

Weighted average interest rate

5.01%

5.00%

	January 2026		
	Number of loans	%	Principal Balance
Current delinquency (GHC portfolio only)			
30 to 59 days delinquent	5	3.6417%	794,683.85
60 to 89 days delinquent	6	2.2097%	482,209.22
90 days to 119 days	1	0.6055%	132,126.82
120 days & over	0	0.0000%	0.00
Total Delinquent	12	6.4569%	1,409,019.89
Referred to Legal	0	0.0000%	0.00
Total Delinquent & referred to legal	12	6.4569%	1,409,019.89
Current delinquency (HM & CAHAT)			
30 to 59 days delinquent	0	0.0000%	0.00
60 to 89 days delinquent	1	1.6712%	30,993.43
90 days to 119 days	0	0.0000%	0.00
120 days & over	0	0.0000%	0.00
Total Delinquent	1	1.6712%	30,993.43
Referred to Legal	0	0.0000%	0.00
Total Delinquent & referred to legal	1	1.6712%	30,993.43
Total Delinquency (Does not include Down Payment Loans)			
30 to 59 days delinquent	5	3.3564%	794,683.85
60 to 89 days delinquent	7	2.1676%	513,202.65
90 days to 119 days	1	0.5580%	132,126.82
120 days & over	0	0.0000%	0.00
Total Delinquent	13	6.0820%	1,440,013.32
Referred to Legal	0	0.0000%	0.00
Total Delinquent & referred to legal	13	6.0820%	1,440,013.32

	January 2025		
	Number of loans	%	Principal Balance
Current delinquency (GHC portfolio only)			
30 to 59 days delinquent	11	6.9004%	1,542,184.66
60 to 89 days delinquent	4	1.0762%	240,522.30
90 days to 119 days	0	0.0000%	0.00
120 days & over	0	0.0000%	0.00
Total Delinquent	15	7.9766%	1,782,706.96
Referred to Legal	4	2.2812%	521,729.37
Total Delinquent & referred to legal	19	10.0759%	2,304,436.33
Current delinquency (HM & CAHAT)			
30 to 59 days delinquent	0	0.0000%	0.00
60 to 89 days delinquent	0	0.0000%	0.00
90 days to 119 days	0	0.0000%	0.00
120 days & over	1	0.0063%	111.51
Total Delinquent	1	0.0063%	111.51
Referred to Legal	0	0.0000%	0.00
Total Delinquent & referred to legal	1	0.0063%	111.51
Total Delinquency (Does not include Down Payment Loans)			
30 to 59 days delinquent	11	6.3971%	1,542,184.66
60 to 89 days delinquent	4	0.9977%	240,522.30
90 days to 119 days	0	0.0000%	0.00
120 days & over	1	0.0005%	111.51
Total Delinquent	16	7.3952%	1,782,818.47
Referred to Legal	4	2.1183%	521,729.37
Total Delinquent & referred to legal	20	9.3569%	2,304,547.84

	FY 2026	FY 2025	Difference
Rental Income	564,334.40	556,896.00	7,438.40
Vacancy	(176,445.02)	(155,987.62)	(20,457.40)
Total	387,889.38	400,908.38	(13,019.00)

Vacancy Rate 31.27% 28.01% 3.25585%

Current years delinquency - Tenants 8.05% 9.57% -1.52%

Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	35	34,310.74	53	39,666.97	(5,356.23)
As-Atdas	2	1,860.00	2	545.00	1,315.00
Sagan	2	1,400.00	3	1,685.00	(285.00)
Total	39	37,570.74	58	41,896.97	(4,326.23)
Allowance for Uncollectible					
Lada		(24,833.89)		(15,459.50)	(9,374.39)
As-Atdas		0.00		0.00	0.00
Sagan		(4,730.00)		(1,850.00)	(2,880.00)
Total		(29,563.89)		(17,309.50)	(12,254.39)
Net Tenant Receivable less Allowance for Uncollectible		8,006.85		24,587.47	(12,539.39)
% of Receivable		0.786886018		0.413144435	

