



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, June 26, 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: June 26, 2026, at 12:00 P.M., Guam, Port Moresby

Join Zoom Meeting

<https://us02web.zoom.us/j/85165167060?pwd=riRcDVnrK7c7Yu5HdoNe2PzHkE8hXN.1>

Meeting ID: 851 6516 7060

Passcode: 942240

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes:
 - A. May 29, 2026 Regular Board Meeting
- IV. President's Report for May 2026
- V. Legal Report for May 2026
- VI. Old Business
- VII. New Business
 - A. Employee Retirement Resolution
- VIII. Public Participation
- IX. Adjournment

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at (671) 647-4143.

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, May 29, 2026</p> <p>Commenced: 12:12 p.m. Roll call / quorum present: Quorum exists Adjourned: 12:23 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, and YouTube.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; padding: 5px;">ATTENDANCE</th> </tr> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <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 (via Zoom) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Jacques G. Bronze, Esq. (via Zoom)</p> <p><u>Members of the Public:</u> Frank San Nicolas – Guam Daily Post</p> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p><u>Management present in person and via Zoom:</u></p> <p>Angela Camacho, Acting President (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (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> </td> </tr> </table>	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 (via Zoom) Lillian O. Guerrero, Director (in person) Romeo "Romy" Angel, Director (via Zoom) Mark Duarte, Director (via Zoom)</p> <p><u>Legal Counsel:</u> Jacques G. Bronze, Esq. (via Zoom)</p> <p><u>Members of the Public:</u> Frank San Nicolas – Guam Daily Post</p>	<p><u>Management present in person and via Zoom:</u></p> <p>Angela Camacho, Acting President (in person) Mary Guerrero, Loan Administrator (in person) Patricia M.Q. Kier, Housing Services Administrator (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>
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AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	Call to Order	12:12 p.m.				
II.	Roll Call	Quorum established				
III.	Approval of Minutes:	Minutes of the April 24, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve April 24, 2026, 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.	President's Report / Remarks:	<p>Proposed Change Order 2 to address sewer line repairs at the 2-Bedroom Duplex Cul-de-Sac was presented and approved by the GHURA Board on May 12, 2026.</p> <p>Due to Super typhoon Sinlaku, the deadline to submit responses to the Guma As-Atdas Development Request for Information (RFI) was extended to May 4, 2026. Two developers (2) submitted responses by the deadline. The proposals are currently under review.</p> <p>The Invitation for Bid (IFB) for the renovation of the Guma As-Atdas apartment buildings was withdrawn by the Department of Public Works to revise the Scope of Work. Advertisement for the new IFB is anticipated for June.</p> <p>The Rental Division had a total of 34 vacancies as follows:</p> <p>Lada Gardens Phase II Renovations - 16</p> <p>Lada Gardens/Sagan Linahyan Pending Renovation Funding - 6</p> <p>Completed Repairs by GHC Maintenance - 0</p> <p>Pending Repairs by GHC Maintenance - 12</p> <p>The Rental Division provided emergency/homeless housing for four (4) families in April.</p> <p>Ten (10) loan and grant pre-qualification inquiries were received by the Loan</p>		Admin / Maintenance / Rental	Admin / Maintenance / Rental	On-Going

AGENDA ITEM	DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS	
	<p>Department. Three (3) inquiries were for the Six Percent (6%) loan program, two (2) for CAHAT, one (1) home improvement, and four (4) for FTHAP. The average pre-qualified loan amount was \$156,000.</p> <p>As of April 30, 2026, the Loan Division had eleven (11) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, six (6) for the 6% Loan Program, two (2) for CAHAT, and one (1) home improvement. The total required funding is \$2,383,500.</p> <p>One (1) loan was approved and one (1) loan was closed at \$40,000 each. Three (3) First Time Homeowners Assistance grants totaling \$29,200 were approved with another four (4) in process for the month.</p>					
V.	<p>Legal Report</p>	<p><u>Status of Foreclosure Cases:</u></p> <p>See, separate Foreclosure Report.</p> <p>A. <u>Merleen S. Alokoa</u></p> <p>Been nearly a year since foreclosure. Instructed by President Pangelinan to provide legal counsel for Alokoa the payoff amount to include interest calculation for giving them the right to redeem the property. Emailed legal counsel for Alokoa and the time has expired sometime in June and that would also be the expiration of the one year right of redemption, but not heard back from Alokoa legal counsel. Ball is in their court now.</p>		Legal Counsel	Legal Counsel	<p>On-Going/ Pending</p>

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
VI.	Old Business:	NONE				
VII.	New Business:	NONE				
IX.	Public Participation	NONE				
IIX.	Adjournment		The Board scheduled their next Board meeting for June 26, 2026, at 12:00 p.m. Upon motion duly made by Director Guerrero , and seconded by Vice Chair Bordallo and without any objections, the meeting was adjourned at 12:23 p.m.			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
FRANCISCO FLORIG, Chairman

Date: 6.26.26

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: 
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 6/26/26



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



PRESIDENT'S BOARD REPORT May 2026
Board of Directors Regular Meeting
June 26, 2026 – GEDA Conference Room

OVERVIEW

A meeting was held on June 12, 2026 with GHURA to discuss the status of Phase II of the Lada Gardens Renovation Project. The maintenance team and GHURA representatives advised that the project is progressing as expected and the November completion date is still anticipated.

The Guma As-Atdas renovation bids were opened by DPW on June 11, 2026 as part of the temporary Simon Sanchez High School Campus project. A total of three (3) bidders submitted bids on the project. DPW is currently working through the award and contract process.

