



## 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, April 24, 2026, at 12:00 P.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: April 24, 2026, at 12:00 P.M., Guam, Port Moresby**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/87946091703?pwd=r3iroaxMuUEeSjIzVASnmP0r7UamR.1>**

**Meeting ID: 879 4609 1703**

**Passcode: 468821**

#### AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes:
  - A. March 27, 2026 Regular Board Meeting
- IV. President's Report for March 2026
- V. Legal Report for March 2026 - None
- VI. Old Business
- VII. New Business
  - A. Application for mortgage loan pre-approval/approval
  - B. Option to extend Legal Services Contract
- VIII. Public Participation
- IX. Adjournment

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at (671)647-4143. Guam Housing Corporation Government Funds pay for this Notice of Publication.



## GHC 2026 BOARD MINUTES

<p><b>GUAM HOUSING CORPORATION</b>  <b>BOARD OF DIRECTORS REGULAR MEETING</b>          Guam Economic Development Authority          Conference Room  <b>Friday, March 27, 2026</b></p> <p>Commenced: 12:02 p.m.          Roll call / quorum present: Quorum exists          Adjourned: 1:03 p.m.</p> <p><b>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 and YouTube.</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; background-color: #e0e0e0;">ATTENDANCE</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Directors present:</u></p> <p>Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person)                      Sandra F. Bordallo, Vice Chair (via Zoom)                      Gustavo A. Morales, Secretary (in person)                      Romeo "Romy" Angel, Director (in person)                      Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u>                      Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u>                      NONE</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person)                      Mary Guerrero, Loan Administrator (in person)                      Patricia M.Q. Kier, Housing Services Administrator (in person)                      Alysia Leon Guerrero, Controller (in person)                      Cassandra Santos, Asst. Supply Mgmt. Admin. (in person)                      Randy Barcinas, Maintenance Supervisor (in person)                      Athena Tenorio, Admin. Asst. (in person)                      Yong Pak, IT Consultant (in person)</p> </td> </tr> </tbody> </table>	ATTENDANCE		<p><u>Directors present:</u></p> <p>Present at the time Quorum established;</p> <p>Francisco A. Florig, Chairman (in person)                      Sandra F. Bordallo, Vice Chair (via Zoom)                      Gustavo A. Morales, Secretary (in person)                      Romeo "Romy" Angel, Director (in person)                      Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u>                      Edward C. Han, Esq. (in person)</p> <p><u>Members of the Public:</u>                      NONE</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Edith Pangelinan, President (in person)                      Mary Guerrero, Loan Administrator (in person)                      Patricia M.Q. Kier, Housing Services Administrator (in person)                      Alysia Leon Guerrero, Controller (in person)                      Cassandra Santos, Asst. Supply Mgmt. Admin. (in person)                      Randy Barcinas, Maintenance Supervisor (in person)                      Athena Tenorio, Admin. Asst. (in person)                      Yong Pak, IT Consultant (in person)</p>
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	AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:02 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the February 27, 2026, Board Meeting were reviewed and discussed by the Board.	Motion to approve February 27, 2026, Board Meeting minutes made by Director Angel and seconded by Secretary Morales, 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
<p><b>IV. President's Report / Remarks:</b></p>	<p>Change Order 1 for window and door works was presented to the GHURA Board of Commissioners on March 17, 2026 and received their approval. Contractor, Genesis Tech will proceed with the needed changes. Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac, discovered during the renovation, has been reviewed and approved by GHC and will be presented to the GHURA Board at their next meeting on April 7, 2026.</p> <p>The Request for Interest for the development of Guma As-Atdas was advertised on March 23, 2026. Thus far, one (1) developer has obtained a packet. The deadline for submission is on April 27, 2026.</p> <p>Cohort 2 of the GCC YouthBuild Program completed their "Living Lab" practicum on March 19, 2026. Cohort 3 is currently completing the classroom instruction phase and are expected to begin work on the "Living Lab" shortly.</p> <p><b>The Rental Division had a total of fifty-nine (59) vacancies as follows:</b></p> <p>Lada Gardens Phase II Renovations 16</p> <p>Lada Gardens/Sagan Linahyan Pending Renovation Funding 7</p> <p>Guma As-Atdas Temporary SSHS Campus 24</p> <p>Completed Repairs by GHC Maintenance 3</p> <p>Pending Repairs by GHC Maintenance 9</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
	<p>The Rental Division provided emergency/homeless housing for two (2) families in February.</p> <p>Nine (9) loan and grant inquiries were received by the Loan Department. Five (5) inquiries were for the Direct Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$275,320.</p> <p>As of February 28, 2026, the Loan Division had ten (10) prospective loan applications. Three (3) applications are for the Direct Loan Program, four (4) for the 6% Loan Program, two (2) for CAHAT, and one (1) home improvement. The total required funding is \$2,009,500.</p> <p>No loans were pre-approved, approved or closed for the month of February.</p> <p>Four (4) First Time Homeowners Assistance grants were approved with another seven (7) in process for the month.</p>				
<b>V.</b>	<p><b>Legal Report</b></p> <p><u>Status of Foreclosure Cases:</u></p> <p><b>NONE</b></p>		Legal Counsel	Legal Counsel	<b>On-Going/ Pending</b>
<b>VI.</b>	<p><b>Old Business:</b></p> <p><b>NONE</b></p>				
<b>VII.</b>	<p><b>New Business:</b></p> <p><b>NONE</b></p>				
<b>IX.</b>	<p><b>Public Participation</b></p> <p><b>NONE</b></p>				

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IIX.	Adjournment		The Board scheduled their next Board meeting for April 24, 2026, at 12:00 p.m. Upon motion duly made by Secretary Morales, and seconded by Vice Chair Bordallo, and without any objections, the meeting was adjourned at 1:03 p.m.			

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:

  
FRANCISCO FLORIG, Chairman

Date:

4/24/26

APPROVED AND ACCEPTED  
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By:

  
JACQUES G. BRONZE, ESQ, Legal Counsel

Date:

4/24/26



# GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



**PRESIDENT'S BOARD REPORT March 2026**  
Board of Directors Regular Meeting  
April 24, 2026 – GEDA Conference Room

## **OVERVIEW**

Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac, discovered during the renovation, has been reviewed and approved by GHC and will be presented to the GHURA Board on May 12, 2026.

