



# 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' Låhen 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

March 23, 2026

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

RE: February 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 February 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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Manager

March 23, 2026

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: February 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 February 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 2/1/2026 Through 2/28/2026**

	Current Period Actual	Prior Year Current Period Actual
<b>Operating Revenues:</b>		
Interest on loans receivable	86,262.69	84,017.65
Loan origination fees/cost, net	0.00	(1,082.26)
Rental Income	92,450.51	102,093.97
Interest on investments held by bond trustees	632.61	780.61
Late fees, service fees & return check fees	2,275.15	2,128.46
Interest income on bank deposits	12,116.68	14,021.38
Administrative Fee	2,952.00	0.00
Funds received for Fiduciary accounts	0.00	500,000.00
Other Income	3,169.17	600.00
Total Operating Revenues:	<u>199,858.81</u>	<u>702,559.81</u>
<b>Operating Expenses:</b>		
Interest expense MRB	9,655.21	10,972.92
Salaries	116,726.72	119,716.56
Retirement & medicare contributions	39,424.32	36,536.86
Retiree supplemental, cola & health benefits	21,880.63	21,602.91
Fiduciary Expense	35,551.12	0.00
Depreciation	19,671.83	19,481.44
Contractual services	6,028.74	3,192.94
Professional services	6,485.75	8,422.65
Rent	10,865.52	10,865.52
Other	8,270.83	3,852.80
Employee benefits, other than retirement	17,692.63	17,584.40
Maintenance	10,442.57	6,172.11
Bond trustee fees	1,120.00	1,226.00
Directors' fees	250.00	200.00
Total Operating Expenses:	<u>304,065.87</u>	<u>259,827.11</u>
Change in net position	(104,207.06)	442,732.70
Total net position at beginning of month	26,761,948.95	26,820,585.14
Net position at end of year	<u><u>26,657,741.89</u></u>	<u><u>27,263,317.84</u></u>

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 10/1/2025 Through 2/28/2026**

	Current Period Actual	Prior Year Current Period Actual
	<u>                    </u>	<u>                    </u>
<b>Operating Revenues:</b>		
Interest on loans receivable	450,247.01	471,968.03
Loan origination fees/cost, net	19,787.64	(1,082.26)
Rental Income	480,339.89	503,002.35
Interest on investments held by bond trustees	1,275.82	3,421.58
Late fees, service fees & return check fees	11,770.72	11,920.43
Interest income on bank deposits	67,649.08	78,301.28
Administrative Fee	19,724.75	1,000.00
Funds received for fiduciary accounts	0.00	500,000.00
Other income	23,859.79	2,733.30
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	<u>1,074,654.70</u>	<u>1,634,183.10</u>
<b>Operating Expenses:</b>		
Interest expense MRB	48,276.05	54,864.60
Salaries	620,559.53	636,819.25
Retirement & Medicare Contributions	211,345.64	197,134.26
Retiree supplemental, cola & health benefits	108,908.43	110,084.51
Fiduciary Expense	233,927.84	249.99
Depreciation	98,359.15	87,990.50
Contractual services	41,246.45	28,468.72
Professional services	33,353.77	35,852.40
Rent	54,327.60	54,327.60
Other	32,210.22	20,991.02
Employee benefits, other than retirement	91,670.43	98,248.35
Maintenance	26,320.01	19,897.56
Bond trustee fees	6,024.00	6,130.00
Directors' fees	850.00	900.00
Total Operating Expenses:	<u>1,607,379.12</u>	<u>1,351,958.76</u>
Change in net position	(532,724.42)	282,224.34
Total net position at beginning of year	<u>27,190,466.31</u>	<u>26,981,093.50</u>
Total net position of end of year	<u><u>26,657,741.89</u></u>	<u><u>27,263,317.84</u></u>

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 2/1/2026 Through 2/28/2026**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Additions</b>		
Deposit by borrowers	20,146.09	25,984.33
Total Additions	<u>20,146.09</u>	<u>25,984.33</u>
<b>Deductions</b>		
Tax & insurance premiums paid	8,416.48	104,569.99
Total Deductions	<u>8,416.48</u>	<u>104,569.99</u>
Change in net position	11,729.61	(78,585.66)
Beginning balance of fiduciary net position	<u>404,261.16</u>	<u>510,461.39</u>
Ending balance of fiduciary net position	<u><u>415,990.77</u></u>	<u><u>431,875.73</u></u>

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 10/1/2025 Through 2/28/2026**

	Current Period Actual	Prior Year Current Period Actual
	<u>                    </u>	<u>                    </u>
<b>Additions</b>		
Deposit by borrowers	130,859.35	129,976.21
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
<b>Total Additions</b>	<u>130,859.35</u>	<u>129,976.21</u>
<b>Deductions</b>		
Tax & insurance premiums paid	157,552.95	194,668.89
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
<b>Total Deductions</b>	<u>157,552.95</u>	<u>194,668.89</u>
<b>Change in net position</b>	(26,693.60)	(64,692.68)
<b>Beginning balance of fiduciary net position</b>	442,684.37	496,568.41
	<u>                    </u>	<u>                    </u>
<b>Ending balance of fiduciary net position</b>	<u>415,990.77</u>	<u>431,875.73</u>



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

**Guam Housing Corporation February 2026 Statement of Revenue and Expenditure**

1 message

Patricia Kier &lt;patricia.kier@ghc.guam.gov&gt;

Tue, Mar 24, 2026 at 8:47 AM

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' Hagà Lourdes A. Leon Guerrero  
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's February 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***

Housing Services Administrator

GUAM HOUSING CORPORATION  
590 South Marine Corps Drive  
Tamuning, Guam 96913

Telephone No. (671) 647-4143

Fax No. (671) 649-4144

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**2 attachments** **Governor Lourdes Leon Guerrero February 2026 Unaudited Statements of Revenue & Expenditures.pdf**  
180K **Statement of Revenue & Expenditures February 2026.xlsx**  
25K



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

## Guam Housing Corporation February 2026 Unaudited Statement of Revenue and Expenditure

1 message

Patricia Kier &lt;patricia.kier@ghc.guam.gov&gt;

Tue, Mar 24, 2026 at 8:50 AM

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 February 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***

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### 2 attachments



**Speaker Frank F. Blas, Jr. February 2026 Unaudited Statements of Revenue & Expenditure.pdf**  
186K



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