The Report on the Audit of the Financial Statements for GHC was released by independent auditor, Ernst & Young, LLP on June 3, 2026. I am pleased to announce that zero (0) deficiencies in internal control, material weaknesses, or instances of noncompliance were reported for the audit year. Congratulations to all on a successful audit.

The Rental Division had a total of 35 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	9

The Rental Division provided emergency/homeless housing for four (4) families in May.

Nine (9) loan and grant pre-qualification inquiries were received by the Loan Department. One (1) inquiry was for the direct loan program, three (3) were for the Six Percent (6%) loan program, and five (5) were for FTHAP. The average pre-qualified loan amount was \$262,225.

As of May 31, 2026, the Loan Division had eleven (11) prospective loan applications in varying stages of the application process. Three (3) applications are for the Direct Loan Program, seven (7) for the 6% Loan Program, and one (1) for CAHAT. The total required funding is \$2,763,500.

One (1) loan of \$40,000 and six (6) First Time Homeowners Assistance grants totaling \$58,554 were approved for the month.

ACCOUNTING DIVISION MONTHLY REPORT

MAY 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 606,921.58	\$ 454,170.40	\$ 152,751.18	33.63%
Expenses	\$ 312,737.56	\$ 322,729.63	\$ (9,992.07)	-3.10%
Change in net position	\$ 294,184.02	\$ 131,440.77	\$ 162,743.25	123.82%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	\$ 2,518,066.54	\$2,592,280.89	\$ (74,214.35)	-2.86%
Expenses	\$ 2,647,910.92	\$2,536,875.51	\$ 111,035.41	4.38%
Change in net position	\$ (129,844.38)	\$ 55,405.38	\$(185,249.76)	-334.35%

Revenues for the month increased by 34% compared to the previous fiscal year. This is attributed to the receipt of \$398K in escheated funds during the month of May 2026. Revenues year-to-date decreased by 3% compared to the previous fiscal year. This decline is primarily attributed to non-recurring items from the prior year, specifically the \$750K received as of May-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 3% compared to the previous fiscal year due to 5 grants disbursed in May-2025 compared to 3 grants disbursed in May-2026. Expenses year-to-date increased by 4% compared to the previous fiscal year. This growth is driven by: 1) Fiduciary expense increased: 38 grants were disbursed as of May-2026, compared to 36 grants as of May-2025 and S.A.F.E. House disbursements of \$25K as of May-2026; 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; 4) Emergency Housing increased: 7 families were placed in our units as of May-2026 costing \$12K, compared to 5 families placed as of May-2025 costing \$8K; and 5) Depreciation increased due to an adjustment to decrease depreciation by \$11K in FY 2025 due to a settlement agreement.

	FY 2026	FY 2025
Delinquency – Housing	6.92%	13.02%
Delinquency – Rental	6.28%	5.43%
Vacancy rate based on dollar amount	30.16%	27.82%

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

RENTAL DIVISION REPORT

MAY 2026

VACANT UNITS

	Completed Repairs by GHC Maintenance	Pending Repairs by GHC Maintenance	2026 Renovations by Contractor(s)	Future Renovations by Contractor(s) *
Lada Gardens				
2 Bedroom	1	0	6	0
3 Bedroom	1	2	7	1
4 Bedroom	1	6	3	4
TOTAL VACANCIES LADA GARDENS				32

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

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

*Note: 1 unit is awaiting funding for renovation.

VACANCY RENT LOSS REVENUE

Unit Type	Lada Gardens (Non-Reno)		Lada Gardens (Phase I)		Lada Gardens (Phase II)		Lada Gardens Total Vacant		Sagan Linahyan	
2 Bedroom	0	\$0.00	1	\$1,300.00	6	\$3,600.00	7	\$4,900.00	1	\$1,300.00
3 Bedroom	3	\$1,950.00	1	\$1,900.00	7	\$4,550.00	11	\$8,400.00	1	\$1,900.00
4 Bedroom	8	\$5,800.00	3	\$7,050.00	3	\$2,175.00	14	\$15,025.00	1	\$2,350.00
TOTAL	11	\$7,750.00	5	\$10,250.00	16	\$10,325.00	32	\$28,325.00	3	\$5,550.00

Description	Amount
Total Vacancies – Lada Gardens	\$28,325.00
Total Vacancies – Sagan Linahyan	\$5,550.00
Grand Total Vacancies (May 2026)	\$33,875.00

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	4
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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	3	10	9	10
3 Bedrooms	0	7	0	13
4 Bedrooms	0	3	0	3

LOAN DIVISION MONTHLY REPORTS

MAY 2026

PREQUALIFICATION INTERVIEWS

Number of Interviews	4
Average Loan Amount	\$262,225

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	11
Direct Loan Program	3
6% Loan Program	7
CAHAT	1
Home Improvement	0
Total Required Funding	\$2,763,500

LOAN PRE-APPROVALS

Number of Loans	0
Total Pre-Approved	\$0

LOAN APPROVALS

Number of Loans	1
Total Approved	\$40,000

LOANS CLOSED

Number of Loans	0
Total Amount Closed	\$0

AVAILABLE FUNDING

Direct Loan Program	\$3,343,631
6% Loan Program	\$2,535,305
CAHAT	\$79,375
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	\$369,746
Hazard Mitigation	\$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	6
Total Amount	\$58,554
Number in Process	0
Amount Required	\$0

A total of \$7,353,540.34 has been disbursed under the program as of April 30, 2026. The total amount of activities associated with the grant proceeds is \$188,784,330.27.

