



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

May 22, 2026

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

RE: April 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 April 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



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May 22, 2026

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

RE: April 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 April 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 4/1/2026 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	88,757.52	87,259.11
Loan origination fees/cost, net	(971.46)	0.00
Rental Income	93,036.62	105,256.91
Interest on investments held by bond trustees	(971.92)	753.20
Late fees, service fees & return check fees	1,776.63	1,875.16
Interest income on bank deposits	12,603.75	17,792.44
Administrative Fee	7,836.00	9,540.00
Other Income	420,398.55	42,240.35
Total Operating Revenues:	622,465.69	264,717.17
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	129,189.27	130,693.78
Retirement & medicare contributions	44,233.16	39,779.73
Retiree supplemental, cola & health benefits	20,648.81	22,214.08
Fiduciary Expense	89,071.28	147,180.35
Depreciation	19,671.83	19,481.44
Contractual services	4,576.22	3,307.45
Professional services	6,264.25	7,108.00
Rent	11,871.27	10,865.52
Other	7,432.15	7,076.87
Employee benefits, other than retirement	19,525.05	19,629.25
Maintenance	4,689.67	4,296.06
Bond trustee fees	1,226.00	2,826.00
Directors' fees	150.00	300.00
Total Operating Expenses:	367,509.38	425,084.57
Change in net position	254,956.31	(160,367.40)
Total net position at beginning of month	26,511,481.60	27,065,425.51
Net position at end of year	26,766,437.91	26,905,058.11

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	632,815.85	665,763.31
Loan origination fees/cost, net	17,698.69	(2,362.92)
Rental Income	666,182.09	708,000.52
Interest on investments held by bond trustees	1,477.29	(52.09)
Late fees, service fees & return check fees	16,353.46	17,125.70
Interest income on bank deposits	93,854.39	111,494.89
Administrative Fee	34,500.75	29,813.26
Funds received for fiduciary accounts	0.00	500,000.00
Other income	448,262.44	45,409.43
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	1,911,144.96	2,138,110.49
Operating Expenses:		
Interest expense MRB	66,196.88	75,516.66
Salaries	875,713.71	885,342.71
Retirement & Medicare Contributions	299,065.84	273,416.16
Retiree supplemental, cola & health benefits	151,932.79	154,944.08
Fiduciary Expense	402,160.79	324,138.37
Depreciation	137,702.81	126,953.38
Contractual services	49,030.53	36,677.16
Professional services	47,353.72	49,568.40
Rent	78,070.14	76,058.64
Other	50,190.43	36,143.26
Employee benefits, other than retirement	130,670.17	136,186.58
Maintenance	35,665.55	27,618.48
Bond trustee fees	10,220.00	10,182.00
Directors' fees	1,200.00	1,400.00
Total Operating Expenses:	2,335,173.36	2,214,145.88
Change in net position	(424,028.40)	(76,035.39)
Total net position at beginning of year	27,190,466.31	26,981,093.50
Total net position of end of year	26,766,437.91	26,905,058.11

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 4/1/2026 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	25,014.29	25,342.56
Total Additions	<u>25,014.29</u>	<u>25,342.56</u>
Deductions		
Tax & insurance premiums paid	14,055.52	15,369.97
Total Deductions	<u>14,055.52</u>	<u>15,369.97</u>
Change in net position	10,958.77	9,972.59
Beginning balance of fiduciary net position	428,607.70	444,089.74
Ending balance of fiduciary net position	<u><u>439,566.47</u></u>	<u><u>454,062.33</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 4/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	190,254.74	183,559.05
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>190,254.74</u>	<u>183,559.05</u>
Deductions		
Tax & insurance premiums paid	193,372.64	226,065.13
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>193,372.64</u>	<u>226,065.13</u>
Change in net position	(3,117.90)	(42,506.08)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	<u><u>439,566.47</u></u>	<u><u>454,062.33</u></u>



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

Guam Housing Corporation April 2026 Unaudited Statement of Revenue and Expenditure

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

Tue, May 26, 2026 at 8:11 AM

To: Governor Leon Guerrero <governor@guam.gov>

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

Honorable Maga' Hagå Lourdes A. Leon Guerrero
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's April 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
patricia.kier@ghc.guam.gov
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2 attachments



Governor Lourdes Leon Guerrero April 2026 Unaudited Statements of Revenue & Expenditures.pdf
168K



Statement of Revenue & Expenditures April 2026.xlsx
25K



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

Guam Housing Corporation April 2026 Unaudited Statement of Revenue and Expenditure

1 message

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

Tue, May 26, 2026 at 8:16 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>

Honorable Frank F. Blas, Jr.
Speaker, Thirty-Eighth Guam Legislature

On behalf of GHC President Edith Pangelinan, attached herewith are copies of Guam Housing Corporation's April 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

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2 attachments**Speaker Frank F. Blas, Jr. April 2026 Unaudited Statements of Revenue & Expenditure.pdf**
113K**Statement of Revenue & Expenditures April 2026.xlsx**
25K