Tenant Accounts Receivables	FY 2026		FY 2025		FY 2026		FY 2025	
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
Former Tenants FY 2026	2	3,508.70					0	0.00
Subtotal Former Tenants	2	3,508.70	0	0.00	0	0.00	2	3,508.70
Active Tenants								
1 month due	18	7,578.66	1	340.00	1	600.00	20	8,518.66
2 months due	9	10,015.38			1	800.00	10	10,815.38
3 months due	2	3,360.00	1	1,520.00			3	4,880.00
4 months due	1	2,505.00					1	2,505.00
5 months due							0	0.00
6 months due	1	3,840.00					1	3,840.00
7 months due	2	3,503.00					2	3,503.00
9 months due							0	0.00
Total Active Tenants	33	30,802.04	2	1,860.00	2	1,400.00	37	34,062.04
Total	35	34,310.74	2	1,860.00	2	1,400.00	39	37,570.74
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of January 2026							Grand Total	
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Amount
1 bedroom							0	-
2 bedroom	6	3,600.00	6	3,900.00	1	550.00	13	8,050.00
3 bedroom	12	8,463.43	14	10,500.00	1	1,900.00	27	20,863.43
4 bedroom	14	12,892.43					14	12,892.43
Total Vacancy for January 2026	32	24,955.86	20	14,400.00	2	2,450.00	54	41,805.86

Note: 1 emergency housing tenant stayed in a 3 bdrm in Lada from 1/1/26-1/23/26 & 1/26/26-1/31/26, leaving 53 vacant at the end of the month. Of the 23 renovated units completed on 3/07/2023, 1 unit was vacant as of 1/31/2026.

Homeless for the month of January 2026						
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan
1 bedroom						
2 bedroom					1	550.00
3 bedroom						
4 bedroom						
Total	0	0.00	0	0.00	1	550.00
Total Homeless for January 2026	1	550.00				

Guam Housing Corporation

Statement of Net Position

As of 1/31/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,361,240.72	5,691,624.95
Self-insurance fund	1,075,188.29	1,032,324.07
Loans receivable	21,821,990.88	22,870,867.40
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	8,006.85	24,587.47
Other receivables	34.87	5,319.00
Accrued interest receivable	82,684.28	85,175.89
Prepaid expenses and other	156,796.30	146,709.67
Foreclosed assets held for resale	241,320.94	0.00
Total Unrestricted Assets	28,273,376.74	29,355,906.00
Restricted Assets		
Cash and cash equivalents	3,608,046.23	4,528,803.04
Investments with trustee	164,163.04	170,879.93
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,965,046.55	1,869,448.28
Receivable from GHURA	1,495,587.92	0.00
Total Restricted Assets	7,232,843.74	6,569,131.25
Capital assets, net		
Depreciable property, plant and equipment	3,419,064.60	3,609,144.58
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,353,292.07	6,543,372.05
Deferred outflows of resources		
	2,411,217.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,270,729.55	45,126,150.30
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	142,707.34	144,511.09
Security deposits	64,368.79	60,598.58
Deposit by borrowers	18,324.97	48,499.19
Accrued compensated absences	258,465.38	277,015.74
Unearned revenue	69,203.19	64,452.63
Due to fiduciary fund	31,290.72	26,746.00
Total Payable from unrestricted assets	584,360.39	621,823.23
Payable from restricted assets		
Accounts payable	1,511,983.88	1,555,850.10
Bonds payable	2,015,000.00	2,290,000.00
Accrued interest payable	48,276.05	54,864.60
Loans held in trust	0.00	0.00
Rebate liability	99,148.28	92,710.23
Total Payable from restricted assets	3,674,408.21	3,993,424.93
Net pension & OPEB liability		
	10,672,278.00	11,265,853.00
Total Liabilities	14,931,046.60	15,881,101.16
Deferred inflows of resources - pension		
	2,577,734.00	2,424,464.00
Net position		
Net Position		
Invested in capital assets, net of related debt	6,433,807.51	6,707,876.53
Restricted	5,776,212.17	4,719,385.48
Unrestricted	14,551,929.27	15,393,323.13
Total Net Position	26,761,948.95	26,820,585.14
Total Net position	26,761,948.95	26,820,585.14
Total liabilities, deferred inflows and net position		
	44,270,729.55	45,126,150.30