LOAN PORTFOLIO

Number of Loans	284
Principal	\$23,429,358.75
Paid In Full Loans	2

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	3
Principal Balance	\$429,803.68
Ninety Days Category	0
Principal Balance	\$0
120 Days and over	0
Principal Balance	\$0
Referred to Legal	3
Principal Balance	\$209,711.38

ACTION ON DELINQUENT ACCOUNTS 60 DAYS AND OVER

Sixty Days:	
Telephone Calls	4
Letters/Emails Sent	3
Office Visits	1
Field Visits	0
Ninety Days:	
Telephone Calls	0
Letters/Emails Sent	0
Office Visits	0
Field Visits	0
120 Days and Over:	
Telephone Calls	0
Letters/Emails Sent	3*
Office Visits	0
Field Visits	0

*Referred to Legal

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. Right of Redemption expired on June 16, 2026.

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.

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 was submitted for \$420,000.00 to board for approval for the purpose to purchase property “as is” condition, repair costs, and debt consolidation. Loan was pre-approved by the Board on April 24, 2026 with conditions. GHC awaits appraisal and PTR for loan approval.

APPENDIX

Guam Housing Corporation
May-26
Financial Summary

Financial Highlights

Month	2026	2025	Difference	Variance
Revenues	606,921.58	454,170.40	\$ 152,751.18	33.63%
Expenses	312,737.56	322,729.63	(9,992.07)	-3.10%
Change in net position	294,184.02	131,440.77	162,743.25	123.81%

Year to Date	2026	2025	Difference	Variance
Revenues	2,518,066.54	2,592,280.89	(74,214.35)	-2.86%
Expenses	2,647,910.92	2,536,875.51	111,035.41	4.38%
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Specific Budget Concerns

	May-26 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees Budgeted to \$3.2M for new loans, as of May-2026 only 5 loans totaling \$768K has been closed.	42,400.00	28,569.64	(13,830.36)
First Time Homeowner's Assistant Program Expense Budgeted to disburse \$500K for the FTHAP Monthly budget = \$500,000 / 12 = \$41,666.67 * 8 = \$333,333 As of May-2026 \$375K was disbursed plus admin fees of \$38K	333,333.36	412,508.25	(79,174.89)
Other Expenses Emergency Housing Budget was \$12K Monthly budget = \$12,000 / 12 = \$1,000.00 * 8 = \$8,000 As of May-2026 \$12K was expensed S A F E. house revenues and expenses were not budgeted as of May-2026 \$25K was recorded as revenue and expense	80,233.36	80,587.77	(354.41)
Gain on sale of assets 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	133,333.36	0.00	(133,333.36)
Other Income \$1,400,000 was budgeted from ARP funds for rental renovations As of May-2026 \$416K was disbursed for FY 2026 Also budgeted \$41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of May-2026 \$0 was received	944,133.44	453,319.95	(490,813.49)

Portfolio At-A-Glance

Portfolio Balance
 SRF (Direct)
 R5 (Revolving Loan Fund)
 Subtotal GHC

 Hazard Mitigation
 CAHAT
 Down Pymt (Not included when calculating delinquency)

 Total

May 2026		
No. of Loans		Principal Balance
102		10,505,974.08
97		10,932,445.88
199		21,438,419.96
0		0.00
75		1,880,624.82
10		110,313.97
85		1,990,938.79
284		23,429,358.75

May 2025		
No of Loans		Principal Balance
106		11,211,808.47
103		11,366,870.99
209		22,578,679.46
0		0.00
77		1,919,421.19
10		110,730.62
87		2,030,151.81
296		24,608,831.27

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 (not including legal)

 Referred to Legal
 Total Delinquent & referred to legal

 Current delinquency (HM & CAHAT)
 30 to 59 days delinquent
 60 to 89 days delinquent
 90 days to 119 days
 120 days & over
 Total Delinquent (not including legal)

 Referred to Legal
 Total Delinquent & referred to legal

 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 (not including legal)

 Referred to Legal
 Total Delinquent & referred to legal

Fiscal Year 2026			
No. of loans	%		Principal Balance
8	4.5808%		973,873.02
3	2.0217%		429,803.68
0	0.0000%		0.00
0	0.0000%		0.00
11	6.6025%		1,403,676.70
2	0.8336%		178,717.95
13	7.3811%		1,582,394.65
0	0.0000%		0.00
0	0.0000%		0.00
0	0.0000%		0.00
0	0.0000%		0.00
0	0.0000%		0.00
1	1.6480%		30,993.43
1	1.6480%		30,993.43
8	4.2142%		973,873.02
3	1.8599%		429,803.68
0	0.0000%		0.00
0	0.0000%		0.00
11	6.0741%		1,403,676.70
3	0.8993%		209,711.38
14	6.9188%		1,613,388.08

Fiscal Year 2025			
No of loans	%		Principal Balance
11	7.522%		1,660,938.01
7	3.100%		684,560.47
2	0.797%		176,102.28
1	0.609%		134,409.17
21	12.028%		2,656,009.93
3	2.198%		496,187.03
24	13.961%		3,152,196.96
2	1.979%		37,994.01
0	0.000%		0.00
0	0.000%		0.00
0	0.000%		0.00
1	0.006%		111.51
3	1.985%		38,105.52
0	0.000%		0.00
3	1.985%		38,105.52
13	7.078%		1,698,932.02
7	2.852%		684,560.47
2	0.734%		176,102.28
2	0.560%		134,520.68
24	11.225%		2,694,115.45
3	2.025%		496,187.03
27	13.023%		3,190,302.48

	FY 2026	FY 2025	Difference
Rental Income	1,086,145.40	1,116,181.26	(30,035.86)
Vacancy	(327,581.31)	(310,514.95)	(17,066.36)
Total	<u>758,564.09</u>	<u>805,666.31</u>	<u>(47,102.22)</u>

