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, July 24, 2026, at 10:00 A.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: July 24, 2026, at 10:00 A.M., Guam, Port Moresby
Join Zoom Meeting
https://us02web.zoom.us/j/83984225733?pwd=tCIjFEbb7zbC1z5lIaYmaiZMuf7qbV.1
Meeting ID: 839 8422 5733
Passcode: 959395

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes:

A. June 26, 2026 Regular Board Meeting

IV. President's Report for June 2026

V. Legal Report for June 2026

VI. Old Business

VII. New Business

A. Signatory Resolution

B. Loan Underwriting Policy Amendment

VIII. Public Participation

IX. Adjournment

GHC 2026 BOARD MINUTES

<table>
<tr><td>GUAM HOUSING CORPORATION
BOARD OF DIRECTORS REGULAR MEETING
Guam Economic Development Authority
Conference Room
Friday, June 26, 2026

Commenced: 12:11 p.m.
Roll call/quorum present: Quorum exists
Adjourned: 12:38 p.m.

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.</td>
<td colspan="2">ATTENDANCE

<table><tr><td><u>Directors present:</u>

All Present at the time the quorum was established;

Francisco A. Florig, Chairman (in person)
Sandra F. Bordallo, Vice Chair (in person)
Gustavo A. Morales, Secretary (in person)
Lillian O. Guerrero, Director (in person)
Mark Duarte, Director (via Zoom)

<u>Legal Counsel:</u>
Edward C. Han, Esq. (in person)

<u>Members of the Public:</u>
Samantha De Leon – GHC Summer Intern</td>
<td><u>Management present in person and via Zoom:</u>

Edith C. Pangelinan, President (in person)
Angela Camacho, Manager (in person)
Mary Guerrero, Loan Administrator (in person)
Alysia Leon Guerrero, Controller (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)</td></tr></table></td></tr>
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AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
I.	**Call to Order**	12:11 p.m.				
II.	**Roll Call**	Quorum established				
III.	**Approval of Minutes:**	Minutes of the May 29, 2026, Board Meeting reviewed and discussed by the Board.	Motion to approve May 29, 2026, Board Meeting minutes made by Director 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:**	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		Admin / Maintenance / Rental	Admin / Maintenance / Rental	**On-Going**

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
		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.				
V.	**Legal Report**	Status of Foreclosure Cases: *See*, separate Foreclosure Report.		Legal Counsel	Legal Counsel	**On-Going/ Pending**
VI.	**Old Business:**	**NONE**				
VII.	**New Business:**	**Employee Retirement Resolution:**	Motion to approve Resolution made by Director Guerrero and seconded by Vice Chair Bordallo, and without any further objections, the motion was approved.			

AGENDA ITEM		DISCUSSION	ACTION / PLAN	FOLLOW UP	RESPONSIBLE PARTY	STATUS
IX.	**Public Participation**	**NONE**				
IIX.	**Adjournment**		The Board scheduled their next Board meeting for **July 31, 2026, at 12:00 p.m. Upon motion duly made by Vice Chair Bordallo, and seconded by Secretary Morales, and without any objections, the meeting was adjourned at 12:38 p.m.**			

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: ______________________
FRANCISCO FLORIG, Chairman

Date: 7.24.2026

APPROVED AND ACCEPTED
AS TO FORM AND CONTENT:

GUAM HOUSING CORPORATION

By: ______________ for
JACQUES G. BRONZE, ESQ, Legal Counsel

Date: 7.24.2026

PRESIDENT'S BOARD REPORT June 2026
Board of Directors Regular Meeting
July 24, 2026 – GEDA Conference Room

OVERVIEW

Phase II of the Lada Gardens Renovation Project continues to progress as expected and is still on track for the November 2026 completion date.

The Guma As-Atdas renovation is still working through the bid process with DPW and GDOE. Once the process is completed, the bid will be awarded and a contract entered into.

President Pangelinan, Manager Camacho, and HSA Kier attended the Language Access Plan (LAP) Information Session at the University of Guam on June 10, 2026. The LAP focuses on providing equitable access to public programs, services, and communications for residents, including persons with limited English proficiency and persons with disabilities. A draft of Guam's LAP was introduced and feedback provided from the agency stakeholders. Future meetings will be scheduled to finalize the plan and provide implementation timelines government wide.

A completion ceremony for Cohort II of the Youth Build program was held on June 24, 2026 at the Guam Community College. President Pangelinan, Manager Camacho, HSA Kier, Maintenance Supervisor Barcinas along with the Rental and Maintenance Division staff were present to congratulate the completers. The starting date for Cohort III to begin working with the rental and maintenance divisions will be scheduled soon.

On June 30, 2026, President Pangelinan and Accountant II Sheena Miranda accepted the Silver Award for FY 2024 Excellence in Citizen-Centric Reporting (CCR) from the Guam Chapter of the Association of Government Accountants. The CCR is an annual report mandated for all Government of Guam agencies to transparently share their demographics, financial performance, and key missions with the public and are required to be submitted to the Public Auditor and Guam Legislature within sixty (60) days of the annual independent audit. Congratulations to Controller Leon Guerrero and her staff on this well-deserved recognition.

An FTHAP Certificate presentation was held at the Ricardo J. Bordallo Governor's Complex with Lt. Governor Joshua Tenorio on July 1, 2026. Families received certificates for grants of up to $10,000 towards closing costs on their first home. We thank Board Secretary Morales, Director Guerrero, Senators Tina Rose Muna-Barnes, Joe San Agustin, and Sabina Perez for their attendance and support of our families. In attendance for GHC were President Pangelinan, Manager Camacho, Loan Administrator Guerrero, HSA Kier, and the Loan Division staff. The FTHAP program continues to be well received by the public and provides vital assistance towards the final step in becoming homeowners. As of the inception of the program in 2012, over $7 million in grants has been disbursed with a total loan amount associated with grant proceeds of nearly $190 million.

The Rental Division had a total of 34 vacancies as follows:

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

The Rental Division provided emergency/homeless housing for five (5) families in June.

Eighteen (18) loan and grant pre-qualification inquiries were received by the Loan Department. Eight (8) were for the Six Percent (6%) loan program, seven (7) were for FTHAP, and three (3) for CAHAT. The average pre-qualified loan amount was $189,000.

As of June 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, seven (7) for the 6% Loan Program, and one (1) for CAHAT. The total required funding is $2,753,500.