Guam Housing Corporation

Statement of Net Position

As of 1/31/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,528,593.56	832,647.16	5,361,240.72
Self-insurance fund	0.00	1,075,188.29	1,075,188.29
Loans receivable	21,821,990.88	0.00	21,821,990.88
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,200,727.06	(1,192,720.21)	8,006.85
Other receivables	34.87	0.00	34.87
Accrued interest receivable	58,246.14	24,438.14	82,684.28
Prepaid expenses and other	47,526.83	109,269.47	156,796.30
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	27,424,553.89	848,822.85	28,273,376.74
Restricted Assets			
Cash and cash equivalents	3,591,650.27	16,395.96	3,608,046.23
Investments with trustee	164,163.04	0.00	164,163.04
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,965,046.55	0.00	1,965,046.55
Receivable from GHURA	0.00	1,495,587.92	1,495,587.92
Total Restricted Assets	5,720,859.86	1,511,983.88	7,232,843.74
Capital assets, net			
Depreciable property, plant and equipment	36,517.42	3,382,547.18	3,419,064.60
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	36,517.42	6,316,774.65	6,353,292.07
Deferred outflows of resources			
	1,336,669.00	1,074,548.00	2,411,217.00
Total Assets and Deferred Outflows of Resources	34,518,600.17	9,752,129.38	44,270,729.55
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	89,066.94	53,640.40	142,707.34
Security deposits	0.00	64,368.79	64,368.79
Deposit by borrowers	18,324.97	0.00	18,324.97
Accrued compensated absences	133,557.34	124,908.04	258,465.38
Unearned revenue	50,948.29	18,254.90	69,203.19
Due to fiduciary fund	31,290.72	0.00	31,290.72
Total Payable from unrestricted assets	323,188.26	261,172.13	584,360.39
Payable from restricted assets			
Accounts payable	0.00	1,511,983.88	1,511,983.88
Bonds payable	2,015,000.00	0.00	2,015,000.00
Accrued interest payable	48,276.05	0.00	48,276.05
Loans held in trust	0.00	0.00	0.00
Rebate liability	99,148.28	0.00	99,148.28
Total Payable from restricted assets	2,162,424.33	1,511,983.88	3,674,408.21
Net pension & OPEB liability			
	5,944,920.00	4,727,358.00	10,672,278.00
Total Liabilities	8,430,532.59	6,500,514.01	14,931,046.60
Deferred inflows of resources - pension			
	1,413,337.00	1,164,397.00	2,577,734.00
Net position			
Net Position			
Invested in capital assets, net of related debt	41,387.10	6,392,420.41	6,433,807.51
Restricted	5,776,212.17	0.00	5,776,212.17
Unrestricted	18,857,131.31	(4,305,202.04)	14,551,929.27
Total Net Position	24,674,730.58	2,087,218.37	26,761,948.95
Total Net position	24,674,730.58	2,087,218.37	26,761,948.95
Total liabilities, deferred inflows and net position			
	34,518,600.17	9,752,129.38	44,270,729.55