Vacancy Rate 30.16% 27.82% 2.34059%

Current years delinquency - Tenants 6.28% 5.43% 0.85%

Tenant Accounts Receivables	FY 2026		FY 2025		Difference
	No. of Tenants	Amount	No. of Tenants	Amount	
Lada	43	47,507.20	47	42,729.46	4,777.74
As-Aldas	1	1,220.00	3	915.00	305.00
Sagan	3	2,159.00	2	1,400.00	759.00
Total	47	50,886.20	52	45,044.46	5,841.74
Allowance for Uncollectible Accounts					
Lada		(24,833.89)		(15,459.50)	(9,374.39)
As-Aldas		0.00		0.00	0.00
Sagan		(4,730.00)		(1,850.00)	(2,880.00)
Total		<u>(29,563.89)</u>		<u>(17,309.50)</u>	<u>(12,254.39)</u>
Net Tenant Receivable less Allowance for Uncollectible		21,322.31		27,734.96	(6,412.65)
% of Receivable		0.580980502		0.384275891	

FY 2026

Tenant Accounts Receivables	No. of Unit		No. of Unit		No. of Unit		No. of Unit	
	Lada	As-Aldas	Sagan	Total	Lada	As-Aldas	Sagan	Total
Former Tenants FY 2025	5	1	0	6	0	0	0	0
Subtotal Former Tenants	5	1	0	6	0	0	0	0
Active Tenants								
1 month due	18	0	2	20	6,414.00	0.00	489.00	6,903.00
2 months due	11	0	0	11	14,065.89	0.00	0.00	14,065.89
3 months due	5	0	0	5	8,907.00	0.00	0.00	8,907.00
4 months due	1	0	1	2	1,993.34	0.00	1,670.00	3,663.34
5 months due	2	0	0	2	7,479.25	0.00	0.00	7,479.25
6 months due	0	0	0	0	0.00	0.00	0.00	0.00
7 months due	1	0	0	1	379.00	0.00	0.00	379.00
Total Active Tenants	38	0	3	41	39,238.48	0.00	2,159.00	41,397.48
Total	43	1	3	47	47,507.20	1,220.00	2,159.00	50,886.20
	0	0	0	0	0.00	0.00	0.00	0.00

Vacancy for the month of May 2026

	No. of Unit		No. of Unit		No. of Unit		Grand Total	
	Lada	As Atdas	Sagan	Total	Lada	As Atdas	Sagan	Amount
1 bedroom	0	0	0	0	0	0	0	-
2 bedroom	7	0	1	8	4,900.00	0.00	1,300.00	6,200.00
3 bedroom	11	0	1	12	8,400.00	0.00	1,900.00	10,300.00
4 bedroom	14	0	1	15	15,025.00	0.00	2,350.00	17,375.00
Total	32	0	3	35	28,325.00	0.00	5,550.00	33,875.00
Total Vacancy for May 2026	35	0	3	38	33,875.00	0.00	5,550.00	39,425.00

Note:

Of the 23 renovated units completed on 3/07/2023, 1 unit was vacant as of 5/31/2026

Guam Housing Corporation
Statement of Net Position
As of 5/31/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,143,931.51	5,562,297.33
Self-insurance fund	1,093,576.67	1,053,379.44
Loans receivable	21,438,419.96	22,578,679.46
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	21,322.31	27,734.96
Other receivables	826.18	(3,538.57)
Accrued interest receivable	95,483.59	86,192.77
Prepaid expenses and other	143,847.18	153,055.16
Foreclosed assets held for resale	241,320.94	39,841.29
Total Unrestricted Assets	27,704,841.95	28,996,939.39
Restricted Assets		
Cash and cash equivalents	3,927,062.46	3,345,685.42
Investments with trustee	130,459.04	165,280.60
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,990,938.79	2,030,151.81
Receivable from GHURA	1,079,184.92	1,520,385.71
Total Restricted Assets	7,127,645.21	7,061,503.54
Capital assets, net		
Depreciable property, plant and equipment	3,823,857.38	3,529,390.70
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	6,758,084.85	6,463,618.17
Deferred outflows of resources		
	3,031,105.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,621,677.01	45,179,802.10
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	168,708.44	169,040.39
Security deposits	65,630.15	62,909.08
Deposit by borrowers	19,100.97	47,594.79
Accrued compensated absences	273,540.85	277,212.26
Unearned revenue	64,831.27	66,760.18
Due to fiduciary fund	19,791.26	25,532.53
Total Payable from unrestricted assets	611,602.94	649,049.23
Payable from restricted assets		
Accounts payable	1,084,335.32	1,520,385.71
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	26,881.26	30,978.12
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	3,079,552.14	3,803,936.99
Net pension & OPEB liability		
	9,863,968.00	11,265,853.00
Total Liabilities	13,555,123.08	15,718,839.22
Deferred inflows of resources - pension		
	4,111,543.00	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	14,744,991.25	15,609,236.87
Total Net Position	26,955,010.93	27,036,498.88
Total Net position	26,955,010.93	27,036,498.88
Total liabilities, deferred inflows and net position		
	44,621,677.01	45,179,802.10