The Request for Interest for the development of the twenty-five (25) acres of undeveloped Guma As-Atdas property was advertised on March 23, 2026. Thus far, four (4) developers have obtained packets. The deadline for submission is on April 27, 2026.

The Invitation for Bid for the renovation of the two (2) Guma As-Atdas apartment buildings in support of the temporary Simon Sanchez High School campus was advertised in the Guam Daily Post on April 13, 2026 and April 15, 2026. The pre-bid conference is scheduled for 9:00 am, April 24, 2026 at the Division of Capital Improvement Projects (CIP) Conference Room at the Department of Public Works. The deadline for bid submittal is at 2:00 pm, May 11, 2026.

The Rental Division had a total of thirty-eight (38) vacancies as follows:

Lada Gardens Phase II Renovations	16
Lada Gardens/Sagan Linahyan Pending Renovation Funding	6
Completed Repairs by GHC Maintenance	4
Pending Repairs by GHC Maintenance	12

The Rental Division provided emergency/homeless housing for three (3) families in March.

Thirteen (13) loan and grant pre-qualification inquiries were received by the Loan Department. Six (6) inquiries were for the Six Percent (6%) loan program, one (1) was for the Direct Loan Program, two (2) for CAHAT, and four (4) for FTHAP. The average pre-qualified loan amount was \$233,714.

As of March 31, 2026, the Loan Division had twelve (12) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, five (5) for the 6% Loan Program, three (3) for CAHAT, and one (1) home improvement. The total required funding is \$2,287,500.

One (1) loan was pre-approved for \$196,000; One (1) was approved for \$40,000; and two (2) loans were closed for a total of \$105,250 for the month of March.

Eleven (11) First Time Homeowners Assistance grants totaling \$107,800 were approved with one (1) in process for the month.

**ACCOUNTING DIVISION MONTHLY REPORT**

**MARCH 2026**

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 199,858.81	\$ 239,210.22	\$ ( 502,701.00)	-71.55%
Expenses	\$ 304,065.87	\$ 437,102.55	\$ 44,238.76	17.03%
Change in net position	\$ (104,207.06)	\$ (197,892.33)	\$ (546,939.76)	-123.54%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 1,074,654.70	\$1,873,393.32	\$(559,528.40)	-34.24%
Expenses	\$ 1,607,379.12	\$1,789,061.31	\$ 255,420.36	18.89%
Change in net position	\$ (532,724.42)	\$ 84,332.01	\$(814,948.76)	-288.76%

Revenues for the month and year-to-date decreased by 11% and 31% respectively compared to the previous fiscal year, primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita 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 decreased by 18% due to the 21 grants disbursed in Mar-2026 compared to 7 grants disbursed in Mar-2025. Expenses year-to-date increased by 10% compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 27 grants were disbursed as of Mar-2026, compared to 21 grants as of Mar-2025; 2) Retirement & Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 5 families were placed in our units as of Mar-2026 costing \$11K, compared to 3 families placed as of Mar-2025 costing \$5K.

	FY 2026	FY 2025
Delinquency – Housing	7.51%	9.28%
Delinquency – Rental	6.14%	6.06%
Vacancy rate based on dollar amount	31.33%	27.88%

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

**RENTAL DIVISION MONTHLY REPORTS**

**MARCH 2026**

**VACANT UNITS**

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2026 Renovations by Contractor(s)	Future Renovations by Contractor(s) *
<b>Lada Gardens</b>				
2 Bedroom	1	0	6	0
3 Bedroom	0	3	7	1
4 Bedroom	3	7	3	4
<b>TOTAL VACANCIES LADA GARDENS</b>				<b>35</b>

**\*Note: 16 Units are under renovation as part of Phase II of the Lada Gardens Renovation Project and 5 are awaiting funding for renovation.**

<b>Sagan Linahan</b>				
2 Bedroom	0	1	0	0
3 Bedroom	0	0	0	1
4 Bedroom	0	1	0	0
<b>TOTAL VACANCIES SAGAN LINAHAN</b>				<b>3</b>

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

**VACANCY RENT LOSS REVENUE**

<b>Lada Gardens</b>	No. of Vacant Units (NON-PHASE II)	Rent Loss (NON-PHASE II)	No. of Units (PHASE II)	Rent Loss (PHASE II)
2 Bedroom	1	\$1,300.00	6	\$3,600.00
3 Bedroom	4	\$3,719.98	7	\$4,550.00
4 Bedroom	14	\$13,381.44	3	\$2,175.00
<b>VACANCY RENT LOSS LADA GARDENS:</b>		<b>\$18,401.42</b>		<b>\$10,325.00</b>

<b>Sagan Linahan</b>	No. of Vacant Units	Rent Loss
2 Bedroom	1	\$1,300.00
3 Bedroom	1	\$1,900.00
4 Bedroom	1	\$2,350.00
<b>VACANCY RENT LOSS SAGAN LINAHAN:</b>		<b>\$5,550.00</b>

<b>TOTAL VACANCIES FOR MARCH 2026</b>	<b>\$34,276.42</b>
<b>TOTAL VACANCIES FOR MARCH 2026 LESS PHASE II</b>	<b>\$23,951.42</b>

**HOMELESS/EMERGENCY HOUSING**

Homeless/Emergency Housing	3
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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)
1 Bedroom	0	0	0	0
2 Bedrooms	4	9	4	11
3 Bedrooms	1	8	0	12
4 Bedrooms	0	3	0	6

**LOAN DIVISION MONTHLY REPORTS**

**MARCH 2026**

**PREQUALIFICATION INTERVIEWS**

Number of Interviews	13
Average Loan Amount	\$233,714

**PROSPECTIVE LOAN APPLICATIONS**

Number of Applicants	12
Direct Loan Program	3
6% Loan Program	5
CAHAT	3
Home Improvement	1
Total Required Funding	\$2,287,500

**LOAN PRE-APPROVALS**

Number of Loans	1
Total Pre-Approved	\$196,000

**LOAN APPROVALS**

Number of Loans	1
Total Approved	\$40,000

**LOANS CLOSED**

Number of Loans	2
Total Amount Closed	\$105,250

**AVAILABLE FUNDING**

Direct Loan Program	\$3,305,284
6% Loan Program	\$2,470,908
CAHAT	\$146,087
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	\$79,854
Hazard Mitigation	\$163,225

**FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)**

Number of Approvals	11
Total Amount	\$107,800
Number in Process	1
Amount Required	\$9,200

A total of \$7,265,180.34 has been disbursed under the program as of March 31, 2026. The total amount of activities associated with the grant proceeds is \$183,080,756.27.