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 1/1/2026 Through 1/31/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	88,347.45	0.00	88,347.45
Loan origination fees/cost, net	0.00	0.00	0.00
Rental Income	0.00	98,332.54	98,332.54
Interest on investments held by bond trustees	658.35	0.00	658.35
Late fees, service fees & return check fees	2,124.92	490.00	2,614.92
Interest income on bank deposits	9,964.12	3,311.09	13,275.21
Administrative Fee	1,800.00	0.00	1,800.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	5,480.81	4,197.20	9,678.01
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	108,375.65	106,330.83	214,706.48
Operating Expenses:			
Interest expense MRB	9,655.21	0.00	9,655.21
Salaries	74,535.54	61,091.74	135,627.28
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	25,189.34	19,268.72	44,458.06
Retiree supplemental, cola & health benefits	10,982.54	10,898.09	21,880.63
Fiduciary Expense	19,800.00	4,197.20	23,997.20
Depreciation	811.12	18,860.71	19,671.83
Contractual services	2,841.57	1,773.59	4,615.16
Professional services	3,833.10	1,274.00	5,107.10
Rent	10,865.52	0.00	10,865.52
Other	2,758.49	4,659.93	7,418.42
Employee benefits, other than retirement	8,473.01	11,318.48	19,791.49
Maintenance	0.00	3,547.48	3,547.48
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	250.00	0.00	250.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	171,221.44	136,889.94	308,111.38
Change in net position	(62,845.79)	(30,559.11)	(93,404.90)
Total net position at beginning of year	24,737,576.37	2,117,777.48	26,855,353.85
Total net position of end of year	24,674,730.58	2,087,218.37	26,761,948.95

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

	Current Period Actual	Prior Year Current Period Actual
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:	874,795.89	931,623.29
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:	1,303,313.25	1,092,131.65
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	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

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	363,984.32	0.00	363,984.32
Loan origination fees/cost, net	19,787.64	0.00	19,787.64
Rental Income	0.00	387,889.38	387,889.38
Interest on investments held by bond trustees	643.21	0.00	643.21
Late fees, service fees & return check fees	7,805.57	1,690.00	9,495.57
Interest income on bank deposits	41,258.84	14,273.56	55,532.40
Administrative Fee	16,772.75	0.00	16,772.75
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	6,320.81	14,369.81	20,690.62
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	456,573.14	418,222.75	874,795.89
Operating Expenses:			
Interest expense MRB	38,620.84	0.00	38,620.84
Salaries	292,529.49	211,303.32	503,832.81
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	102,425.84	69,495.48	171,921.32
Retiree supplemental, cola & health benefits	43,450.86	43,576.94	87,027.80
Fiduciary Expense	184,666.91	13,709.81	198,376.72
Depreciation	3,244.48	75,442.84	78,687.32
Contractual services	22,383.90	12,833.81	35,217.71
Professional services	21,030.89	5,837.13	26,868.02
Rent	43,462.08	0.00	43,462.08
Other	6,147.25	17,792.14	23,939.39
Employee benefits, other than retirement	35,829.02	38,148.78	73,977.80
Maintenance	0.00	15,877.44	15,877.44
Bond trustee fees	4,904.00	0.00	4,904.00
Directors' fees	600.00	0.00	600.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	799,295.56	504,017.69	1,303,313.25
Change in net position	(342,722.42)	(85,794.94)	(428,517.36)
Total net position at beginning of year	25,017,453.00	2,173,013.31	27,190,466.31
Total net position of end of year	24,674,730.58	2,087,218.37	26,761,948.95

