



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

June 23, 2026

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

RE: May 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 May 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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June 23, 2026

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

RE: May 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 May 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 5/1/2026 Through 5/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	90,741.91	87,245.86
Loan origination fees/cost, net	1,703.98	(3,105.18)
Rental Income	92,382.00	97,665.79
Interest on investments held by bond trustees	454.91	491.02
Late fees, service fees & return check fees	2,167.94	2,106.52
Interest income on bank deposits	13,655.20	14,766.39
Administrative Fee	3,000.00	5,000.00
Funds received for Fiduciary accounts	397,758.13	250,000.00
Other Income	5,057.51	0.00
Total Operating Revenues:	606,921.58	454,170.40
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	132,461.56	130,273.30
Retirement & medicare contributions	42,664.57	37,790.86
Retiree supplemental, cola & health benefits	20,648.80	22,214.07
Fiduciary Expense	35,719.48	55,000.00
Depreciation	19,724.61	19,481.44
Contractual services	2,523.42	3,780.89
Professional services	5,643.50	2,394.00
Rent	11,871.27	10,865.52
Other	5,025.32	3,937.10
Employee benefits, other than retirement	18,836.83	18,238.94
Maintenance	7,231.78	6,951.47
Bond trustee fees	1,226.00	1,226.00
Directors' fees	200.00	250.00
Total Operating Expenses:	312,737.56	322,729.63
Change in net position	294,184.02	131,440.77
Total net position at beginning of month	26,660,826.91	26,905,058.11
Net position at end of year	26,955,010.93	27,036,498.88

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 5/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	723,557.76	753,009.17
Loan origination fees/cost, net	19,402.67	(5,468.10)
Rental Income	758,564.09	805,666.31
Interest on investments held by bond trustees	1,932.20	438.93
Late fees, service fees & return check fees	18,521.40	19,232.22
Interest income on bank deposits	107,509.59	126,261.28
Administrative Fee	37,500.75	34,813.26
Funds received for fiduciary accounts	397,758.13	750,000.00
Other income	453,319.95	45,409.43
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	2,518,066.54	2,592,280.89
Operating Expenses:		
Interest expense MRB	75,157.30	85,842.70
Salaries	1,008,175.27	1,015,616.01
Retirement & Medicare Contributions	341,730.41	311,207.02
Retiree supplemental, cola & health benefits	172,581.59	177,158.15
Fiduciary Expense	437,880.27	379,138.37
Depreciation	157,427.42	146,434.82
Contractual services	51,553.95	40,458.05
Professional services	52,997.22	51,962.40
Rent	89,941.41	86,924.16
Other	55,215.75	40,080.36
Employee benefits, other than retirement	149,507.00	154,425.52
Maintenance	42,897.33	34,569.95
Bond trustee fees	11,446.00	11,408.00
Directors' fees	1,400.00	1,650.00
Total Operating Expenses:	2,647,910.92	2,536,875.51
Change in net position	(129,844.38)	55,405.38
Total net position at beginning of year	27,084,855.31	26,981,093.50
Total net position of end of year	26,955,010.93	27,036,498.88

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 5/1/2026 Through 5/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	19,794.20	25,536.15
Total Additions	<u>19,794.20</u>	<u>25,536.15</u>
Deductions		
Tax & insurance premiums paid	13,242.63	23,295.56
Total Deductions	<u>13,242.63</u>	<u>23,295.56</u>
Change in net position	6,551.57	2,240.59
Beginning balance of fiduciary net position	439,566.47	454,062.33
Ending balance of fiduciary net position	<u>446,118.04</u>	<u>456,302.92</u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 5/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	210,048.94	209,095.20
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	<u>210,048.94</u>	<u>209,095.20</u>
Deductions		
Tax & insurance premiums paid	206,615.27	249,360.69
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	<u>206,615.27</u>	<u>249,360.69</u>
Change in net position	3,433.67	(40,265.49)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	<u><u>446,118.04</u></u>	<u><u>456,302.92</u></u>



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

Guam Housing Corporation May 2026 Unaudited Statement of Revenue and Expenditure

2 messages

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

Tue, Jun 30, 2026 at 7:53 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' Hagá Lourdes A. Leon Guerrero
Governor of Guam

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's May 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
www.guamhousing.org

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2 attachments**Governor Lourdes Leon Guerrero May 2026 Unaudited Statements of Revenue & Expenditures.pdf**
160K**Statement of Revenue & Expeditures May 2026.xlsx**
25K

Eliza G. Dames <eliza.dames@guam.gov>

Tue, Jun 30, 2026 at 9:24 AM

To: Patricia Kier <patricia.kier@ghc.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>, "centralfiles@guam.gov" <centralfiles@guam.gov>, "Gov. Lourdes A. Leon Guerrero" <governor@guam.gov>, Lieutenant Governor <lt.governor@guam.gov>

Hi Patty,
Received Thanks.

[Quoted text hidden]

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Eliza Dames
Special Assistant
Ricardo J. Bordallo Governor's Complex
Office of the Governor
Hagatna, Guam
(671) 473-1104

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

Guam Housing Corporation May 2026 Unaudited Statement of Revenue and Expenditure

1 message

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

Tue, Jun 30, 2026 at 7:56 AM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, Alysia Leon Guerrero <alysia.leonguerrero@ghc.guam.gov>

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

On behalf of GHC President Edith Pangelinan, attached herewith are copies of Guam Housing Corporation's May 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. May 2026 Unaudited Statements of Revenue & Expenditure.pdf
167K



Statement of Revenue & Expenditures May 2026.xlsx
25K