**LOAN PORTFOLIO**

Number of Loans	286
Principal	\$23,637,472.07
Paid In Full Loans	1

**MORTGAGE LOAN RECEIVABLES**

Sixty Days Category	3
Principal Balance	\$431,609.73
Ninety Days Category	1
Principal Balance	\$46,591.13
120 Days and over	2
Principal Balance	\$163,120.25
Referred to Legal	0
Principal Balance	\$0.00

**ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER**

<b>Sixty Days:</b>	
Telephone Calls	2
Letters/Emails Sent	5
Office Visits	6
Field Visits	0
<b>Ninety Days:</b>	
Telephone Calls	3
Letters/Emails Sent	2
Office Visits	1
Field Visits	0

<b>120 Days and Over:</b>	
Telephone Calls	1
Letters/Emails Sent	3
Office Visits	1
Field Visits	0

**OREOS**

1. 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.
2. 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 property was made on February 18, 2026 and it was confirmed that the former co-borrower and her family have moved out.

In the interim, GHC maintenance has begun removal of all personal property on the premises with the property being made available to show interested parties as requests are received.

An offer to purchase this property was received in the amount of \$320,000. The offer has been accepted by the President. Applicants' loan file is submitted for \$420,000.00 to board for approval for the purpose to purchase property "as is" condition, repair costs, and debt consolidation.

## APPENDIX

Guam Housing Corporation  
March 2026  
Financial Summary

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	214,024.57	239,210.22	\$ (25,185.65)	-10.53%
Expenses	360,284.86	437,102.55	(76,817.69)	-17.57%
Change in net position	(146,260.29)	(197,892.33)	51,632.04	26.09%

  

Year to Date	2026	2025	Difference	Variance
Revenues	1,288,679.27	1,873,393.32	(584,714.05)	-31.21%
Expenses	1,967,663.98	1,789,061.31	178,602.67	9.98%
Change in net position	(678,984.71)	84,332.01	(763,316.72)	-905.13%

Revenues for the month and year-to-date decreased by 11% & 31% respectively compared to the previous fiscal year. This decline is primarily attributed to non-recurring items from the prior year, specifically the \$500K received in Feb-2025 for the FTHAP and a \$63K gain from the sale of a foreclosed property in Santa Rita in Jan-2025.

Other contributing factors include: 1) Interest on loan receivable decreased due a lower loan portfolio balance); 2) Rental income decreased due to an increase in vacancies); and 3) Interest income on bank deposit decreased following a reduction in interest rate for TCDs.

Expenses for the month decreased by 18% due to the 21 grants that were disbursed in Mar-2025 compared to 7 grants disbursed in Mar-2026. Expenses year-to-date increased by 10% compared to previous fiscal year. This growth is driven by:

- 1) Fiduciary expense increased: 27 grants were disbursed as of Mar-2026, compared to 21 grants as of Mar-2025;
- 2) Retirement and Medicare contributions increased due to a higher government contribution rate; 3) Contractual services increased due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software; and 4) Emergency Housing increased: 5 families were placed in our units as of Mar-2026 costing \$11K, compared to 3 families placed as of Mar-2025 costing \$5K.

Specific Budget Concerns

	Mar-26 Budget	Actual	Favorable/ (Unfavorable)
<b>Loan Origination Fees</b> Budgeted to \$3.2M for new loans, as of Mar-2026 only 4 loans totaling \$728K has been closed.	31,800.00	26,065.66	(5,734.34)
<b>First Time Homeowner's Assistant Program Expense</b> Budgeted to disburse \$500K for the FTHAP Monthly budget = \$500,000 /12 = \$41,666.67 * 6 = \$250,000. As of Mar-2026 \$293K was disbursed.	250,000.02	293,312.25	(43,312.23)
<b>Gain on sale of assets</b> Budgeted a gain on the sale of the Yona property. Sale of property was on hold due to litigation for the 1st quarter of FY 2026. GHC is now accepting offers as of Feb-2026	100,000.02	0.00	(100,000.02)
<b>Other Income</b> <b>\$1,400,000 was budgeted from ARP funds for rental renovations</b> As of Mar-2026 \$0 was disbursed for FY 2026 Also budgeted \$41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Mar-2026 \$0 was received.	708,100.08	27,863.89	(680,236.19)

**Portfolio At-A-Glance**

Portfolio Balance  
 SRF (Direct)  
 R5 (Revolving Loan Fund)  
 Subtotal GHC  
  
 Hazard Mitigation  
 CAHAT  
 Down Pmt (Not included when calculating delinquency)  
  
 Total

March 2026		Principal Balance
104		10,696,200.64
98		10,977,044.78
202		21,673,245.42
0	0.00	
74	1,853,912.68	
10	110,313.97	
84	1,964,226.65	
286	23,637,472.07	

March 2025		Principal Balance
106		11,277,547.48
103		11,417,859.23
209		22,695,406.71
0	0.00	
75	1,814,993.81	
10	110,730.62	
85	1,925,724.43	
294	24,621,131.14	

**Delinquency - Housing**

Current delinquency (GHC portfolio only)  
 30 to 59 days delinquent  
 60 to 89 days delinquent  
 90 days to 119 days  
 120 days & over  
 Total Delinquent

Fiscal Year 2026		
No. of loans	%	Principal Balance
8	5.2250%	1,125,522.03
3	2.0037%	431,609.73
1	0.2163%	46,591.13
0	0.0000%	0.00
12	7.4449%	1,603,722.89

Referred to Legal  
 Total Delinquent & referred to legal

1	0.6096%	132,126.82
13	8.0092%	1,735,849.71

Current delinquency (HM & CAHAT)  
 30 to 59 days delinquent  
 60 to 89 days delinquent  
 90 days to 119 days  
 120 days & over  
 Total Delinquent

Fiscal Year 2026		
No. of loans	%	Principal Balance
0	0.0000%	0.00
0	0.0000%	0.00
0	0.0000%	0.00
1	1.6718%	30,993.43
1	1.6718%	30,993.43

Referred to Legal  
 Total Delinquent & referred to legal

0	0.0000%	0.00
1	1.6718%	30,993.43

Total Delinquency (Does not include Down Payment Loans)