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 1/31/2026

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
Operating Revenues:						
Interest on loans receivable	1,037,400.00	345,800.00	363,984.32	18,184.32	5.2500%	673,415.68
Rental Income	1,107,197.00	369,065.68	387,889.38	18,823.70	5.1000%	719,307.62
Interest on investments held by bond trustees	0.00	0.00	643.21	643.21	0.0000%	(643.21)
Loan origination fees	63,600.00	21,200.00	23,260.66	2,060.66	9.7200%	40,339.34
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	16,666.68	16,772.75	106.07	0.6300%	33,227.25
Late fees, service fees & return check fees	18,500.00	6,166.64	9,495.57	3,328.93	53.9800%	9,004.43
Total Operating Revenues:	2,276,697.00	758,899.00	802,045.89	43,146.89	5.6855%	1,474,651.11
Operating Expenses:						
Interest expense MRB	111,000.00	37,000.00	38,620.84	(1,620.84)	4.3800%	72,379.16
Salaries	1,572,707.00	524,235.68	503,832.81	20,402.87	(3.8900%)	1,068,874.19
Bad debts and provision for loan losses	65,000.00	21,666.64	0.00	21,666.64	(100.0000%)	65,000.00
Retirement contributions	562,901.00	187,633.68	173,560.01	14,073.67	(7.5000%)	389,340.99
Retiree supplemental, cola & health benefits	294,834.00	98,278.00	87,027.80	11,250.20	(11.4400%)	207,806.20
First Time Homeowner's Assistance Program	501,000.00	167,000.00	198,376.72	(31,376.72)	18.7800%	302,623.28
Depreciation	330,531.00	110,176.96	78,687.32	31,489.64	(28.5800%)	251,843.68
Contractual services	205,322.00	68,440.72	35,217.71	33,223.01	(48.5400%)	170,104.29
Professional services	120,400.00	40,133.32	26,868.02	13,265.30	(33.0500%)	93,531.98
Rent	165,156.00	55,052.00	43,462.08	11,589.92	(21.0500%)	121,693.92
Other	119,350.00	39,783.36	23,939.39	15,843.97	(39.8200%)	95,410.61
Loan origination costs	18,000.00	6,000.00	3,473.02	2,526.98	(42.1100%)	14,526.98
Employee benefits, other than retirement	270,500.00	90,166.72	72,339.11	17,827.61	(19.7700%)	198,160.89
Maintenance	130,300.00	43,433.28	15,877.44	27,555.84	(63.4400%)	114,422.56
Bond trustee fees	18,100.00	6,033.32	4,904.00	1,129.32	(18.7100%)	13,196.00
Directors' fees	4,200.00	1,400.00	600.00	800.00	(57.1400%)	3,600.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,489,301.00	1,496,433.68	1,306,786.27	189,647.41	(12.6733%)	3,182,514.73
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	52,333.36	55,532.40	3,199.04	6.1100%	101,467.60
Gain/(loss) on sale of assets	200,000.00	66,666.68	0.00	(66,666.68)	(100.0000%)	200,000.00
Other income	1,416,200.00	472,066.72	20,690.62	(451,376.10)	(95.6100%)	1,395,509.38
Total Non-operating Revenue (Expenses)	1,773,200.00	591,066.76	76,223.02	(514,843.74)	(87.1042%)	1,696,976.98
Change in net position	(439,404.00)	(146,467.92)	(428,517.36)	(282,049.44)	192.5600%	(10,886.64)

Guam Housing Corporation

Statement of Cash Flows

As of 1/31/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(342,722.42)	(85,794.94)	(428,517.36)
Depreciation less disposal of assets	3,244.48	75,442.84	78,687.32
(Increase) decrease in accrued interest and others	5,078.15	(6,505.03)	(1,426.88)
(Increase) decrease in prepaid expenses and others	(46,233.77)	(33,799.17)	(80,032.94)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	(7,950.22)	61,763.24	53,813.02
Increase (decrease) in deposits by borrowers	(4,356.82)	5,030.71	673.89
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(392,940.60)	16,137.65	(376,802.95)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	(94,463.74)	0.00	(94,463.74)
Net (increase) decrease in other receivables	(77,783.60)	290.40	(77,493.20)
(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	(2,247.44)	0.00	(2,247.44)
Total Cash Flows from Investing Activities	(174,494.78)	290.40	(174,204.38)
Cash Flows from Financing Activities			
Repayment of bonds payable	0.00	0.00	0.00
Accrued interest on bonds payable	38,620.84	0.00	38,620.84
Accrued rebate liability	1,575.12	0.00	1,575.12
Total Cash Flows from Financing Activities	40,195.96	0.00	40,195.96
Net increase (decrease) in cash	(527,239.42)	16,428.05	(510,811.37)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,120,243.83	1,924,231.41	10,044,475.24