Guam Housing Corporation

Statement of Net Position

As of 5/31/2026

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,383,900.45	760,031.06	5,143,931.51
Self-insurance fund	0.00	1,093,576.67	1,093,576.67
Loans receivable	21,438,419.96	0.00	21,438,419.96
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,300,917.36	(1,279,595.05)	21,322.31
Other receivables	826.18	0.00	826.18
Accrued interest receivable	77,509.33	17,974.26	95,483.59
Prepaid expenses and other	37,920.25	105,926.93	143,847.18
Foreclosed assets held for resale	<u>241,320.94</u>	<u>0.00</u>	<u>241,320.94</u>
Total Unrestricted Assets	27,006,928.08	697,913.87	27,704,841.95
Restricted Assets			
Cash and cash equivalents	3,921,912.06	5,150.40	3,927,062.46
Investments with trustee	130,459.04	0.00	130,459.04
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	1,990,938.79	0.00	1,990,938.79
Receivable from GHURA	0.00	1,079,184.92	1,079,184.92
Total Restricted Assets	6,043,309.89	1,084,335.32	7,127,645.21
Capital assets, net			
Depreciable property, plant and equipment	31,647.74	3,792,209.64	3,823,857.38
Non-depreciable property, plant and equipment	0.00	<u>2,934,227.47</u>	<u>2,934,227.47</u>
Total Capital assets, net	31,647.74	6,726,437.11	6,758,084.85
Deferred outflows of resources			
	<u>1,675,166.00</u>	<u>1,355,939.00</u>	<u>3,031,105.00</u>
Total Assets and Deferred Outflows of Resources	<u>34,757,051.71</u>	<u>9,864,625.30</u>	<u>44,621,677.01</u>
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	138,248.04	30,460.40	168,708.44
Security deposits	0.00	65,630.15	65,630.15
Deposit by borrowers	19,100.97	0.00	19,100.97
Accrued compensated absences	138,754.89	134,785.96	273,540.85
Unearned revenue	52,407.37	12,423.90	64,831.27
Due to fiduciary fund	<u>19,791.26</u>	<u>0.00</u>	<u>19,791.26</u>
Total Payable from unrestricted assets	368,302.53	243,300.41	611,602.94
Payable from restricted assets			
Accounts payable	0.00	1,084,335.32	1,084,335.32
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	26,881.26	0.00	26,881.26
Loans held in trust	0.00	0.00	0.00
Rebate liability	<u>98,335.56</u>	<u>0.00</u>	<u>98,335.56</u>
Total Payable from restricted assets	1,995,216.82	1,084,335.32	3,079,552.14
Net pension & OPEB liability			
	<u>5,565,491.00</u>	<u>4,298,477.00</u>	<u>9,863,968.00</u>
Total Liabilities	<u>7,929,010.35</u>	<u>5,626,112.73</u>	<u>13,555,123.08</u>
Deferred inflows of resources - pension			
	<u>2,256,720.00</u>	<u>1,854,823.00</u>	<u>4,111,543.00</u>
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	<u>18,753,722.09</u>	<u>(4,008,730.84)</u>	<u>14,744,991.25</u>
Total Net Position	<u>24,571,321.36</u>	<u>2,383,689.57</u>	<u>26,955,010.93</u>
Total Net position	<u>24,571,321.36</u>	<u>2,383,689.57</u>	<u>26,955,010.93</u>
Total liabilities, deferred inflows and net position	<u>34,757,051.71</u>	<u>9,864,625.30</u>	<u>44,621,677.01</u>

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:	<u>606,921.58</u>	<u>454,170.40</u>
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:	<u>312,737.56</u>	<u>322,729.63</u>
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	<u>26,955,010.93</u>	<u>27,036,498.88</u>

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

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Operating Revenues:			
Interest on loans receivable	90,741.91	0.00	90,741.91
Loan origination fees/cost, net	1,703.98	0.00	1,703.98
Rental Income	0.00	92,382.00	92,382.00
Interest on investments held by bond trustees	454.91	0.00	454.91
Late fees, service fees & return check fees	1,777.94	390.00	2,167.94
Interest income on bank deposits	10,114.01	3,541.19	13,655.20
Administrative Fee	3,000.00	0.00	3,000.00
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	0.00	5,057.51	5,057.51
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	<u>505,550.88</u>	<u>101,370.70</u>	<u>606,921.58</u>
Operating Expenses:			
Interest expense MRB	8,960.42	0.00	8,960.42
Salaries	69,602.30	62,859.26	132,461.56
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	23,698.15	18,966.42	42,664.57
Retiree supplemental, cola & health benefits	9,765.97	10,882.83	20,648.80
Fiduciary Expense	33,000.00	2,719.48	35,719.48
Depreciation	811.12	18,913.49	19,724.61
Contractual services	1,644.61	878.81	2,523.42
Professional services	4,153.50	1,490.00	5,643.50
Rent	11,871.27	0.00	11,871.27
Other	1,229.50	3,795.82	5,025.32
Employee benefits, other than retirement	7,916.55	10,920.28	18,836.83
Maintenance	0.00	7,231.78	7,231.78
Bond trustee fees	1,226.00	0.00	1,226.00
Directors' fees	200.00	0.00	200.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	<u>174,079.39</u>	<u>138,658.17</u>	<u>312,737.56</u>
Change in net position	331,471.49	(37,287.47)	294,184.02
Total net position at beginning of year	24,239,849.87	2,420,977.04	26,660,826.91
Total net position of end of year	<u><u>24,571,321.36</u></u>	<u><u>2,383,689.57</u></u>	<u><u>26,955,010.93</u></u>

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 Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 5/31/2026