30 to 59 days delinquent  
 60 to 89 days delinquent  
 90 days to 119 days  
 120 days & over  
 Total Delinquent

8	4.8109%	1,125,522.03
3	1.8449%	431,609.73
1	0.1991%	46,591.13
1	0.1325%	30,993.43
13	6.9875%	1,634,716.32

Referred to Legal  
 Total Delinquent & referred to legal

1	0.5616%	132,126.82
14	7.5098%	1,766,843.14

Fiscal Year 2025		
No. of loans	%	Principal Balance
9	6.692%	1,485,467.79
3	1.312%	291,329.70
0	0.000%	0.00
0	0.000%	0.00
12	8.004%	1,776,797.49
3	2.188%	496,628.45
15	10.017%	2,273,425.94
0	0.000%	0.00
0	0.000%	0.00
0	0.000%	0.00
1	0.006%	111.51
1	0.006%	111.51
0	0.000%	0.00
1	0.006%	111.51
9	6.186%	1,485,467.79
3	1.213%	291,329.70
0	0.000%	0.00
1	0.000%	111.51
13	7.400%	1,776,909.00
3	2.026%	496,628.45
16	9.276%	2,273,537.45

	FY 2025	FY 2024	Difference
<b>Rental Income</b>	834,073.40	835,711.26	(1,637.86)
Vacancy	(260,927.93)	(232,967.65)	(27,960.28)
<b>Total</b>	<b>573,145.47</b>	<b>602,743.61</b>	<b>(29,598.14)</b>

**Vacancy Rate** 31.28% 27.88% 3.40700%

**Current years delinquency - Tenants** 6.14% 6.06% 0.08%

Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	40	35,495.51	44	37,321.97	(1,826.46)
As-Atdas	1	1,520.00	2	550.00	970.00
Sagan	3	2,416.00	3	775.00	1,641.00
<b>Total</b>	<b>44</b>	<b>39,431.51</b>	<b>49</b>	<b>38,646.97</b>	<b>784.54</b>

Tenant Accounts Receivables	No. of Unit		No. of Unit		No. of Unit		No. of Unit	
	Lada	As Atdas	As Atdas	Sagan	Sagan	Total	Total	
Former Tenants FY 2026	4	5,110.29	1	1,520.00	1	10.00	0	0.00
<b>Subtotal Former Tenants</b>	<b>4</b>	<b>5,110.29</b>	<b>1</b>	<b>1,520.00</b>	<b>1</b>	<b>10.00</b>	<b>6</b>	<b>6,640.29</b>
<b>Active Tenants</b>								
1 month due	21	6,270.52			1	1,196.00	22	7,466.52
2 months due	6	4,734.43					6	4,734.43
3 months due	4	6,845.00			1	1,210.00	5	8,055.00
4 months due	2	3,180.25					2	3,180.25
5 months due	1	3,215.00					1	3,215.00
8 months due	1	4,620.02					1	4,620.02
9 months due	1	1,520.00					1	1,520.00
<b>Total Active Tenants</b>	<b>36</b>	<b>30,385.22</b>	<b>0</b>	<b>-</b>	<b>2</b>	<b>2,406.00</b>	<b>38</b>	<b>32,791.22</b>
<b>Total</b>	<b>40</b>	<b>35,495.51</b>	<b>1</b>	<b>1,520.00</b>	<b>3</b>	<b>2,416.00</b>	<b>44</b>	<b>39,431.51</b>
	0	0.00	0	0.00	0	0.00	0	0.00

Vacancy for the month of March 2026								
	No. of Unit	Lada	No. of Unit	As-Atdas	No. of Unit	Sagan	No. of Unit	Amount
1 bedroom							0	-
2 bedroom	7	4,900.00			1	1,300.00	8	6,200.00
3 bedroom	11	8,269.98			1	1,900.00	12	10,169.98
4 bedroom	17	15,556.44			1	2,350.00	18	17,906.44
<b>Total Vacancy for March 2026</b>	<b>35</b>	<b>28,726.42</b>	<b>0</b>	<b>0.00</b>	<b>3</b>	<b>5,550.00</b>	<b>38</b>	<b>34,276.42</b>
	<b>38</b>	<b>34,276.42</b>						

Note: Two new tenants moved in Lada 4 bdrms both on 3/4/2026 leaving 36 units vacant at the end of the month.  
Of the 23 renovated units completed on 3/07/2023, 2 units was vacant as of 3/31/2026.

Homeless for the month of March 2026							
	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	
1 bedroom							
2 bedroom							
3 bedroom							
4 bedroom							
<b>Total</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Homeless for March 2026</b>	<b>0</b>	<b>0.00</b>					

**Guam Housing Corporation**

Statement of Net Position

As of 3/31/2026

	<u>Current Year</u>	<u>Prior Year</u>
<b>Assets and Deferred Outflows of Resources</b>		
Unrestricted Assets		
Cash and cash equivalents	5,248,730.80	5,612,332.70
Self-insurance fund	1,084,665.27	1,042,774.19
Loans receivable	21,673,245.42	22,695,406.71
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	9,867.62	24,561.51
Other receivables	40.00	(5,105.86)
Accrued interest receivable	72,120.89	73,049.03
Prepaid expenses and other	108,474.80	100,419.49
Foreclosed assets held for resale	241,320.94	39,841.29
<b>Total Unrestricted Assets</b>	<b>27,964,579.35</b>	<b>29,082,576.61</b>
Restricted Assets		
Cash and cash equivalents	3,594,062.81	4,822,322.56
Investments with trustee	130,947.71	164,022.31
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,964,226.65	1,925,724.43
Receivable from GHURA	1,495,587.92	0.00
<b>Total Restricted Assets</b>	<b>7,184,825.09</b>	<b>6,912,069.30</b>
Capital assets, net		
Depreciable property, plant and equipment	3,378,806.88	3,569,267.64
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
<b>Total Capital assets, net</b>	<b>6,313,034.35</b>	<b>6,503,495.11</b>
Deferred outflows of resources		
	2,411,217.00	2,657,741.00
<b>Total Assets and Deferred Outflows of Resources</b>	<b>43,873,655.79</b>	<b>45,155,882.02</b>
<b>Liabilities</b>		
Payable from unrestricted assets		
Accounts payable and accrued expenses	180,056.89	147,272.09
Security deposits	67,756.79	61,480.80
Deposit by borrowers	19,424.97	48,274.19
Accrued compensated absences	262,148.15	264,560.75
Unearned revenue	71,504.03	74,753.33
Due to fiduciary fund	27,808.96	20,513.44
<b>Total Payable from unrestricted assets</b>	<b>628,699.79</b>	<b>616,854.60</b>
Payable from restricted assets		
Accounts payable	1,506,166.42	1,520,385.71
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	8,960.42	10,326.04
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
<b>Total Payable from restricted assets</b>	<b>3,483,462.40</b>	<b>3,783,284.91</b>
Net pension & OPEB liability		
	10,672,278.00	11,265,853.00
<b>Total Liabilities</b>	<b>14,784,440.19</b>	<b>15,665,992.51</b>
Deferred inflows of resources - pension		
	2,577,734.00	2,424,464.00
<b>Net position</b>		
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	14,301,461.92	15,638,163.50
<b>Total Net Position</b>	<b>26,511,481.60</b>	<b>27,065,425.51</b>
<b>Total Net position</b>	<b>26,511,481.60</b>	<b>27,065,425.51</b>
<b>Total liabilities, deferred inflows and net position</b>	<b>43,873,655.79</b>	<b>45,155,882.02</b>