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 1/31/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	50,970.44	326,715.39
Loan receivable	0.00	0.00
Investments	322,000.00	157,000.00
AR due from fiduciary	31,290.72	26,746.00
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	404,261.16	510,461.39
Total Assets	404,261.16	510,461.39
Liabilities		
Payable		
Accounts payable	0.00	0.00
Trust fund	0.00	0.00
Due to fiduciary fund	0.00	0.00
Total Payable	0.00	0.00
Total Liabilities	0.00	0.00
Net position		
Restricted for lending activities	404,261.16	510,461.39
Total Net position	404,261.16	510,461.39
Total liabilities and net position	404,261.16	510,461.39

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

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
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>404,261.16</u>	<u>510,461.39</u>

Guam Housing Corporation
Other Real Estate Owned Summary Report
as of January 31, 2026

Borrower	Co-Borrower	Loan Number	Date Foreclosed	Property Location	OREO Asset	Loan Loss Reserve/ Allowance for Uncollectible	Bad Debt/ Loss on Impaired Assets	Net OREO Assets	OREO Expenses	Appraised Value	As of	Over/ (Under) Book Value	10% Estimated Selling Cost	Estimated Gain/ (Loss) (if sold at current appraised value)
1 Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 1021, Munit	39,841.29			39,841.29	1,075.00	64,977.00	9/24/2025	Chief Appr:	6,497.70	18,638.01
1 Alokoo, Betwin C. & Merleen S.		11702989	9-Jun-25	Lot No. 36 Tract 2913, Increment II, Yona	201,479.65			201,479.65	6,810.82	463,300.00	5/1/2025	Chief Appr:	46,330.00	215,490.35
										Building only				
2 Total					241,320.94	-	-	241,320.94	7,885.82	528,277.00				

31-Jan-26

	GUAM HOUSING CORPORATION										LADA		GUMA AS-ATDAS		SAGAN LINAHYAN																						
	Operations		6% loan		FTHAP		Trust fund		Borrowers		CAHAT		Oper TCD		FPF TCD		HMRLF		Operations		Self-ins		Tenant SD		Operations		Tenant SD										
Beginning balance	\$2,175,496	\$2,343,906	\$351,709	\$394,650.08	\$22,482	\$105,077	\$2,268,609	\$596,240	\$163,229	\$366,351.01	\$1,075,188	\$70,626.08	\$15,615	\$4,081	\$388,627	\$6,224																					
Deposits	378,402	44,329	90	31,263	1	10,316	8,482.29	2	4	\$97,485.69	0	3,963	0	0	7,334	0																					
Disbursements	0	0	(25,000)		0																																
Loans	(85,837)																																				
interfund	(233,931)																																				
All others	2,234,129	2,388,235	328,798	372,970	(4,157)	115,393	2,276,138	(953)	0	363,811.37	1,075,188	73,999	(6,085)	3,361	392,439	5,124																					
Balance																																					
RESERVES																																					
Deposits held																																					
Trust fund																																					
Loan service																																					
Tenant																																					
Self-insurance																																					
Loans commitment																																					
Replacement																																					
Emergency housing																																					
Reserve for renovation																																					
Reserve for S.A.F.E. Program																																					
Foreclosure Protection																																					
Interfunds due																																					
10% administrative fee																																					
Est. monthly disbursement																																					
Unapplied & Ins. Claims																																					
DPCCA Collections																																					
Reserve (Bond pmis)																																					
Total reserves	(1,146,645)	8,760	(93,659)	(372,970)	(18,326)	30,041	0	(500,000)	(8)	(264,573.23)	(1,075,188)	(58,075.79)	(2,500)	(2,220)	0	(5,173)																					
Avail. for grant (Escheated/ARP)	1,087,483.83	2,396,995.23	233,139.52				145,434.08			163,225.26		15,922.90		1,161	392,439	(49)																					
Avail. for loans																																					
Avail. for rental																																					
Funds Available under operations																																					

Subtotal Contractor (major)
Total units for major/minor repair

	Jan-25	Jan-26
	45	41
	50	44

Waiting list

	Jan-25	Jan-26
1 Bedroom	0	0
2 Bedroom	8	6
3 Bedroom	2	4
4 Bedroom	3	1
Total waiting list	13	11