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Operating Revenues:			
Interest on loans receivable	723,557.76	0.00	723,557.76
Loan origination fees/cost, net	19,402.67	0.00	19,402.67
Rental Income	0.00	758,564.09	758,564.09
Interest on investments held by bond trustees	1,932.20	0.00	1,932.20
Late fees, service fees & return check fees	15,351.40	3,170.00	18,521.40
Interest income on bank deposits	80,371.57	27,138.02	107,509.59
Administrative Fee	37,500.75	0.00	37,500.75
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	8,397.71	444,922.24	453,319.95
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	<u>1,284,272.19</u>	<u>1,233,794.35</u>	<u>2,518,066.54</u>
Operating Expenses:			
Interest expense MRB	75,157.30	0.00	75,157.30
Salaries	569,430.14	438,745.13	1,008,175.27
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	198,002.64	143,727.77	341,730.41
Retiree supplemental, cola & health benefits	85,427.59	87,154.00	172,581.59
Fiduciary Expense	412,924.90	24,955.37	437,880.27
Depreciation	6,488.96	150,938.46	157,427.42
Contractual services	29,502.15	22,051.80	51,553.95
Professional services	41,848.09	11,149.13	52,997.22
Rent	89,941.41	0.00	89,941.41
Other	15,651.89	39,563.86	55,215.75
Employee benefits, other than retirement	67,725.76	81,781.24	149,507.00
Maintenance	0.00	42,897.33	42,897.33
Bond trustee fees	11,446.00	0.00	11,446.00
Directors' fees	1,400.00	0.00	1,400.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	<u>1,604,946.83</u>	<u>1,042,964.09</u>	<u>2,647,910.92</u>
Change in net position	(320,674.64)	190,830.26	(129,844.38)
Total net position at beginning of year	24,891,996.00	2,192,859.31	27,084,855.31
Total net position of end of year	<u><u>24,571,321.36</u></u>	<u><u>2,383,689.57</u></u>	<u><u>26,955,010.93</u></u>

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 5/31/2026

	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	691,600.00	723,557.76	31,957.76	4.6200%	313,842.24
Rental Income	1,107,197.00	738,131.36	758,564.09	20,432.73	2.7600%	348,632.91
Interest on investments held by bond trustees	0.00	0.00	1,932.20	1,932.20	0.0000%	(1,932.20)
Loan origination fees	63,600.00	42,400.00	28,569.64	(13,830.36)	(32.6100%)	35,030.36
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	33,333.36	435,258.88	401,925.52	1205.7700%	(385,258.88)
Late fees, service fees & return check fees	18,500.00	12,333.28	18,521.40	6,188.12	50.1700%	(21.40)
Total Operating Revenues	<u>2,276,697.00</u>	<u>1,517,798.00</u>	<u>1,966,403.97</u>	<u>448,605.97</u>	<u>29.5564%</u>	<u>310,293.03</u>
Operating Expenses						
Interest expense MRB	111,000.00	74,000.00	75,157.30	(1,157.30)	1.5600%	35,842.70
Salaries	1,572,707.00	1,048,471.36	1,008,175.27	40,296.09	(3.8400%)	564,531.73
Bad debts and provision for loan losses	65,000.00	43,333.28	0.00	43,333.28	(100.0000%)	65,000.00
Retirement contributions	562,901.00	375,267.36	345,032.42	30,234.94	(8.0500%)	217,868.58
Retiree supplemental, cola & health benefits	294,834.00	196,556.00	172,581.59	23,974.41	(12.1900%)	122,252.41
First Time Homeowner's Assistance Program	500,000.00	333,333.36	412,508.25	(79,174.89)	23.7500%	87,491.75
Depreciation	330,531.00	220,333.92	157,427.42	62,926.50	(28.5500%)	173,103.58
Contractual services	205,322.00	136,881.44	51,553.95	85,327.49	(62.3300%)	153,768.05
Professional services	120,400.00	80,266.64	52,997.22	27,269.42	(33.9700%)	67,402.78
Rent	165,156.00	110,104.00	89,941.41	20,162.59	(18.3100%)	75,214.59
Other	120,350.00	80,233.36	80,587.77	(354.41)	0.4400%	39,762.23
Loan origination costs	18,000.00	12,000.00	9,166.97	2,833.03	(23.6000%)	8,833.03
Employee benefits, other than retirement	270,500.00	180,333.44	146,204.99	34,128.45	(18.9200%)	124,295.01
Maintenance	130,300.00	86,866.56	42,897.33	43,969.23	(50.6100%)	87,402.67
Bond trustee fees	18,100.00	12,066.64	11,446.00	620.64	(5.1400%)	6,654.00
Directors' fees	4,200.00	2,800.00	1,400.00	1,400.00	(50.0000%)	2,800.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses	<u>4,489,301.00</u>	<u>2,992,867.36</u>	<u>2,657,077.89</u>	<u>335,789.47</u>	<u>(11.2197%)</u>	<u>1,832,223.11</u>
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	104,666.72	107,509.59	2,842.87	2.7100%	49,490.41
Gain/(loss) on sale of assets	200,000.00	133,333.36	0.00	(133,333.36)	(100.0000%)	200,000.00
Other income	1,416,200.00	944,133.44	453,319.95	(490,813.49)	(51.9800%)	962,880.05
Total Non-operating Revenue (Expenses)	<u>1,773,200.00</u>	<u>1,182,133.52</u>	<u>560,829.54</u>	<u>(621,303.98)</u>	<u>(52.5578%)</u>	<u>1,212,370.46</u>
Change in net position	<u>(439,404.00)</u>	<u>(292,935.84)</u>	<u>(129,844.38)</u>	<u>163,091.46</u>	<u>(55.6700%)</u>	<u>(309,559.62)</u>