**Guam Housing Corporation**

Statement of Net Position

As of 3/31/2026

	Housing Division	Rental Division	Total
<b>Assets and Deferred Outflows of Resources</b>			
<b>Unrestricted Assets</b>			
Cash and cash equivalents	4,440,175.78	808,555.02	5,248,730.80
Self-insurance fund	0.00	1,084,665.27	1,084,665.27
Loans receivable	21,673,245.42	0.00	21,673,245.42
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,175,132.26	(1,165,264.64)	9,867.62
Other receivables	40.00	0.00	40.00
Accrued interest receivable	51,388.68	20,732.21	72,120.89
Prepaid expenses and other	26,704.36	81,770.44	108,474.80
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
<b>Total Unrestricted Assets</b>	<b>27,134,121.05</b>	<b>830,458.30</b>	<b>27,964,579.35</b>
<b>Restricted Assets</b>			
Cash and cash equivalents	3,583,484.31	10,578.50	3,594,062.81
Investments with trustee	130,947.71	0.00	130,947.71
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,964,226.65	0.00	1,964,226.65
Receivable from GHURA	0.00	1,495,587.92	1,495,587.92
<b>Total Restricted Assets</b>	<b>5,678,658.67</b>	<b>1,506,166.42</b>	<b>7,184,825.09</b>
<b>Capital assets, net</b>			
Depreciable property, plant and equipment	34,082.58	3,344,724.30	3,378,806.88
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
<b>Total Capital assets, net</b>	<b>34,082.58</b>	<b>6,278,951.77</b>	<b>6,313,034.35</b>
<b>Deferred outflows of resources</b>			
	1,336,669.00	1,074,548.00	2,411,217.00
<b>Total Assets and Deferred Outflows of Resources</b>	<b>34,183,531.30</b>	<b>9,690,124.49</b>	<b>43,873,655.79</b>
<b>Liabilities</b>			
<b>Payable from unrestricted assets</b>			
Accounts payable and accrued expenses	119,547.71	60,509.18	180,056.89
Security deposits	0.00	67,756.79	67,756.79
Deposit by borrowers	19,424.97	0.00	19,424.97
Accrued compensated absences	133,866.08	128,282.07	262,148.15
Unearned revenue	52,815.17	18,688.86	71,504.03
Due to fiduciary fund	27,808.96	0.00	27,808.96
<b>Total Payable from unrestricted assets</b>	<b>353,462.89</b>	<b>275,236.90</b>	<b>628,699.79</b>
<b>Payable from restricted assets</b>			
Accounts payable	0.00	1,506,166.42	1,506,166.42
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	8,960.42	0.00	8,960.42
Loans held in trust	0.00	0.00	0.00
Rebate liability	98,335.56	0.00	98,335.56
<b>Total Payable from restricted assets</b>	<b>1,977,295.98</b>	<b>1,506,166.42</b>	<b>3,483,462.40</b>
<b>Net pension &amp; OPEB liability</b>			
	5,944,920.00	4,727,358.00	10,672,278.00
<b>Total Liabilities</b>	<b>8,275,678.87</b>	<b>6,508,761.32</b>	<b>14,784,440.19</b>
<b>Deferred inflows of resources - pension</b>			
	1,413,337.00	1,164,397.00	2,577,734.00
<b>Net position</b>			
<b>Net Position</b>			
Invested in capital assets, net of related debt	41,387.10	6,392,420.41	6,433,807.51
<b>Restricted</b>	<b>5,776,212.17</b>	<b>0.00</b>	<b>5,776,212.17</b>
<b>Unrestricted</b>	<b>18,676,916.16</b>	<b>(4,375,454.24)</b>	<b>14,301,461.92</b>
<b>Total Net Position</b>	<b>24,494,515.43</b>	<b>2,016,966.17</b>	<b>26,511,481.60</b>
<b>Total Net position</b>	<b>24,494,515.43</b>	<b>2,016,966.17</b>	<b>26,511,481.60</b>
<b>Total liabilities, deferred inflows and net position</b>	<b>34,183,531.30</b>	<b>9,690,124.49</b>	<b>43,873,655.79</b>

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 3/1/2026 Through 3/31/2026**

	Current Period Actual	Prior Year Current Period Actual
<b>Operating Revenues:</b>		
Interest on loans receivable	93,811.32	106,536.17
Loan origination fees/cost, net	(1,117.49)	(1,280.66)
Rental Income	92,805.58	99,741.26
Interest on investments held by bond trustees	1,173.39	(4,226.87)
Late fees, service fees & return check fees	2,806.11	3,330.11
Interest income on bank deposits	13,601.56	15,401.17
Administrative Fee	6,940.00	19,273.26
Other Income	4,004.10	435.78
Total Operating Revenues:	214,024.57	239,210.22
<b>Operating Expenses:</b>		
Interest expense MRB	8,960.41	10,326.02
Salaries	125,964.91	117,829.68
Retirement & medicare contributions	43,487.04	36,502.17
Retiree supplemental, cola & health benefits	22,375.55	22,645.49
Fiduciary Expense	79,161.67	176,708.03
Depreciation	19,671.83	19,481.44
Contractual services	3,207.86	4,900.99
Professional services	7,735.70	6,608.00
Rent	11,871.27	10,865.52
Other	10,548.06	8,075.37
Employee benefits, other than retirement	19,474.69	18,308.98
Maintenance	4,655.87	3,424.86
Bond trustee fees	2,970.00	1,226.00
Directors' fees	200.00	200.00
Total Operating Expenses:	360,284.86	437,102.55
Change in net position	(146,260.29)	(197,892.33)
Total net position at beginning of month	26,657,741.89	27,263,317.84
Net position at end of year	26,511,481.60	27,065,425.51