Two (2) loans totaling $608,000 were pre-approved; two (2) loans totaling $650,000 were approved; one (1) loan for $40,000 was closed; and nine (9) First Time Homeowners Assistance grants of $10,000 each were approved for the month.

ACCOUNTING DIVISION MONTHLY REPORT

JUNE 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 497,097.66	$ 226,177.25	$ 270,920.41	119.78%
Expenses	$ 379,054.22	$ 314,139.60	$ 64,914.62	20.66%
Change in net position	$ 118,043.44	$ (87,962.35)	$ 206,005.79	234.20%

Year to Date	FY 2026	FY 2025	Difference	Variance
Revenues	$ 3,015,164.20	$2,818,458.14	$ 196,706.06	6.98%
Expenses	$ 3,026,965.14	$2,851,015.11	$ 175,950.03	6.17%
Change in net position	$ (11,800.94)	$ (32,556.97)	$ 20,756.03	63.75%

Revenues for the month and year-to-date increased by 120% and 7% respectively compared to the previous fiscal year. This is primarily attributed to the recognition of revenue following the $708K disbursements of ARPA funds as of Jun-2026 for the Lada Phase II project.

Expenses for the month and year-to-date increased by 21% and 6% respectively compared to the previous fiscal year. This increase is driven by the following factors:

1) Fiduciary Expenses: 46 grants were disbursed as of Jun-2026, compared to 42 grants as of Jun-2025 alongside S.A.F.E. House disbursements totaling $29K as of Jun-2026.
2) Benefits: Retirement & Medicare contributions increased due to a higher government contribution rate.
3) Contractual Services: Cost rose due to lawn maintenance services at Lada Gardens and higher license fees for the loan forms software.
4) Other Expenses: Emergency Housing cost increased, with 7 families placed in units as of Jun-2026 ($12K) compared to 5 families as of Jun-2025 ($10K). Miscellaneous operating expenses also increased due to the excavation and cleaning of a sewer line in FY 2026.
5) Depreciation: Depreciation increased due to an $11K downward adjustment in FY 2025 resulting from a settlement agreement.
6) Maintenance Expenses: Cost increased due to the rising price of materials and the issuance of refrigerators, water heaters and stoves in FY 2026.

	FY 2026	FY 2025
Delinquency – Housing	8.62%	9.09%
Delinquency – Rental	5.60%	4.84%
Vacancy rate based on dollar amount	29.77%	28.18%

❖ Guam Housing Corporation's Financial Statements and Financial Highlights as of June 30, 2026 are included in the packet.

RENTAL DIVISION REPORT

JUNE 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	2	2	7	1
4 Bedroom	2	3	3	4
TOTAL VACANCIES LADA GARDENS				**31**

***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	$5,171.58	3	$7,050.00	3	$2,175.00	14	$14,396.58	1	$2,350.00
TOTAL	**1**	**$7,121.58**	**5**	**$10,250.00**	**16**	**$10,325.00**	**32**	**$27,696.58**	**3**	**$5,550.00**

Description	**Amount**
Total Vacancies – Lada Gardens	$27,696.58
Total Vacancies – Sagan Linahyan	$5,550.00
Grand Total Vacancies (May 2026)	**$33,246.58**

HOMELESS/EMERGENCY HOUSING

Homeless/Emergency Housing	5

PROSPECTIVE TENANT/WAIT LIST

	Wait List (Subsidized) (Renovated)	Wait List (Unsubsidized) (Non-Renovated)	Prospective Tenant Inquiries (Subsidized)	Prospective Tenant Inquiries (Unsubsidized)
2 Bedrooms	6	10	5	11
3 Bedrooms	0	10	1	8
4 Bedrooms	0	3	0	5

LOAN DIVISION MONTHLY REPORTS

JUNE 2026

PREQUALIFICATION INTERVIEWS

Number of Interviews	18
Average Loan Amount	$189,000

PROSPECTIVE LOAN APPLICATIONS

Number of Applicants	11
Direct Loan Program	3
6% Loan Program	7
CAHAT	1
Home Improvement	0
Total Required Funding	$2,753,500

LOAN PRE-APPROVALS

Number of Loans	2
Total Pre-Approved	$608,000

LOAN APPROVALS

Number of Loans	2
Total Approved	$650,000

LOANS CLOSED

Number of Loans	1
Total Amount Closed	$40,000

AVAILABLE FUNDING

Direct Loan Program	$3,472,213
6% Loan Program	$1,551,886
CAHAT	$92,672
FTHAP (Escheated, ARPA, FY2025 Supplemental Budget)	$269,853
Hazard Mitigation	$163,225

FIRST TIME HOMEOWNERS ASSISTANCE PROGRAM (FTHAP)

Number of Approvals	9
Total Amount	$90,000
Number in Process	1
Amount Required	$10,000

A total of $7,383,540.34 has been disbursed under the program as of June 30, 2026. The total amount of loan activities associated with the grant proceeds is $189,766,480.27

LOAN PORTFOLIO

Number of Loans	281
Principal	$23,294,982.65
Paid In Full Loans	4

MORTGAGE LOAN RECEIVABLES

Sixty Days Category	4
Principal Balance	$526,633.71
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	8
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	0
Office Visits	0
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. 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 building contract for repairs. Loan closing will be scheduled upon receipt.

APPENDIX

GUAM HOUSING ACCOUNTING

June 2026

Month	FY 2026	FY 2025	Difference	Variance
Revenues	$ 497,097.66	$ 226,177.25	$ 270,920.41	119.78%
Expenses	$ 379,054.22	$ 314,139.60	$ 64,914.62	20.66%
Change in net position	$ 118,043.44	$ (87,962.35)	$ 206,005.79	234.20%

Year to Date	FY 2026	FY 2025	Difference	Variance
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Expenses	$ 3,026,965.14	$2,851,015.11	$ 175,950.03	6.17%
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	FY 2026	FY 2025
Delinquency – Housing	8.62%	9.09%
Delinquency – Rental	5.60%	4.84%
Vacancy rate based on dollar amount	29.77%	28.18%

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Financial Highlights

Month	2026	2025	Difference	Variance
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6) Maintenance Expenses: Cost increased due to the rising price of materials and the issuance of refrigerators, water heaters and stoves in in FY 2026