Guam Housing Corporation
Statement of Cash Flows
As of 5/31/2026

	<u>Housing Division</u>	<u>Rental Division</u>	<u>Total</u>
Cash Flows from Operating Activities			
Net Gain (Loss)	(320,674.64)	190,830.26	(129,844.38)
Depreciation less disposal of assets	6,488.96	150,938.46	157,427.42
(Increase) decrease in accrued interest and others	(14,185.04)	(41.15)	(14,226.19)
(Increase) decrease in prepaid expenses and others	(36,627.19)	(30,456.63)	(67,083.82)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	34,928.97	(276,928.72)	(241,999.75)
Increase (decrease) in deposits by borrowers	(3,580.82)	461.07	(3,119.75)
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	<u>(333,649.76)</u>	<u>34,803.29</u>	<u>(298,846.47)</u>
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	264,674.02	0.00	264,674.02
Net (increase) decrease in other receivables	(177,140.01)	401,512.48	224,372.47
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	(485,361.00)	(485,361.00)
(Purchase) sale of investment securities	31,456.56	0.00	31,456.56
Total Cash Flows from Investing Activities	<u>118,990.57</u>	<u>(83,848.52)</u>	<u>35,142.05</u>
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	17,226.05	0.00	17,226.05
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	<u>(127,011.55)</u>	<u>0.00</u>	<u>(127,011.55)</u>
Net increase (decrease) in cash	(341,670.74)	(49,045.23)	(390,715.97)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	<u><u>8,305,812.51</u></u>	<u><u>1,858,758.13</u></u>	<u><u>10,164,570.64</u></u>

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 5/31/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	94,326.78	108,770.39
Loan receivable	0.00	0.00
Investments	332,000.00	322,000.00
AR due from fiduciary	19,791.26	25,532.53
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	446,118.04	456,302.92
Total Assets	446,118.04	456,302.92
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	446,118.04	456,302.92
Total Net position	446,118.04	456,302.92
Total liabilities and net position	446,118.04	456,302.92

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

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
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><u>446,118.04</u></u>	<u><u>456,302.92</u></u>

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

	<u>Current Period Actual</u>	<u>Prior Year Current Period Actual</u>
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>446,118.04</u>	<u>456,302.92</u>

Guam Housing Corporation
Other Real Estate Owned Summary Report
as of May 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	Appraiser	Over/ (Under) Book Value	10% Estimated Selling Cost	Estimated Gain/ (Loss) (if sold at current appraised value)
1 Muntz, Jose C. & Diane S.		10102691	28-Feb-25	Lot No 2-1 Block No. 5 Tract No. 1021, Muni	39,841.29			39,841.29	1,075.00	64,977.00	9/24/2025	Chief Appr	25,135.71	6,497.70	18,638.01
1 Aloka Behan C. & Merleen S.		11702989	9-Jun-25	Lot No 36 Tract 2913, Increment II, Yona	201,479.65			201,479.65	7,066.86	463,300.00	5/17/2025	Chief Appr	261,820.35	46,330.00	215,490.35
2 Total					241,320.94	-	-	241,320.94	8,141.86	528,277.00					

	May-25	May-26
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of units (inventory)

Lada + FEMA in Sagan Linahyan
 As-Atdas
 Sagan Linahyan
 Total units on hand

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

of vacant units at EOM

Lada
 As-Atdas
 Sagan Linahyan
 Total vacant units

	May-25	May-26
Lada	32	32
As-Atdas	18	0
Sagan Linahyan	1	3
Total vacant units	51	35

of Homeless/Emergency Housing

Lada
 As-Atdas
 Sagan Linahyan
 Total Homeless/Emergency Housing

	May-25	May-26
Lada	2	3
As-Atdas	0	0
Sagan Linahyan	0	1
Total Homeless/Emergency Housing	2	4

Vacancy rate based on EOM

34% **24%**

Delinquency rate

5.43% **6.28%**

of units for major repairs

Lada/Sagan (STAFF) (minor repairs)
 Lada (CONTRACTOR)
 As-Atdas (CONTRACTOR)
 As-Atdas (STAFF)
 Sagan Linahyan (CONTRACTOR)
Subtotal Staff (minor)

	May-25	May-26
Lada/Sagan (STAFF) (minor repairs)	5	10
Lada (CONTRACTOR)	24	16
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linahyan (CONTRACTOR)	2	1
Subtotal Staff (minor)	5	10

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

	May-25	May-26
	45	41
	50	51

Waiting list

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Total waiting list

	May-25	May-26
	0	0
	5	13
	5	7
	4	3
	14	23

Work Orders**# carryover not resolved**

Lada

578 613

As-Atdas

0 0

Sagan Linayan

4 2

of work orders not resolved

582 615

of work orders requests

Lada

22 28

As-Atdas

1 0

Sagan Linayan

6 2

Total work order requests

29 30

Work Orders

	May-25	May-26

	May-25	May-26
# duplicate/canceled		
Lada	13	1
As-Atdas	2	0
Sagan Linayan	1	0
# of work orders not resolved	0	0
# of work orders closed		
Lada	20	27
As-Atdas	1	0
Sagan Linayan	1	2
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	1
# of renovated units completed		
Lada	0	1
As-Atdas	0	0
Sagan Linayan	0	1
Total work order closed	22	32
% work orders completed	4%	107%

GUAM HOUSING

	May-25	May-26
Loan Portfolio		
Direct loan	106	102
6% loan	103	97
CAHAT	77	75
DownPayment	10	10
Total loans	296	284
Delinquency rate	13.02%	6.92%

	May-25	May-26
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Loans Approved

	May-25	May-26
Direct loan	0	0
6% loan	0	0
CAHAT	2	1
Total loans		

FTHAP certificate issued

	May-25	May-26
FTHAP committed	10	6
FTHAP disbursed	10	6
	5	3

Loans Closed

	May-25	May-26
Direct loan	0	0
6% loan	0	0
CAHAT	3	0
Total loans	3	0

of payoff

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

Availability of funds

	May-25	May-26
Direct loan	2,784,863	3,343,631
6% Loan	308,082	2,535,305
CAHAT	40,579	79,375

	May-25	May-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,360	369,746
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	\$281,795	0
Total funds available	\$3,579,904	\$6,491,282.92

LEGAL COUNSEL REPORT

Legal counsel referred Beg. Bal.