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 3/1/2026 Through 3/31/2026**

	Housing Division	Rental Division	Total
<b>Operating Revenues:</b>			
Interest on loans receivable	93,811.32	0.00	93,811.32
Loan origination fees/cost, net	(1,117.49)	0.00	(1,117.49)
Rental Income	0.00	92,805.58	92,805.58
Interest on investments held by bond trustees	1,173.39	0.00	1,173.39
Late fees, service fees & return check fees	2,356.11	450.00	2,806.11
Interest income on bank deposits	10,413.32	3,188.24	13,601.56
Administrative Fee	6,940.00	0.00	6,940.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	1,010.00	2,994.10	4,004.10
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	114,586.65	99,437.92	214,024.57
<b>Operating Expenses:</b>			
Interest expense MRB	8,960.41	0.00	8,960.41
Salaries	68,742.13	57,222.78	125,964.91
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	24,457.72	19,029.32	43,487.04
Retiree supplemental, cola & health benefits	11,477.46	10,898.09	22,375.55
Fiduciary Expense	76,340.00	2,821.67	79,161.67
Depreciation	811.12	18,860.71	19,671.83
Contractual services	1,935.97	1,271.89	3,207.86
Professional services	6,461.70	1,274.00	7,735.70
Rent	11,871.27	0.00	11,871.27
Other	1,992.80	8,555.26	10,548.06
Employee benefits, other than retirement	8,218.34	11,256.35	19,474.69
Maintenance	0.00	4,655.87	4,655.87
Bond trustee fees	2,970.00	0.00	2,970.00
Directors' fees	200.00	0.00	200.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	224,438.92	135,845.94	360,284.86
Change in net position	(109,852.27)	(36,408.02)	(146,260.29)
Total net position at beginning of year	24,604,367.70	2,053,374.19	26,657,741.89
<b>Total net position of end of year</b>	<b>24,494,515.43</b>	<b>2,016,966.17</b>	<b>26,511,481.60</b>

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 10/1/2025 Through 3/31/2026**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Operating Revenues:</b>		
Interest on loans receivable	544,058.33	578,504.20
Loan origination fees/cost, net	18,670.15	(2,362.92)
Rental Income	573,145.47	602,743.61
Interest on investments held by bond trustees	2,449.21	(805.29)
Late fees, service fees & return check fees	14,576.83	15,250.54
Interest income on bank deposits	81,250.64	93,702.45
Administrative Fee	26,664.75	20,273.26
Funds received for fiduciary accounts	0.00	500,000.00
Other income	27,863.89	3,169.08
Gain/(loss) on sale of assets	0.00	62,918.39
<b>Total Operating Revenues:</b>	<u>1,288,679.27</u>	<u>1,873,393.32</u>
<b>Operating Expenses:</b>		
Interest expense MRB	57,236.46	65,190.62
Salaries	746,524.44	754,648.93
Retirement & Medicare Contributions	254,832.68	233,636.43
Retiree supplemental, cola & health benefits	131,283.98	132,730.00
Fiduciary Expense	313,089.51	176,958.02
Depreciation	118,030.98	107,471.94
Contractual services	44,454.31	33,369.71
Professional services	41,089.47	42,460.40
Rent	66,198.87	65,193.12
Other	42,758.28	29,066.39
Employee benefits, other than retirement	111,145.12	116,557.33
Maintenance	30,975.88	23,322.42
Bond trustee fees	8,994.00	7,356.00
Directors' fees	1,050.00	1,100.00
<b>Total Operating Expenses:</b>	<u>1,967,663.98</u>	<u>1,789,061.31</u>
Change in net position	(678,984.71)	84,332.01
Total net position at beginning of year	27,190,466.31	26,981,093.50
Total net position of end of year	<u>26,511,481.60</u>	<u>27,065,425.51</u>

**Guam Housing Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**From 10/1/2025 Through 3/31/2026**

	Housing Division	Rental Division	Total
<b>Operating Revenues:</b>			
Interest on loans receivable	544,058.33	0.00	544,058.33
Loan origination fees/cost, net	18,670.15	0.00	18,670.15
Rental Income	0.00	573,145.47	573,145.47
Interest on investments held by bond trustees	2,449.21	0.00	2,449.21
Late fees, service fees & return check fees	12,116.83	2,460.00	14,576.83
Interest income on bank deposits	60,739.47	20,511.17	81,250.64
Administrative Fee	26,664.75	0.00	26,664.75
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	7,504.19	20,359.70	27,863.89
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	672,202.93	616,476.34	1,288,679.27
<b>Operating Expenses:</b>			
Interest expense MRB	57,236.46	0.00	57,236.46
Salaries	425,914.77	320,609.67	746,524.44
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	149,015.15	105,817.53	254,832.68
Retiree supplemental, cola & health benefits	65,910.86	65,373.12	131,283.98
Fiduciary Expense	293,562.24	19,527.27	313,089.51
Depreciation	4,866.72	113,164.26	118,030.98
Contractual services	26,169.40	18,284.91	44,454.31
Professional services	32,704.34	8,385.13	41,089.47
Rent	66,198.87	0.00	66,198.87
Other	12,028.05	30,730.23	42,758.28
Employee benefits, other than retirement	51,489.64	59,655.48	111,145.12
Maintenance	0.00	30,975.88	30,975.88
Bond trustee fees	8,994.00	0.00	8,994.00
Directors' fees	1,050.00	0.00	1,050.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	1,195,140.50	772,523.48	1,967,663.98
Change in net position	(522,937.57)	(156,047.14)	(678,984.71)
Total net position at beginning of year	25,017,453.00	2,173,013.31	27,190,466.31
<b>Total net position of end of year</b>	<b>24,494,515.43</b>	<b>2,016,966.17</b>	<b>26,511,481.60</b>