Specific Budget Concerns	Jun-26 Budget	Actual	Favorable/ (Unfavorable)
Loan Origination Fees Budgeted to $3.2M for new loans, as of Jun-2026 only 6 loans totaling $808K has been closed.	47,700.00	29,369.64	(18,330.36)
First Time Homeowner's Assistant Program Expense Budgeted to disburse $500K for the FTHAP Monthly budget = $500,000 /12 = $41,666.67 * 9 = $375,000 As of Jun-2026 $455K was disbursed plus admin fees of $46K	375,000.03	500,508.25	(125,508.22)
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. Pending loan closing.	150,000.03	0.00	(150,000.03)
Other Income **$1,400,000 was budgeted from ARP funds for rental renovations** As of Jun-2026 $708K was disbursed for FY 2026 Also budgeted $41,000 for a Title Insurance Claim for a Chamorro Land Trust Property. As of Jun-2026 $0 was received.	1,062,150.12	748,133.28	(314,016.84)

Appendix 2

Portfolio At-A-Glance

Portfolio Balance	June 2026 No. of Loans	June 2026 Principal Balance	June 2025 No. of Loans	June 2025 Principal Balance
SRF (Direct)	99	10,389,475.50	105	10,984,329.15
R5 (Revolving Loan Fund)	97	10,887,864.78	102	11,141,901.81
Subtotal GHC	196	21,277,340.28	207	22,126,230.96
Hazard Mitigation	0	0.00	0	0.00
CAHAT	75	1,907,328.40	78	1,951,965.41
Down Pymt (Not included when calculating delinquer	10	110,313.97	10	110,730.62
	85	2,017,642.37	88	2,062,696.03
Total	281	23,294,982.65	295	24,188,926.99

	Fiscal Year 2026 Number of loans	%	Principal Balance	Fiscal Year 2025 Number of loans	%	Principal Balance
Current delinquency (GHC portfolio only)						
30 to 59 days delinquent	10	5.9856%	1,262,871.90	5	3.145%	691,891.42
60 to 89 days delinquent	4	2.4961%	526,633.71	5	3.969%	873,047.62
90 days to 119 days	0	0.0000%	-	3	0.814%	179,041.36
120 days & over	0	0.0000%	-	2	1.138%	250,313.69
Total Delinquent	14	8.4816%	1,789,505.61	15	9.066%	1,994,294.09
Referred to Legal	2	0.8399%	178,717.95	1	0.581%	128,619.62
Total Delinquent & referred to legal	16	9.2503%	1,968,223.56	16	9.595%	2,122,913.71
Current delinquency (HM & CAHAT)		%			%	
30 to 59 days delinquent	0	0.0000%	-	2	2.355%	45,966.36
60 to 89 days delinquent	0	0.0000%	-	1	1.013%	19,777.98
90 days to 119 days	0	0.0000%	-	0	0.000%	-
120 days & over	0	0.0000%	-	1	0.006%	111.51
Total Delinquent	0	0.0000%	-	4	3.374%	65,855.85
Referred to Legal	1	1.6250%	30,993.43	0	0.000%	-
Total Delinquent & referred to legal	1	1.6250%	30,993.43	4	3.374%	65,855.85
Total Delinquency (Does not include Down Payment Loans)						
		%			%	
30 to 59 days delinquent	10	5.4967%	1,262,871.90	7	3.081%	737,857.78
60 to 89 days delinquent	4	2.2922%	526,633.71	6	3.728%	892,825.60
90 days to 119 days	0	0.0000%	-	3	0.748%	179,041.36
120 days & over	0	0.0000%	-	3	1.046%	250,425.20
Total Delinquent	14	7.7889%	1,789,505.61	19	8.602%	2,060,149.94
Referred to Legal	3	0.9045%	209,711.38	1	0.534%	128,619.62
Total Delinquent & referred to legal	17	8.6230%	1,999,216.99	20	9.090%	2,188,769.56

Appendix 3

	FY 2026	FY 2025	Difference
Rental Income	1,211,906.40	1,257,569.26	(45,662.86)
Vacancy	(360,827.89)	(354,355.04)	(6,472.85)
Total	**851,078.51**	903,214.22	(52,135.71)
Vacancy Rate	**29.77%**	28.18%	1.59580%
Current years delinquency - Tenants	**5.60%**	4.84%	0.75%

Tenant Accounts Receivables	FY 2026 No. of Tenants	FY 2026 Amount	FY 2025 No. of Tenants	FY 2025 Amount	Difference
Lada	40	49,362.62	38	42,227.46	7,135.16
As-Atdas	1	1,120.00	3	795.00	325.00
Sagan	2	400.00	1	1,980.00	(1,580.00)
Total	43	50,882.62	42	45,002.46	5,880.16
Allowance for Uncollectible					
Lada		(24,833.89)		(15,459.50)	(9,374.39)
As-Atdas		0.00		0.00	0.00
Sagan		(4,730.00)		(1,850.00)	(2,880.00)
Total		(29,563.89)		(17,309.50)	(12,254.39)
Net Tenant Receivable less Allowance for Uncollectil		21,318.73		27,692.96	(6,374.23)
% of Receivable		0.581021378		0.384634529	

FY 2026

Tenant Accounts Receivables	No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	No. of Unit	Total
							0	0.00
Former Tenants FY 2026	4	8,198.72	1	1,120.00	0	0.00	5	9,318.72
Subtotal Former Tenants	4	8,198.72	1	1,120.00	0	0.00	5	9,318.72
Active Tenants								
1 month due	13	4,495.42			2	400.00	15	4,895.42
2 months due	12	12,211.09					12	12,211.09
3 months due	7	16,060.80					7	16,060.80
4 months due	1	2,430.00					1	2,430.00
5 months due	1	2,643.34					1	2,643.34
6 months due	1	2,944.25					1	2,944.25
7 months due							0	0.00
8 months due	1	379.00					1	379.00
9 months due							0	0.00
10 months due							0	0.00
12 months due							0	0.00
14 months due							0	0.00
Total Active Tenants	36	41,163.90	0	0.00	2	400.00	38	41,563.90
Total	40	49,362.62	1	1,120.00	2	400.00	43	50,882.62
	0	0.00	0	0.00	0	0.00	0	0.00

	Vacancy for the month of June 2026 No. of Unit	Lada	No. of Unit	As Atdas	No. of Unit	Sagan	Grand Total No. of Unit	Amount
1 bedroom							0	-
2 bedroom	7	4,900.00			1	1,300.00	8	6,200.00
3 bedroom	11	8,400.00			1	1,900.00	12	10,300.00
4 bedroom	14	14,396.58			1	2,350.00	15	16,746.58
Total Vacancy for June 2026	32	27,696.58	0	0.00	3	5,550.00	**35**	**33,246.58**