	May-25	May-26
Direct loan	2	1
6% loan	1	0
CAHAT		1
DPCCA		
Total accounts referred	3	2

Loans resolved

	May-25	May-26
Carryover referrals		
Direct loan		
6% loan		
CAHAT		
DPCCA		
Total loans resolved		

Pending loans w/legal

	May-25	May-26
Carryover referrals		
Direct loan	2	1
6% loan	1	1

	May-25	May-26
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		1
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CAHAT

DPCCA

Total pending loans

	3	3
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Loans foreclosed

Direct loan

6% loan

CAHAT

Total loans foreclosed

	May-25	May-26
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	0	0
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GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	MATURITY DATE	STATUS/COMMENTS
GHC-093	11702989	Yona	Deed Upon Power of Sale and Certificate of Sale was prepared and GHC to record at the Department of Land Management.	Right to redeem property has expired as of 6/17/26.	
GHC-150	11903006	Yigo	Demand letter, certified mailed on May 8, 2026. Demand letter expired on June 12, 2026. Debtor's father called in regard to bringing account current on 6/12/26, and email GHC. Reviewed response from GHC in regard to amount due to bring account current through June 2026. Spoke with father to Debtor and is requesting to have until June 30 th to cure account and emailed GHC his request. Per GHC, hold off on foreclosure until June 30 th .	December 19, 2048	Principal amount due: \$132,126.82
GHC-151	61903009	Yigo	Demand letter, certified mailed on May 8, 2026. Demand letter expired on June 12, 2026. Awaiting for updated payoff information from GHC.	January 8, 2049	Principal amount due: \$30,993.43
GHC-152	50602751	Merizo	Demand letter, certified mailed on May 8, 2026. Demand letter expired on June 12, 2026. Awaiting for updated payoff information from GHC.	October 17, 2036	Principal amount due: \$46,591.13



GUAM HOUSING CORPORATION
Resolution No. 2026-02
Regular Board of Directors Meeting
June 26, 2026



WHEREAS, Christine M. Q. Torres was born on December 10, 1969, attended grade school at St. Francis in Yona, and graduated from Notre Dame High School in Talofof; and

WHEREAS, Mrs. Torres has been married to Thomas J. Torres for 26 years, has five children Cory, Tomarra, Cera, Cidnie, and Thomas II and three grandchildren, with another on the way, and resides in the village of Talofof; and

WHEREAS, Mrs. Torres commenced her Government of Guam service at the Guam Legislature in 1992 as a Community Service Worker before transferring to the Department of Land Management later that year, where she served as Data Control Clerk II to 2003; and

WHEREAS, Mrs. Torres transferred to Guam Housing Corporation (GHC) in December 2004 as a Data Control Clerk II; and

WHEREAS, Mrs. Torres continued her career with GHC as a Data Control Technician I, was promoted to Accounting Technician I in October 2007, Accounting Technician II in February 2020, and most recently to Accounting Technician III in February 2021 to present; and

WHEREAS, Mrs. Torres joined the Guam Army National Guard in 2005 and was deployed to Afghanistan in 2007 in support of Operation Enduring Freedom, where she was attached to the 101st and 82nd Airborne Division Units; and

WHEREAS, during her service, she earned the Combat Action Badge, Afghanistan Campaign Medal, Overseas Service Ribbon, and the Global War on Terrorism Service Medal, among other commendations, before retiring in 2015; and

WHEREAS, Mrs. Torres has participated in many Governmental & Community projects representing GHC such as the Island Wide Beautification Program, Earth Week Cleanup Drive, Liberation Day Activities, Housing Symposium, 2016 Guam Festpac and Labor Day Committee; and

WHEREAS, Mrs. Torres provides leadership to her peers, particularly within the Accounting Division, and has been instrumental in cross training staff in various areas such as accounts payable, housing and rental receivables, payroll, and mortgage payments posting; and

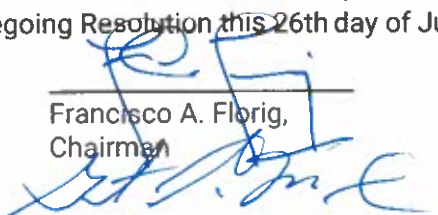
WHEREAS, Mrs. Torres has consistently demonstrated reliability and dedication to GHC, assuming all necessary tasks to ensure monthly deadlines are met; and

WHEREAS, Mrs. Torres has consistently demonstrated professionalism and effective communication with auditors to ensure all GHC deadlines and assignments are met; and

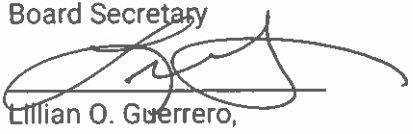
WHEREAS, the Board of Directors and Management of the GHC extend their heartfelt thanks to Christine M. Q. Torres for her service to GHC and offer congratulations and best wishes to her and her family on the occasion of her retirement after thirty five years of Government employment.

NOW THEREFORE BE IT RESOLVED THAT Guam Housing Corporation is proud to present this Board Resolution No. GHC 2026-02 to Mrs. Christine M. Q. Torres in appreciation for her dedication, hard work and service to Guam Housing Corporation and to the People Guam.

IN WITNESS WHEREOF, the undersigned Board have hereunto subscribed their names adopting the foregoing Resolution this 26th day of June 2026.


Francisco A. Florig,
Chairman


Gustavo A. Morales,
Board Secretary


Lillian O. Guerrero,
Director


Sandra F. Bordallo,
Vice Chairwoman


Mark A. Duarte,
Director


Romeo A. Angel,
Director