**Guam Housing Corporation**  
**Budget vs Actual**  
From 10/1/2025 Through 3/31/2026

	Total Budget \$ - Original	YTD Budget \$ - Original	Current Year Actual	Over (Under) Budget	Variance	Remaining Balance
<b>Operating Revenues:</b>						
Interest on loans receivable	1,037,400.00	518,700.00	544,058.33	25,358.33	4.8800%	493,341.67
Rental Income	1,107,197.00	553,598.52	573,145.47	19,546.95	3.5300%	534,051.53
Interest on investments held by bond trustees	0.00	0.00	2,449.21	2,449.21	0.0000%	(2,449.21)
Loan origination fees	63,600.00	31,800.00	26,065.66	(5,734.34)	(18.0300%)	37,534.34
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	25,000.02	26,664.75	1,664.73	6.6500%	23,335.25
Late fees, service fees & return check fees	18,500.00	9,249.96	14,576.83	5,326.87	57.5800%	3,923.17
<b>Total Operating Revenues:</b>	<b>2,276,697.00</b>	<b>1,138,348.50</b>	<b>1,186,960.25</b>	<b>48,611.75</b>	<b>4.2704%</b>	<b>1,089,736.75</b>
<b>Operating Expenses:</b>						
Interest expense MRB	111,000.00	55,500.00	57,236.46	(1,736.46)	3.1200%	53,763.54
Salaries	1,572,707.00	786,353.52	746,524.44	39,829.08	(5.0600%)	826,182.56
Bad debts and provision for loan losses	65,000.00	32,499.96	0.00	32,499.96	(100.0000%)	65,000.00
Retirement contributions	562,901.00	281,450.52	257,317.29	24,133.23	(8.5700%)	305,583.71
Retiree supplemental, cola & health benefits	294,834.00	147,417.00	131,283.98	16,133.02	(10.9400%)	163,550.02
First Time Homeowner's Assistance Program	500,000.00	250,000.02	293,312.25	(43,312.23)	17.3200%	206,687.75
Depreciation	330,531.00	165,265.44	118,030.98	47,234.46	(28.5800%)	212,500.02
Contractual services	205,322.00	102,661.08	44,454.31	58,206.77	(56.6900%)	160,867.69
Professional services	120,400.00	60,199.98	41,089.47	19,110.51	(31.7400%)	79,310.53
Rent	165,156.00	82,578.00	66,198.87	16,379.13	(19.8300%)	98,957.13
Other	120,350.00	60,175.02	62,535.54	(2,360.52)	3.9200%	57,814.46
Loan origination costs	18,000.00	9,000.00	7,395.51	1,604.49	(17.8200%)	10,604.49
Employee benefits, other than retirement	270,500.00	135,250.08	108,660.51	26,589.57	(19.6500%)	161,839.49
Maintenance	130,300.00	65,149.92	30,975.88	34,174.04	(52.4500%)	99,324.12
Bond trustee fees	18,100.00	9,049.98	8,994.00	55.98	(0.6100%)	9,106.00
Directors' fees	4,200.00	2,100.00	1,050.00	1,050.00	(50.0000%)	3,150.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
<b>Total Operating Expenses:</b>	<b>4,489,301.00</b>	<b>2,244,650.52</b>	<b>1,975,059.49</b>	<b>269,591.03</b>	<b>(12.0104%)</b>	<b>2,514,241.51</b>
<b>Non-operating Revenue (Expenses)</b>						
Interest income on bank deposits	157,000.00	78,500.04	81,250.64	2,750.60	3.5000%	75,749.36
Gain/(loss) on sale of assets	200,000.00	100,000.02	0.00	(100,000.02)	(100.0000%)	200,000.00
Other income	1,416,200.00	708,100.08	27,863.89	(680,236.19)	(96.0600%)	1,388,336.11
<b>Total Non-operating Revenue (Expenses)</b>	<b>1,773,200.00</b>	<b>886,600.14</b>	<b>109,114.53</b>	<b>(777,485.61)</b>	<b>(87.6929%)</b>	<b>1,664,085.47</b>
<b>Change in net position</b>	<b>(439,404.00)</b>	<b>(219,701.88)</b>	<b>(678,984.71)</b>	<b>(459,282.83)</b>	<b>209.0400%</b>	<b>239,580.71</b>

## Guam Housing Corporation

### Statement of Cash Flows

As of 3/31/2026

	Housing Division	Rental Division	Total
<b>Cash Flows from Operating Activities</b>			
Net Gain (Loss)	(522,937.57)	(156,047.14)	(678,984.71)
Depreciation less disposal of assets	4,866.72	113,164.26	118,030.98
(Increase) decrease in accrued interest and others	11,935.61	(2,799.10)	9,136.51
(Increase) decrease in prepaid expenses and others	(25,411.30)	(6,300.14)	(31,711.44)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	19,429.07	40,366.33	59,795.40
Increase (decrease) in deposits by borrowers	(3,256.82)	8,852.67	5,595.85
Increase (decrease) in loans held in trust	0.00	0.00	0.00
<b>Total Cash Flows from Operating Activities</b>	<b>(515,374.29)</b>	<b>(2,763.12)</b>	<b>(518,137.41)</b>
<b>Cash Flows from Investing Activities</b>			
Net (increase) decrease in loans receivables	56,968.50	0.00	56,968.50
Net (increase) decrease in other receivables	(51,452.87)	(1,241.45)	(52,694.32)
(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	30,967.89	0.00	30,967.89
<b>Total Cash Flows from Investing Activities</b>	<b>36,483.52</b>	<b>(1,241.45)</b>	<b>35,242.07</b>
<b>Cash Flows from Financing Activities</b>			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	(694.79)	0.00	(694.79)
Accrued rebate liability	762.40	0.00	762.40
<b>Total Cash Flows from Financing Activities</b>	<b>(144,932.39)</b>	<b>0.00</b>	<b>(144,932.39)</b>
Net increase (decrease) in cash	(623,823.16)	(4,004.57)	(627,827.73)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
<b>Cash at end of year</b>	<b>8,023,660.09</b>	<b>1,903,798.79</b>	<b>9,927,458.88</b>

