



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

Lourdes A. Leon Guerrero
Governor of Guam
Maga' Hågan Guåhan

Joshua F. Tenorio
Lt. Governor of Guam
Segundo Maga' Låhen Guåhan

Francisco A. Florig
Chairman

Sandra F. Bordallo
Vice-Chairwoman

Romeo A. Angel
Director

Mark A. Duarte
Director

Lillian O. Guerrero
Director

Gustavo A. Morales
Director

Edith C. Pangelinan
President

Angela M. Camacho
Manager

August 27, 2026

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

RE: July 2026 Unaudited Statements of Revenues and Expenditures

Håfa Adai Honorable Maga'håga Lourdes A. Leon Guerrero:

In compliance with P.L. 38-60 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for July 2026.

Please do not hesitate to call me at (671) 647-4143 ext. 134 if you have any questions or concerns.

Si Yu'os Ma'ase.

Senseramente,

Edith C. Pangelinan
President

Enclosure



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932

Lourdes A. Leon Guerrero
Governor of Guam
Maga' Hågan Guåhan

Joshua F. Tenorio
Lt. Governor of Guam
Segundo Maga' Låhen Guåhan

Francisco A. Florig
Chairman

Sandra F. Bordallo
Vice-Chairwoman

Romeo A. Angel
Director

Mark A. Duarte
Director

Lillian O. Guerrero
Director

Gustavo A. Morales
Director

Edith C. Pangelinan
President

Angela M. Camacho
Manager

August 27, 2026

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

RE: July 2026 Unaudited Statements of Revenues and Expenditures

Håfa Adai Honorable Speaker Frank F. Blas, Jr.:

In compliance with P.L. 38-60 Chapter XIII, Part II, Section 4, enclosed is a copy of Guam Housing Corporation's Unaudited Statement of Revenues and Expenditures for July 2026.

Please do not hesitate to call me at (671) 647-4143 ext. 134 if you have any questions or concerns.

Si Yu'os Ma'ase.

Senseramente,

Edith C. Pangelinan
President

Enclosure

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 7/1/2026 Through 7/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	87,703.19	96,750.00
Rental Income	92,383.53	93,730.00
Interest on investments held by bond trustees	263.62	575.09
Late fees, service fees & return check fees	2,240.29	2,844.06
Interest income on bank deposits	14,214.56	14,413.70
Administrative Fee	2,000.00	4,730.95
Funds received for Fiduciary accounts	0.00	4,530.31
Other Income	4,392.75	9,859.75
Total Operating Revenues:	203,197.94	227,433.86
Operating Expenses:		
Interest expense MRB	8,960.42	10,326.04
Salaries	133,079.72	126,180.84
Retirement & medicare contributions	49,459.99	41,343.11
Retiree supplemental, cola & health benefits	21,143.72	22,214.07
Fiduciary Expense	24,283.45	61,900.20
Depreciation	22,381.91	19,671.83
Contractual services	4,038.49	2,810.77
Professional services	(5,710.25)	4,222.18
Rent	11,871.27	10,865.52
Other	8,793.10	4,013.75
Employee benefits, other than retirement	20,385.47	20,131.63
Maintenance	1,393.42	9,745.70
Bond trustee fees	1,226.00	1,226.00
Directors' fees	200.00	200.00
Total Operating Expenses:	301,506.71	334,851.64
Change in net position	(98,308.77)	(107,417.78)
Total net position at beginning of month	27,073,054.37	26,948,536.53
Net position at end of year	26,974,745.60	26,841,118.75

Guam Housing Corporation
Statement of Revenues, Expenses and Changes in Net Position
From 10/1/2025 Through 7/31/2026

	Current Period Actual	Prior Year Current Period Actual
Operating Revenues:		
Interest on loans receivable	897,081.64	955,133.79
Loan origination fees/cost, net	18,431.21	(6,748.76)
Rental Income	943,462.04	996,944.22
Interest on investments held by bond trustees	2,715.38	1,721.41
Late fees, service fees & return check fees	23,404.00	25,639.37
Interest income on bank deposits	135,482.96	154,663.45
Administrative Fee	47,500.75	45,366.37
Funds received for fiduciary accounts	397,758.13	754,984.58
Other income	752,526.03	55,269.18
Gain/(loss) on sale of assets	0.00	62,918.39
Total Operating Revenues:	3,218,362.14	3,045,892.00
Operating Expenses:		
Interest expense MRB	93,078.14	106,494.78
Salaries	1,269,334.02	1,254,233.76
Retirement & Medicare Contributions	435,540.46	389,882.46
Retiree supplemental, cola & health benefits	213,139.11	221,586.29
Fiduciary Expense	553,030.67	505,082.33
Depreciation	200,524.91	185,588.09
Contractual services	68,971.08	53,869.07
Professional services	53,071.47	58,868.58
Rent	113,683.95	108,655.20
Other	70,406.28	51,179.80
Employee benefits, other than retirement	189,432.89	192,747.46
Maintenance	52,560.87	41,718.93
Bond trustee fees	13,898.00	13,860.00
Directors' fees	1,800.00	2,100.00
Total Operating Expenses:	3,328,471.85	3,185,866.75
Change in net position	(110,109.71)	(139,974.75)
Total net position at beginning of year	27,084,855.31	26,981,093.50
Total net position of end of year	26,974,745.60	26,841,118.75