Note: A tenant moved into a 4 bdrm house at Lada on 6/5/2026 leaving 34 vacant at the end of June 2026
Of the 23 renovated units completed on 3/07/2023, 1 unit was vacant as of 6/30/2026

Appendix 4

Guam Housing Corporation
Statement of Net Position
As of 6/30/2026

	Current Year	Prior Year
Assets and Deferred Outflows of Resources		
Unrestricted Assets		
Cash and cash equivalents	5,272,648.72	5,791,862.04
Self-insurance fund	1,093,582.02	1,053,380.11
Loans receivable	21,277,340.28	22,126,230.96
Allowance for loan losses	(473,886.39)	(500,702.45)
Tenant & inter receivable, net	21,318.73	27,692.96
Other receivables	1,131.34	(9,378.69)
Accrued interest receivable	77,065.04	74,287.87
Prepaid expenses and other	123,871.73	132,747.67
Foreclosed assets held for resale	241,320.94	241,320.94
Total Unrestricted Assets	27,634,392.41	28,937,441.41
Restricted Assets		
Cash and cash equivalents	3,831,765.67	3,285,258.26
Investments with trustee	130,972.87	165,995.05
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,017,642.37	2,062,696.03
Receivable from GHURA	787,238.54	1,520,385.71
Total Restricted Assets	6,767,619.45	7,034,335.05
Capital assets, net		
Depreciable property, plant and equipment	4,100,836.15	3,527,172.43
Non-depreciable property, plant and equipment	2,934,227.47	2,934,227.47
Total Capital assets, net	7,035,063.62	6,461,399.90
Deferred outflows of resources		
	3,031,105.00	2,657,741.00
Total Assets and Deferred Outflows of Resources	44,468,180.48	45,090,917.36
Liabilities		
Payable from unrestricted assets		
Accounts payable and accrued expenses	169,227.53	150,464.99
Security deposits	63,176.15	64,331.08
Deposit by borrowers	19,115.57	47,594.79
Accrued compensated absences	276,085.59	270,275.51
Unearned revenue	67,286.47	77,375.74
Due to fiduciary fund	31,024.57	27,758.69
Total Payable from unrestricted assets	625,915.88	637,800.80
Payable from restricted assets		
Accounts payable	789,521.99	1,520,385.71
Bonds payable	1,870,000.00	2,155,000.00
Accrued interest payable	35,841.68	41,304.16
Loans held in trust	0.00	0.00
Rebate liability	98,335.56	97,573.16
Total Payable from restricted assets	2,793,699.23	3,814,263.03
Net pension & OPEB liability		
	9,863,968.00	11,265,853.00
Total Liabilities	13,283,583.11	15,717,916.83
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	14,863,034.69	15,521,274.52
Total Net Position	27,073,054.37	26,948,536.53
Total Net position	27,073,054.37	26,948,536.53
Total liabilities, deferred inflows and net position	44,468,180.48	45,090,917.36

Appendix 5

Guam Housing Corporation
Statement of Net Position
As of 6/30/2026

	Housing Division	Rental Division	Total
Assets and Deferred Outflows of Resources			
Unrestricted Assets			
Cash and cash equivalents	4,552,903.98	719,744.74	5,272,648.72
Self-insurance fund	0.00	1,093,582.02	1,093,582.02
Loans receivable	21,277,340.28	0.00	21,277,340.28
Allowance for loan losses	(473,886.39)	0.00	(473,886.39)
Tenant & inter receivable, net	1,257,106.36	(1,235,787.63)	21,318.73
Other receivables	1,131.34	0.00	1,131.34
Accrued interest receivable	55,604.65	21,460.39	77,065.04
Prepaid expenses and other	28,902.67	94,969.06	123,871.73
Foreclosed assets held for resale	241,320.94	0.00	241,320.94
Total Unrestricted Assets	26,940,423.83	693,968.58	27,634,392.41
Restricted Assets			
Cash and cash equivalents	3,829,482.22	2,283.45	3,831,765.67
Investments with trustee	130,972.87	0.00	130,972.87
Other loans receivables (CAHAT, Sagan, DPCCA & HM)	2,017,642.37	0.00	2,017,642.37
Receivable from GHURA	0.00	787,238.54	787,238.54
Total Restricted Assets	5,978,097.46	789,521.99	6,767,619.45
Capital assets, net			
Depreciable property, plant and equipment	30,430.32	4,070,405.83	4,100,836.15
Non-depreciable property, plant and equipment	0.00	2,934,227.47	2,934,227.47
Total Capital assets, net	30,430.32	7,004,633.30	7,035,063.62
Deferred outflows of resources			
	1,675,166.00	1,355,939.00	3,031,105.00
Total Assets and Deferred Outflows of Resources	34,624,117.61	9,844,062.87	44,468,180.48
Liabilities			
Payable from unrestricted assets			
Accounts payable and accrued expenses	120,163.86	49,063.67	169,227.53
Security deposits	0.00	63,176.15	63,176.15
Deposit by borrowers	19,115.57	0.00	19,115.57
Accrued compensated absences	140,387.43	135,698.16	276,085.59
Unearned revenue	50,728.57	16,557.90	67,286.47
Due to fiduciary fund	31,024.57	0.00	31,024.57
Total Payable from unrestricted assets	361,420.00	264,495.88	625,915.88
Payable from restricted assets			
Accounts payable	0.00	789,521.99	789,521.99
Bonds payable	1,870,000.00	0.00	1,870,000.00
Accrued interest payable	35,841.68	0.00	35,841.68
Loans held in trust	0.00	0.00	0.00
Rebate liability	98,335.56	0.00	98,335.56
Total Payable from restricted assets	2,004,177.24	789,521.99	2,793,699.23
Net pension & OPEB liability			
	5,565,491.00	4,298,477.00	9,863,968.00
Total Liabilities	7,931,088.24	5,352,494.87	13,283,583.11
Deferred inflows of resources - pension			
	2,256,720.00	1,854,823.00	4,111,543.00
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	18,618,710.10	(3,755,675.41)	14,863,034.69
Total Net Position	24,436,309.37	2,636,745.00	27,073,054.37
Total Net position	24,436,309.37	2,636,745.00	27,073,054.37
Total liabilities, deferred inflows and net position	34,624,117.61	9,844,062.87	44,468,180.48