**Guam Housing Corporation**  
Statement of Fiduciary Net Position  
As of 3/31/2026

	Current Year	Prior Year
<b>Assets</b>		
Cash & Receivable		
Cash	235,798.74	104,800.34
Loan receivable	0.00	0.00
Investments	165,000.00	322,000.00
AR due from fiduciary	27,808.96	17,289.40
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	428,607.70	444,089.74
Total Assets	428,607.70	444,089.74
<b>Liabilities</b>		
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
<b>Net position</b>		
Restricted for lending activities	428,607.70	444,089.74
Total Net position	428,607.70	444,089.74
Total liabilities and net position	428,607.70	444,089.74

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 3/1/2026 Through 3/31/2026**

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
<b>Additions</b>		
Deposit by borrowers	34,381.10	28,240.28
Total Additions	34,381.10	28,240.28
<b>Deductions</b>		
Tax & insurance premiums paid	21,764.17	16,026.27
Total Deductions	21,764.17	16,026.27
Change in net position	12,616.93	12,214.01
Beginning balance of fiduciary net position	415,990.77	431,875.73
Ending balance of fiduciary net position	428,607.70	444,089.74

**Guam Housing Corporation**  
**Statement of Changes in Fiduciary Net Position**  
**From 10/1/2025 Through 3/31/2026**

	Current Period Actual	Prior Year Current Period Actual
	<u>                    </u>	<u>                    </u>
<b>Additions</b>		
Deposit by borrowers	165,240.45	158,216.49
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>165,240.45</u>	<u>158,216.49</u>
<b>Deductions</b>		
Tax & insurance premiums paid	179,317.12	210,695.16
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>179,317.12</u>	<u>210,695.16</u>
Change in net position	(14,076.67)	(52,478.67)
Beginning balance of fiduciary net position	<u>442,684.37</u>	<u>496,568.41</u>
 Ending balance of fiduciary net position	 <u><u>428,607.70</u></u>	 <u><u>444,089.74</u></u>

	Mar-25	Mar-26
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**# of units (inventory)**

Lada + FEMA in Sagan Linahyan	114	114
As-Atdas	24	24
Sagan Linahyan	10	10
<b>Total units on hand</b>	<b>148</b>	<b>148</b>

**# of vacant units at EOM**

Lada	27	33
As-Atdas	18	0
Sagan Linahyan	1	3
<b>Total vacant units</b>	<b>46</b>	<b>36</b>

**# of Homeless/Emergency Housing**

Lada	1	2
As-Atdas	0	0
Sagan Linahyan	1	1
<b>Total Homeless/Emergency Housing</b>	<b>2</b>	<b>3</b>

**Vacancy rate based on EOM**

	<b>31%</b>	<b>24%</b>
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**Delinquency rate**

	<b>9.01%</b>	<b>6.14%</b>
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**# of units for major repairs**

	Mar-25	Mar-26
Lada/Sagan (STAFF) (minor repairs)	6	5
Lada (CONTRACTOR)	24	16
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linahyan (CONTRACTOR)	2	1
<b>Subtotal Staff (minor)</b>	<b>5</b>	<b>5</b>

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

	Mar-25	Mar-26
	45	41
	50	46

**Waiting list**

	Mar-25	Mar-26
1 Bedroom	0	0
2 Bedroom	7	7
3 Bedroom	3	6
4 Bedroom	3	3
Total waiting list	13	16

**Work Orders**

**# carryover not resolved**

	Mar-25	Mar-26
Lada	605	612
As-Atdas	0	0
Sagan Linayan	3	1
# of work orders not resolved	608	613

**# of work orders requests**

	Mar-25	Mar-26
Lada	40	26
As-Atdas	1	3
Sagan Linayan	5	1

**Total work order requests**

	46	30
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**Work Orders**

	Mar-25	Mar-26

	Mar-25	Mar-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**

	Mar-25	Mar-26
Lada	31	19
As-Atdas	3	0
Sagan Linayan	2	0
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	0

**# of renovated units completed**

Lada	0	4
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	36	23
<b>% work orders completed</b>	<b>6%</b>	<b>77%</b>

**GUAM HOUSING**

**Loan Portfolio**

	Mar-25	Mar-26
Direct loan	106	104
6% loan	103	98
CAHAT	75	74
DownPayment	10	10
Total loans	294	286

**Deliquency rate**

<b>Deliquency rate</b>	<b>9.28%</b>	<b>7.51%</b>
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	Mar-25	Mar-26
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**Loans Approved**

	Mar-25	Mar-26
Direct loan	1	0
6% loan	0	0
CAHAT	1	1
<b>Total loans</b>		

**FTHAP certificate issued**

	Mar-25	Mar-26
FTHAP committed	26	11
FTHAP disbursed	26	11
	20	7

**Loans Closed**

	Mar-25	Mar-26
Direct loan	0	1
6% loan	0	0
CAHAT	1	1
<b>Total loans</b>	1	2

**# of payoff**

	Mar-25	Mar-26
Direct loan	0	0
6% loan	1	0
CAHAT	1	1
Down Payment Program	0	0
<b>Total loan payoff</b>	2	1

**Availability of funds**

	Mar-25	Mar-26
Direct loan	2,824,317	3,305,284
6% Loan	237,296	2,470,908
CAHAT	185,006	146,087

	Mar-25	Mar-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,233	12,246
FTHAP (ARPA)	0	0
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	\$162,742	67,608
<b>Total funds available</b>	<b>\$3,573,820</b>	<b>\$6,165,360</b>

### LEGAL COUNSEL REPORT

	Mar-25	Mar-26
<b>Legal counsel referred Beg. Bal.</b>		
Direct loan	3	
6% loan	1	
CAHAT		
DPCCA		
<b>Total accounts referred</b>	<b>4</b>	<b>0</b>

	Mar-25	Mar-26
<b>Loans resolved</b>		
Carryover referrals		
Direct loan		1
6% loan		
CAHAT		
DPCCA		
<b>Total loans resolved</b>		

	Mar-25	Mar-26
<b>Pending loans w/legal</b>		
Carryover referrals		
Direct loan	2	1

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	<b>Mar-25</b>	<b>Mar-26</b>
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6% loan	1	0
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CAHAT

DPCCA

Total pending loans

	3	1
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**Loans foreclosed**

Direct loan

6% loan

CAHAT

Total loans foreclosed

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	<b>Mar-25</b>	<b>Mar-26</b>
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	1	
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	1	0
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