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 7/1/2026 Through 7/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	24,561.64	26,108.00
Total Additions	<u>24,561.64</u>	<u>26,108.00</u>
Deductions		
Tax & insurance premiums paid	4,311.12	57,033.79
Total Deductions	<u>4,311.12</u>	<u>57,033.79</u>
Change in net position	20,250.52	(30,925.79)
Beginning balance of fiduciary net position	462,665.85	461,067.12
Ending balance of fiduciary net position	<u><u>482,916.37</u></u>	<u><u>430,141.33</u></u>

Guam Housing Corporation
Statement of Changes in Fiduciary Net Position
From 10/1/2025 Through 7/31/2026

	Current Period Actual	Prior Year Current Period Actual
Additions		
Deposit by borrowers	265,638.50	262,965.84
Interest Income	0.00	0.00
Miscellaneous	0.00	0.00
Total Additions	265,638.50	262,965.84
Deductions		
Tax & insurance premiums paid	225,406.50	329,392.92
Administrative expense	0.00	0.00
Miscellaneous	0.00	0.00
Total Deductions	225,406.50	329,392.92
Change in net position	40,232.00	(66,427.08)
Beginning balance of fiduciary net position	442,684.37	496,568.41
Ending balance of fiduciary net position	482,916.37	430,141.33



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

Guam Housing Corporation July 2026 Unaudited Statement of Revenue and Expenditure

1 message

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

Mon, Aug 31, 2026 at 3:02 PM

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

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

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

On behalf of GHC President Edith Pangelinan, attached herewith is a copy of Guam Housing Corporation's July 2026 Unaudited Statement of Revenue and Expenditure as required by PL 38-60, Chapter XIII, Part II, Section 4.

Should you have any questions or concerns, please feel free to contact President Pangelinan or me at the number listed below.

--
Senseramente,

Patty Kier

Housing Services Administrator

GUAM HOUSING CORPORATION
590 South Marine Corps Drive
Tamuning, Guam 96913

Telephone No. (671) 647-4143
Fax No. (671) 649-4144
patricia.kier@ghc.guam.gov
www.guamhousing.org

CONFIDENTIALITY NOTICE: This email and any files transmitted with it may be legally privileged and confidential and is intended solely for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination or copying of this email, or taking any action in reliance on the contents of this information is strictly prohibited. If you received this transmission in error, please notify us immediately by e-mail or telephone to arrange for the return of this email and any files to us or to verify it has been deleted from your system.

2 attachments**Governor Lourdes Leon Guerrero July 2026 Unaudited Statements of Revenue & Expenditures (4).pdf**
94K**Statement of Revenue & Expenditures July 2026.xlsx**
25K



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

Guam Housing Corporation July 2026 Unaudited Statement of Revenue and Expenditure

2 messages

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

Mon, Aug 31, 2026 at 3:06 PM

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

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

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

On behalf of GHC President Edith Pangelinan, attached herewith are copies of Guam Housing Corporation's July 2026 Unaudited Statement of Revenue and Expenditure as required by PL 38-60, Chapter XIII, Part II, Section 4.

Should you have any questions or concerns, please feel free to contact President Pangelinan or me at the number listed below.

--
Senseramente,

Patty Kier

Housing Services Administrator

GUAM HOUSING CORPORATION
590 South Marine Corps Drive
Tamuning, Guam 96913

Telephone No. (671) 647-4143
Fax No. (671) 649-4144
patricia.kier@ghc.guam.gov
www.guamhousing.org

CONFIDENTIALITY NOTICE: This email and any files transmitted with it may be legally privileged and confidential and is intended solely for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination or copying of this email, or taking any action in reliance on the contents of this information is strictly prohibited. If you received this transmission in error, please notify us immediately by e-mail or telephone to arrange for the return of this email and any files to us or to verify it has been deleted from your system.

2 attachments**Speaker Frank F. Blas, Jr. July 2026 Unaudited Statements of Revenue & Expenditure.pdf**
105K**Statement of Revenue & Expenditures July 2026.xlsx**
25K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Mon, Aug 31, 2026 at 3:24 PM

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

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

Håfa Adai,

Confirming receipt of your email.

Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

Electronic Privacy Notice: This e-mail and any attachment(s), contains information that is, or may be, covered by electronic communications privacy laws and legal privileges, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing the information in this e-mail or any attachment in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

[Quoted text hidden]