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 6/1/2026 Through 6/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	85,820.69	105,374.62
Loan origination fees/cost, net	(971.46)	(1,280.66)
Rental Income	92,514.42	97,547.91
Interest on investments held by bond trustees	519.56	707.39
Late fees, service fees & return check fees	2,642.31	3,563.09
Interest income on bank deposits	13,758.81	13,988.47
Administrative Fee	8,000.00	5,822.16
Funds received for Fiduciary accounts	0.00	454.27
Other Income	294,813.33	0.00
Total Operating Revenues:	497,097.66	226,177.25
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	128,079.03	112,436.91
Retirement & medicare contributions	44,350.06	37,332.33
Retiree supplemental, cola & health benefits	19,413.80	22,214.07
Fiduciary Expense	90,866.95	64,043.76
Depreciation	20,715.58	19,481.44
Contractual services	13,378.64	10,600.25
Professional services	5,784.50	2,684.00
Rent	11,871.27	10,865.52
Other	6,397.43	7,085.69
Employee benefits, other than retirement	19,540.42	18,190.31
Maintenance	8,270.12	(2,596.72)
Bond trustee fees	1,226.00	1,226.00
Directors' fees	200.00	250.00
Total Operating Expenses:	379,054.22	314,139.60
Change in net position	118,043.44	(87,962.35)
Total net position at beginning of month	26,955,010.93	27,036,498.88
Net position at end of year	27,073,054.37	26,948,536.53

Appendix 7

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 6/1/2026 Through 6/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	85,820.69	0.00	85,820.69
Loan origination fees/cost, net	(971.46)	0.00	(971.46)
Rental Income	0.00	92,514.42	92,514.42
Interest on investments held by bond trustees	519.56	0.00	519.56
Late fees, service fees & return check fees	2,242.31	400.00	2,642.31
Interest income on bank deposits	10,260.48	3,498.33	13,758.81
Administrative Fee	8,000.00	0.00	8,000.00
Funds received for fiduciary accounts	0.00	0.00	0.00
Other income	0.00	294,813.33	294,813.33
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	105,871.58	391,226.08	497,097.66
Operating Expenses:			
Interest expense MRB	8,960.42	0.00	8,960.42
Salaries	71,913.22	56,165.81	128,079.03
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	24,845.59	19,504.47	44,350.06
Retiree supplemental, cola & health benefits	8,530.97	10,882.83	19,413.80
Fiduciary Expense	88,000.00	2,866.95	90,866.95
Depreciation	811.12	19,904.46	20,715.58
Contractual services	10,674.29	2,704.35	13,378.64
Professional services	4,250.50	1,534.00	5,784.50
Rent	11,871.27	0.00	11,871.27
Other	1,395.42	5,002.01	6,397.43
Employee benefits, other than retirement	8,204.77	11,335.65	19,540.42
Maintenance	0.00	8,270.12	8,270.12
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:	240,883.57	138,170.65	379,054.22
Change in net position	(135,011.99)	253,055.43	118,043.44
Total net position at beginning of year	24,571,321.36	2,383,689.57	26,955,010.93
Total net position of end of year	24,436,309.37	2,636,745.00	27,073,054.37

Appendix 8

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 6/30/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	809,378.45	858,383.79
Loan origination fees/cost, net	18,431.21	(6,748.76)
Rental Income	851,078.51	903,214.22
Interest on investments held by bond trustees	2,451.76	1,146.32
Late fees, service fees & return check fees	21,163.71	22,795.31
Interest income on bank deposits	121,268.40	140,249.75
Administrative Fee	45,500.75	40,635.42
Funds received for fiduciary accounts	397,758.13	750,454.27
Other income	748,133.28	45,409.43
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	3,015,164.20	2,818,458.14
Operating Expenses:		
Interest expense MRB	84,117.72	96,168.74
Salaries	1,136,254.30	1,128,052.92
Retirement & Medicare Contributions	386,080.47	348,539.35
Retiree supplemental, cola & health benefits	191,995.39	199,372.22
Fiduciary Expense	528,747.22	443,182.13
Depreciation	178,143.00	165,916.26
Contractual services	64,932.59	51,058.30
Professional services	58,781.72	54,646.40
Rent	101,812.68	97,789.68
Other	61,613.18	47,166.05
Employee benefits, other than retirement	169,047.42	172,615.83
Maintenance	51,167.45	31,973.23
Bond trustee fees	12,672.00	12,634.00
Directors' fees	1,600.00	1,900.00
Total Operating Expenses:	3,026,965.14	2,851,015.11
Change in net position	(11,800.94)	(32,556.97)
Total net position at beginning of year	27,084,855.31	26,981,093.50
Total net position of end of year	27,073,054.37	26,948,536.53

Appendix 9

Guam Housing Corporation

Statement of Revenues, Expenses and Changes in Net Position

From 10/1/2025 Through 6/30/2026

	Housing Division	Rental Division	Total
Operating Revenues:			
Interest on loans receivable	809,378.45	0.00	809,378.45
Loan origination fees/cost, net	18,431.21	0.00	18,431.21
Rental Income	0.00	851,078.51	851,078.51
Interest on investments held by bond trustees	2,451.76	0.00	2,451.76
Late fees, service fees & return check fees	17,593.71	3,570.00	21,163.71
Interest income on bank deposits	90,632.05	30,636.35	121,268.40
Administrative Fee	45,500.75	0.00	45,500.75
Funds received for fiduciary accounts	397,758.13	0.00	397,758.13
Other income	8,397.71	739,735.57	748,133.28
Gain/(loss) on sale of assets	0.00	0.00	0.00
Total Operating Revenues:	1,390,143.77	1,625,020.43	3,015,164.20
Operating Expenses:			
Interest expense MRB	84,117.72	0.00	84,117.72
Salaries	641,343.36	494,910.94	1,136,254.30
Bad debts and provision for loan losses	0.00	0.00	0.00
Retirement & Medicare Contributions	222,848.23	163,232.24	386,080.47
Retiree supplemental, cola & health benefits	93,958.56	98,036.83	191,995.39
Fiduciary Expense	500,924.90	27,822.32	528,747.22
Depreciation	7,300.08	170,842.92	178,143.00
Contractual services	40,176.44	24,756.15	64,932.59
Professional services	46,098.59	12,683.13	58,781.72
Rent	101,812.68	0.00	101,812.68
Other	17,047.31	44,565.87	61,613.18
Employee benefits, other than retirement	75,930.53	93,116.89	169,047.42
Maintenance	0.00	51,167.45	51,167.45
Bond trustee fees	12,672.00	0.00	12,672.00
Directors' fees	1,600.00	0.00	1,600.00
Loss on impaired assets	0.00	0.00	0.00
Total Operating Expenses:	1,845,830.40	1,181,134.74	3,026,965.14
Change in net position	(455,686.63)	443,885.69	(11,800.94)
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	24,436,309.37	2,636,745.00	27,073,054.37