Work Orders
carryover not resolved

	Jan-25	Jan-26
Lada	579	613
As-Atdas	1	0
Sagan Linayan	9	1
# of work orders not resolved	589	614

of work orders requests

	Jan-25	Jan-26
Lada	24	27
As-Atdas	0	1
Sagan Linayan	3	2

Total work order requests

	27	30
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Work Orders

	Jan-25	Jan-26

	Jan-25	Jan-26
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duplicate/canceled

Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
# of work orders not resolved	0	0

of work orders closed

	Jan-25	Jan-26
Lada	26	14
As-Atdas	1	0
Sagan Linayan	1	0
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	0

of renovated units completed

Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	28	14
% work orders completed	5%	47%

GUAM HOUSING

Loan Portfolio

	Jan-25	Jan-26
Direct loan	107	103
6% loan	104	98
CAHAT	74	74
DownPayment	10	10
Total loans	295	285

Delinquency rate

9.36% 6.08%

	Jan-25	Jan-26
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Loans Approved

	Jan-25	Jan-26
Direct loan	0	0
6% loan	0	0
CAHAT	0	0
Total loans		

FTHAP certificate issued

	Jan-25	Jan-26
FTHAP committed	0	4
FTHAP disbursed	0	2

Loans Closed

	Jan-25	Jan-26
Direct loan	0	0
6% loan	0	0
CAHAT	0	0
Total loans	0	0

of payoff

	Jan-25	Jan-26
Direct loan	0	0
6% loan	0	1
CAHAT	0	1
Down Payment Program	0	0
Total loan payoff	0	2

Availability of funds

	Jan-25	Jan-26
Direct loan	2,881,598	3,363,622
6% Loan	340,020	2,396,995
CAHAT	241,449	145,434

	Jan-25	Jan-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,065	12,117
FTHAP (ARPA)	6,240	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)		\$221,022
Total funds available	\$3,633,598	\$6,302,416

LEGAL COUNSEL REPORT

	Jan-25	Jan-26
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Legal counsel referred Beg. Bal.

Direct loan	3	
6% loan		
CAHAT		
DPCCA		
Total accounts referred	3	0

Loans resolved

Carryover referrals		
Direct loan		
6% loan		
CAHAT		
DPCCA		
Total loans resolved		

Pending loans w/legal

Carryover referrals		
Direct loan	3	0

	Jan-25	Jan-26
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6% loan	1	0
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CAHAT

DPCCA

Total pending loans

4	0
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	Jan-25	Jan-26
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Loans foreclosed

Direct loan

6% loan

CAHAT

Total loans foreclosed

0	0
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GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	DEBTOR(S)	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	STATUS/COMMENTS
GHC-093		11702989	Yona	<p>Matter referred to law office on August 7, 2024, for process of foreclosure. Betwin Alokoa is deceased and an Involuntary Petition for Letters of Administration filed on September 13, 2024. Deed Upon Power of Sale and Certificate of Sale was prepared and GHC to record at the Department of Land Management. 15-Day Notice to Vacate the Property was served on Merleen Alokoa on August 1, 2025. GHC did a site visit on August 19, 2025, and advised counsel that tenants are still on premises. Complaint for Ejectment filed on August 21, 2025, and served on Merleen Alokoa and Administrator to the Estate of Betwin Alokoa. An Answer from Defendant Merleen Alokoa was filed on September 9, 2025. A Scheduling Notice was issued from Superior Court and a Scheduling Conf. was heard on October 15, 2025. A Pre-Trial Conference is set for August 5, 2026 and the Bench Trial is set for August 21, 2026 at 9:00 a.m. A Motion for Judgment of the Pleadings was filed on 10/31/25 and a hearing was held on 12/29/25. A Writ of Possession and Instructions to Marshals was filed on 1/22/26. Marshals effectuated the Writ of Possession on 2/2/26.</p>	Principal amount due: \$178,588.48