Appendix 10

Guam Housing Corporation
Budget vs Actual
From 10/1/2025 Through 6/30/2026

	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	778,050.00	809,378.45	31,328.45	4.0200%	228,021.55
Rental Income	1,107,197.00	830,397.78	851,078.51	20,680.73	2.4900%	256,118.49
Interest on investments held by bond trustees	0.00	0.00	2,451.76	2,451.76	0.0000%	(2,451.76)
Loan origination fees	63,600.00	47,700.00	29,369.64	(18,330.36)	(38.4200%)	34,230.36
Funds received for Fiduciary Accounts & Administrative Fee	50,000.00	37,500.03	443,258.88	405,758.85	1082.0200%	(393,258.88)
Late fees, service fees & return check fees	18,500.00	13,874.94	21,163.71	7,288.77	52.5300%	(2,663.71)
Total Operating Revenues:	2,276,697.00	1,707,522.75	2,156,700.95	449,178.20	26.3058%	119,996.05
Operating Expenses:						
Interest expense MRB	111,000.00	83,250.00	84,117.72	(867.72)	1.0400%	26,882.28
Salaries	1,572,707.00	1,179,530.28	1,136,254.30	43,275.98	(3.6600%)	436,452.70
Bad debts and provision for loan losses	65,000.00	48,749.94	0.00	48,749.94	(100.0000%)	65,000.00
Retirement contributions	562,901.00	422,175.78	389,800.68	32,375.10	(7.6600%)	173,100.32
Retiree supplemental, cola & health benefits	294,834.00	221,125.50	191,995.39	29,130.11	(13.1700%)	102,838.61
First Time Homeowner's Assistance Program	500,000.00	375,000.03	500,508.25	(125,508.22)	33.4600%	(508.25)
Depreciation	330,531.00	247,898.16	178,143.00	69,755.16	(28.1300%)	152,388.00
Contractual services	205,322.00	153,991.62	64,932.59	89,059.03	(57.8300%)	140,389.41
Professional services	120,400.00	90,299.97	58,781.72	31,518.25	(34.9000%)	61,618.28
Rent	165,156.00	123,867.00	101,812.68	22,054.32	(17.8000%)	63,343.32
Other	120,350.00	90,262.53	89,852.15	410.38	(0.4500%)	30,497.85
Loan origination costs	18,000.00	13,500.00	10,938.43	2,561.57	(18.9700%)	7,061.57
Employee benefits, other than retirement	270,500.00	202,875.12	165,327.21	37,547.91	(18.5000%)	105,172.79
Maintenance	130,300.00	97,724.88	51,167.45	46,557.43	(47.6400%)	79,132.55
Bond trustee fees	18,100.00	13,574.97	12,672.00	902.97	(6.6500%)	5,428.00
Directors' fees	4,200.00	3,150.00	1,600.00	1,550.00	(49.2000%)	2,600.00
Loss on impaired assets or disposal of assets	0.00	0.00	0.00	0.00	0.0000%	0.00
Total Operating Expenses:	4,489,301.00	3,366,975.78	3,037,903.57	329,072.21	(9.7735%)	1,451,397.43
Non-operating Revenue (Expenses)						
Interest income on bank deposits	157,000.00	117,750.06	121,268.40	3,518.34	2.9800%	35,731.60
Gain/(loss) on sale of assets	200,000.00	150,000.03	0.00	(150,000.03)	(100.0000%)	200,000.00
Other income	1,416,200.00	1,062,150.12	748,133.28	(314,016.84)	(29.5600%)	668,066.72
Total Non-operating Revenue (Expenses)	1,773,200.00	1,329,900.21	869,401.68	(460,498.53)	(34.6266%)	903,798.32
Change in net position	(439,404.00)	(329,552.82)	(11,800.94)	317,751.88	(96.4100%)	(427,603.06)

Appendix 11

Guam Housing Corporation

Statement of Cash Flows

As of 6/30/2026

	Housing Division	Rental Division	Total
Cash Flows from Operating Activities			
Net Gain (Loss)	(455,686.63)	443,885.69	(11,800.94)
Depreciation less disposal of assets	7,300.08	170,842.92	178,143.00
(Increase) decrease in accrued interest and others	7,719.64	(3,527.28)	4,192.36
(Increase) decrease in prepaid expenses and others	(27,609.61)	(19,498.76)	(47,108.37)
Increase (decrease) in accrued pension costs	0.00	0.00	0.00
Increase (decrease) in other liabilities	29,710.64	(596,558.96)	(566,848.32)
Increase (decrease) in deposits by borrowers	(3,566.22)	2,141.07	(1,425.15)
Increase (decrease) in loans held in trust	0.00	0.00	0.00
Total Cash Flows from Operating Activities	(442,132.10)	(2,715.32)	(444,847.42)
Cash Flows from Investing Activities			
Net (increase) decrease in loans receivables	397,371.32	0.00	397,371.32
Net (increase) decrease in other receivables	(133,227.87)	694,034.55	560,806.68
(Cost) sale of foreclosed houses	0.00	0.00	0.00
(Purchase) disposal of property and equipment	0.00	(783,512.38)	(783,512.38)
(Purchase) sale of investment securities	30,942.73	0.00	30,942.73
Total Cash Flows from Investing Activities	295,086.18	(89,477.83)	205,608.35
Cash Flows from Financing Activities			
Repayment of bonds payable	(145,000.00)	0.00	(145,000.00)
Accrued interest on bonds payable	26,186.47	0.00	26,186.47
Accrued rebate liability	762.40	0.00	762.40
Total Cash Flows from Financing Activities	(118,051.13)	0.00	(118,051.13)
Net increase (decrease) in cash	(265,097.05)	(92,193.15)	(357,290.20)
Cash at beginning of year	8,647,483.25	1,907,803.36	10,555,286.61
Cash at end of year	8,382,386.20	1,815,610.21	10,197,996.41

Appendix 12

Guam Housing Corporation
Statement of Fiduciary Net Position
As of 6/30/2026

	Current Year	Prior Year
Assets		
Cash & Receivable		
Cash	99,641.28	111,308.43
Loan receivable	0.00	0.00
Investments	332,000.00	322,000.00
AR due from fiduciary	31,024.57	27,758.69
Accrued interest receivable	0.00	0.00
Total Cash & Receivable	462,665.85	461,067.12
Total Assets	462,665.85	461,067.12
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		
	462,665.85	461,067.12
Total Net position	462,665.85	461,067.12
Total liabilities and net position	462,665.85	461,067.12

Appendix 13

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 6/1/2026 Through 6/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	31,027.92	27,762.64
Total Additions	31,027.92	27,762.64
Deductions		
Tax & insurance premiums paid	14,480.11	22,998.44
Total Deductions	14,480.11	22,998.44
Change in net position	16,547.81	4,764.20
Beginning balance of fiduciary net position	446,118.04	456,302.92
Ending balance of fiduciary net position	462,665.85	461,067.12

Appendix 14

Guam Housing Corporation

Statement of Changes in Fiduciary Net Position

From 10/1/2025 Through 6/30/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	241,076.86	236,857.84
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	241,076.86	236,857.84
Deductions		
Tax & insurance premiums paid	221,095.38	272,359.13
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	221,095.38	272,359.13
Change in net position	19,981.48	(35,501.29)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	462,665.85	461,067.12

Appendix 15

Guam Housing Corporation
Other Real EstateOwned Summary Report
as of June 30, 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	Munoz, Jose C. & Diana S.		10102691	28-Feb-25	Lot No. 2-1 Block No. 5 Tract No. 1021, Munic	39,841.29			39,841.29	1,075.00	Building only 64,977.00	9/24/2025	Chief Appr:	25,135.71	6,497.70	18,638.01
1	Alokoa, Betwin 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	5/1/2025	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					

Appendix 16

30-Jun-26

	GUAM HOUSING CORPOPRATION									LADA			GUMA AS-ATDAS		SAGAN LINAHYAN	
	Operations	6% loan	FTHAP	Trust fund	Borrowers	CAHAT	Oper TCD	FPF TCD	HMRLF	Operations	Self-Ins	Tenant SD	Operations	Tenant SD	Operations	Tenant SD
Beginning balance	$2,061,809	$2,542,831	$498,040.520	$426,326.78	$19,102	$114,143	$2,302,989	$603,660	$163,238	$340,141.71	$1,093,577	$78,950.26	$4,923	$0	$336,042	$5,124
Deposits	448,333	24,788	118	19,795	0	5,235	3,919.34	438	4	$96,125.64	5	476	100	0	10,008	300
Disbursements																
Loans/Grants	0	0	(83,000)		0	(40,000)										
Interfund	(49,747)															
All others	(232,492)			(14,480)	(1,010)		0	0	(12)	(127,864)	0	(7,077)	(46)	0	(15,176)	0
Balance	2,227,903.31	2,567,619	415,158	431,641	18,092	79,377	2,306,909	604,099	163,229	308,403.42	1,093,582	72,349	4,978	0	330,874	5,424
RESERVES																
Deposits held																
Trust fund				(462,666)												
Loan service					(19,116)											
Tenant												(58,803.15)		0		(4,373)
Self-insurance											(893,582)					
Loans commitment	(262,200)	(1,060,249)	(100,290.80)			0										
Replacement										0						
Emergency housing										(97,907)						
Reserve for renovation										(149,532)	(200,000)					
Reserve for S.A.F.E. Program										(2,283)						
Foreclosure Protection								(500,000)								
Interfunds due	(81,855)	44,516	(8,000.00)	31,025	1,024	13,294			(4)							
10% adminstrative fee	37,014		(37,014)													
Est. monthly disbursement	(204,830)															
Unapplied & Ins. Claims	(50,729)															
DPCCA Collections	0															
Reserve (Bond pmts)	(500,000)												(2,500)			
Total reserves	(1,062,598)	(1,015,733)	(145,305.170)	(431,641)	(18,092)	13,294	0	(500,000)	(4)	(249,723.22)	(1,093,582)	(58,803.15)	(2,500)	0	0	(4,373)
Avail. for grant (Escheated/ARP)			269,852.85													
Avail. for loans	1,165,304.82	1,551,886.08				92,671.60	2,306,908.65		163,225.26							
Avail. for rental										58,680.20	0	13,545.83	2,478	-	330,874	1,051
Funds Available under operations									$3,576,312.07			$72,226		$2,478		331,925
			-			Cash report			3,576,312.07			$72,226		$2,478		331,925
						Diff.			-			-		0.00		0

									Total GHC			Total Lada		Total As Atdas		Total SL
TCDs				332,438			2,306,909	604,099	3,243,444.98		1,093,582	1,093,582.02		0		0
															Total TCDs	4,337,027.00

Total Cash available for loan & grant 5,549,849.26

Appendix 17

	Jun-25	Jun-26
# of units (inventory)		
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	**Jun-25**	**Jun-26**
Lada	33	31
As-Atdas	18	0
Sagan Linahyan	1	3
Total vacant units	52	34
# of Homeless/Emergency Housing	**Jun-25**	**Jun-26**
Lada	1	4
As-Atdas	0	0
Sagan Linayan	0	1
Total Homeless/Emergency Housing	1	5
Vacancy rate based on EOM	**35%**	**23%**
Delinquency rate	4.84%	5.60%
# of units for major repairs	**Jun-25**	**Jun-26**
Lada/Sagan (STAFF) **(minor repairs)**	5	6
Lada (CONTRACTOR)	24	21
As-Atdas (CONTRACTOR)	19	24
As-Atdas (STAFF)	0	0
Sagan Linayan (CONTRACTOR)	2	1
Subtotal Staff (minor)	5	6

	Jun-25	Jun-26
Subtotal Contractor (major)	45	46
Total units for major/minor repair	50	52

Waiting list	**Jun-25**	**Jun-26**
1 Bedroom	0	0
2 Bedroom	8	14
3 Bedroom	6	10
4 Bedroom	4	3
Total waiting list	18	27

Work Orders	**Jun-25**	**Jun-26**
# carryover not resolved		
Lada	589	617
As-Atdas	0	0
Sagan Linayan	3	2
# of work orders not resolved	592	619

# of work orders requests	**Jun-25**	**Jun-26**
Lada	27	27
As-Atdas	0	0
Sagan Linayan	3	0
Total work order requests	30	27

Work Orders	**Jun-25**	**Jun-26**

	Jun-25	Jun-26
# duplicate/canceled		
Lada	0	0
As-Atdas	0	0
Sagan Linayan	0	0
# of work orders not resolved	0	0

# of work orders closed	**Jun-25**	**Jun-26**
Lada	16	23
As-Atdas	0	0
Sagan Linayan	4	1
GHC Foreclosure(s)	0	0
GHC ITC office/Maint/Admin	0	2
# of renovated units completed		
Lada	0	2
As-Atdas	0	0
Sagan Linayan	0	0
Total work order closed	20	28
% work orders completed	**3%**	**104%**

GUAM HOUSING

Loan Portfolio	**Jun-25**	**Jun-26**
Direct loan	105	99
6% loan	102	97
CAHAT	78	75
DownPayment	10	10
Total loans	295	281
Deliquency rate	9.09%	8.62%

	Jun-25	Jun-26
Loans Approved	Jun-25	Jun-26
Direct loan		
6% loan		
CAHAT		
Total loans		
	Jun-25	Jun-26
FTHAP certificate issued		
FTHAP committed		
FTHAP disbursed	6	8
Loans Closed	Jun-25	Jun-26
Direct loan		0
6% loan		0
CAHAT	1	1
Total loans	1	1
# of payoff	Jun-25	Jun-26
Direct loan	0	3
6% loan	1	0
CAHAT	0	1
Down Payment Program	0	0
Total loan payoff	1	4
Availability of funds	Jun-25	Jun-26
Direct loan	2,456,252	3,472,213
6% Loan	533,051	1,551,886
CAHAT	48,035	92,672

	Jun-25	Jun-26
Hazard Mitigation	163,225	163,225
FTHAP (Escheated)	1,450	269,853
FTHAP (FY 2025 Supplemental Budget P. L. 37-135)	$244,897	0
Total funds available	**$3,446,910**	**$5,549,849.26**

LEGAL COUNSEL REPORT

	Jun-25	Jun-26
Legal counsel referred Beg. Bal.		
Direct loan	2	1
6% loan	1	1
CAHAT		1
DPCCA		
Total accounts referred	3	3

Loans resolved	Jun-25	Jun-26
Carryover referrals		
Direct loan	1	
6% loan	1	
CAHAT		
DPCCA		
Total loans resolved		

Pending loans w/legal	Jun-25	Jun-26
Carryover referrals		
Direct loan	1	1
6% loan	0	1

	Jun-25	Jun-26
CAHAT		1
DPCCA		
Total pending loans	1	3

Loans foreclosed	Jun-25	Jun-26
Direct loan	1	
6% loan		
CAHAT		
Total loans foreclosed	1	0

GUAM HOUSING CORPORATION

FORECLOSURE MATTERS (JGB)

FILE NO.	LOAN NO.	PROPERTY DESCRIPTION	ACTION REQUIRED	MATURITY DATE	STATUS/COMMENTS
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 Brittany Mendiola and informed her to contact GHC regarding her account.	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. Notice of Default recorded at the Dept. of Land Management on June 30, 2026, and mailed to Debtor on July 9, 2026. Notice of Default expires August 10, 2026.	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. Notice of Default recorded at the Dept. of Land Management on June 30, 2026, and mailed to Debtor on July 9, 2026. Notice of Default expires August 10, 2026.	October 17, 2036	Principal amount due: $46,591.13

GUAM HOUSING CORPORATION
P.O. Box 3457, Hagåtña, Guam 96932

RESOLUTION OF BOARD OF DIRECTORS OF GUAM HOUSING CORPORATION
Resolution No. 2026-03

WHEREAS, the Board of Directors of Guam Housing Corporation ("the Corporation") is responsible for establishing and maintaining appropriate financial controls and authorizing individuals to sign checks and other banking instruments on behalf of the Corporation; and,

WHEREAS, the Board has determined that it is in the best interest of the Corporation to appoint the Housing Services Administrator as an additional authorized signatory for all checks, drafts and order for payments of money upon the active accounts of the Corporation; and,

WHEREAS, the Board finds that granting such authority will facilitate the efficient and timely conduct of the Corporation's financial operations while maintaining appropriate internal controls;

NOW THEREFORE, BE IT RESOLVED, that the President, Acting President or their designee; Manager, Loan Administrator, or Housing Services Administrator are hereby authorized to sign and execute all checks, drafts and order for payments of money upon the active accounts of this Corporation, for and on behalf of this Corporation, provided, however, that such checks, draft and order for payment be countersigned in every instance by one other person identified herein-above, as may be required.

RESOLVED, that the President, Acting President or their designee, of the Corporation is hereby authorized and directed to do all acts necessary and proper to carry out the foregoing Resolution.

590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96913
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144

IN WITNESS WHEREOF, the undersigned Board of Directors of Guam Housing Corporation have hereunto subscribed their names to signify their adoption of the foregoing Resolution dated this 24th day of July, 2026.

FRANCISCO A. FLORIG
Chairman

SANDRA F. BORDALLO
Vice-Chairwoman

GUSTAVO A. MORALES
Board Secretary

ROMEO A. ANGEL
Director

MARK A. DUARTE
Director

LILLIAN OPENA GUERRERO
Director

GUAM HOUSING CORPORATION
P.O. Box 3457, Hagåtña, Guam 96932

July 22, 2026

Memorandum

To: Board of Directors, GHC

Via: President *Hangelin*

From: Loan Administrator *mAguero*

The Loan underwriting policy has been further reviewed and provide the following recommendations to amend some sections.

1. **Section 1.17 Loan to Value Ratio**

    a. **The current policy reflects that for purchase loans the loan-to-value for all GHC loans will be 80%.**

    On May 30, 2017, the board authorized up to 100% LTV with the condition **that there be no debt consolidation**, no financing of loan fees, no second mortgages and that the housing debt to income ratio be no greater than 29%.

    GHC's statute allows for debt consolidation if the consolidation of such consumer debt would cause the applicant to qualify for the corporation's loan programs.

    Recommendation: Amend to allow debt consolidation only if the consolidation will allow the applicant to qualify.

    b. **For purchase loans, the maximum loan-to-value will be 80% of the purchase price or appraised value, whichever is less.**

    Recommendations:
    1. Change 80% to 100%
    2. Remove the "whichever is less"

2. **Section 2.05 Loans to Members of the Board of Directors**

a. **Line 4. All loans made to members of the Board of Directors must be unanimously approved by all Board Members.**

   Recommendation: Amend this sentence to read "All loans made to members of the Board of Directors must be approved by majority of Board Members in attendance during the Board meeting".